



# Chapter 1 Introduction

## Location

Humphrey is located in northern Platte County, Nebraska. The community is located along US Highway 81, and Nebraska Highway 91. Humphrey is approximately the midpoint between Columbus, in Platte County and Norfolk, in Madison County.



## History of Humphrey

Although Humphrey was not incorporated until 1883, the area where Humphrey is now located was always very popular with settlers. As early as 1868, settlers - most of whom were Catholic immigrants from Germany, Austria, Holland, Poland, Ireland, and Switzerland - located in the north-central part

of Platte County they called "Tracy Humphrey." The name for Humphrey came from the first postmaster who named the office after her hometown of Humphrey, NY.

Tracy Humphrey was also known as "railroad land." This meant land was priced low by the railroad companies to encourage rapid settlement which in turn benefited the railroad companies. In 1879 the Omaha, Niobrara, and Black Hills Railroad company began construction on a line that ran from the Union Pacific main line at Duncan to Norfolk. On November 25, 1880, James E. North, county surveyor for the railroad company platted lots and drew up a town plan for the new community of Humphrey.

William Eimers owned the first store in town selling lumber and grain. Soon other businesses followed his lead. In 1881, Dan Drebert and Ira Briggs started the first bank. Duesman Furniture and Funeral Home was built in 1882.

Four churches were established - Catholic, Baptist, Methodist, and Lutheran. The St. Francis Catholic school and the public school system, established in 1884 and 1889 respectively, still educate the children of the Humphrey area. The Humphrey Democrat began publishing in 1886 and the newspaper remains in circulation.

# Introduction

## THE COMPREHENSIVE DEVELOPMENT PLAN

The Humphrey Comprehensive Development Plan is designed to promote orderly growth and development for the community, as well as providing policy guidelines to enable citizens and elected officials to make informed decisions about the future of the community.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Humphrey as well as redevelopment of older areas in the community. The Comprehensive Development Plan is intended to encourage a strong economic base for the City so all goals can be achieved.

## PLANNING PROCESS

The Comprehensive Development Plan contains general goals and policies, based upon current and future issues faced by the City and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth.

***The Plan is only one of several tools within the toolbox that helps guide the community into the future.***

Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provide the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Development Plan is a blueprint...designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The plan contains recommendations, when implemented will be of value to the City and its residents. Nevertheless, the implementation of the development policies contained within the document is dependent upon the adoption of the plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the City.

## PLAN PREPARATION

The Plan was prepared under the direction of the City of Humphrey; the Humphrey Planning Commission; with the assistance and participation of the Humphrey City Council; City staff; the Plan

Review Committee and citizens of Humphrey. The time period for achieving the goals, programs, and developments identified in the Humphrey Comprehensive Development Plan is 20 years. However, the City should review the plan annually and update the document every 10 years (2029), or when major unanticipated opportunities arise. Completing updates every ten years or so will allow the City to incorporate ideas and developments not known at the time of the present comprehensive planning process. The current plan stays in effect until such time as the City Council formally amends all or part of the plan or adopts an entirely new document.

## COMPREHENSIVE PLAN COMPONENTS

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903 (Reissue 1997), shall meet the following descriptions and requirements:

*The regulations and restrictions authorized by sections [19-901](#) to [19-915](#) shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon documented population and economic projections. The comprehensive development plan shall, among other possible elements, include:*

*(1)A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;*

*(2)The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;*

***The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.***



(3)The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services; and

(4)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to

**Planned growth will make Humphrey more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.**

provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with

a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Analyzing past and existing demographic, housing, economic and social trends allows for the projection of potential conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions.

Therefore, it is important for Humphrey to closely monitor population, housing and economic conditions impacting the City. Through periodic monitoring, the City can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

**GOVERNMENTAL ORGANIZATION**

The Humphrey City Council performs the governmental functions for the City. Pursuant to Neb. Rev. Stat. § 17-1002, the planning and zoning jurisdiction for the City of Humphrey includes the corporate area as well as the area within one-mile of their corporate limits.

**PROCESS FOR ADOPTION**

When it is time to adopt this Comprehensive Development Plan, the City has the opportunity to choose the means of adoption. State Statutes allow for the Plan to be adopted as either a Resolution or an Ordinance. However, the means used to adopt the Plan is the process to be used in the future to amend it.

Adoption of the Comprehensive Development Plan requires both the Planning Commission and City Council hold separate Public Hearings. After the Planning Commission Public Hearing, the Planning Commission makes a recommendation to the City Council, who then holds their Public Hearing.

Notice of both Public Hearings is required to be published in the newspaper of general circulation a minimum of 10 days prior to each hearing.

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# Chapter 2 Community Engagement

## COMMUNITY ENGAGEMENT

Community engagement is critical to a successful planning effort. Without community engagement it would not be possible to have a clear understanding of how the residents feel regarding different issues in the community.

Community engagement provides a solid foundation to develop policies and concepts. The more engagement a community offers, the better the odds the general public will buy into these policies and concepts.

The following paragraphs outline the different community engagement techniques used during the Humphrey project.

## COMMUNITY ENGAGEMENT

Community engagement in Humphrey was designed as a major component of the project and the process included multiple approaches. It was structured in a manner allowing for stakeholders to be involved in numerous ways throughout the process. Some key elements will include:

- Education: Planning 101
- Use of a steering committee
- SurveyMonkey
- Facebook
- Public hearings

## Planning 101

Planning 101 forms the educational foundation for the entire project. In this process, there was one workshop. This workshop addressed:

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?



## Steering Committee Meetings

A steering committee was formed to provide regular input on all phases of the planning project with the assistance of city staff. This group provided the internal assistance the planning effort needed to get more people involved in the process. The steering committee

# Community Engagement

is one of the more critical components of the process.

## SurveyMonkey

SurveyMonkey, a web based survey tool was utilized for gathering specific input on the city of Humphrey. The survey process allows individuals to provide input while remaining total anonymous. The survey was advertised using specially designed cards, announcements on the project Facebook page and on posters hung up throughout the community.

The survey had 32 questions which focused on the community, downtown, housing, education, economic development, and more. Overall, there were a total of 102 participants in the survey process.

## Facebook

A special Facebook page was established for the Humphrey Comprehensive Plan. The Facebook page served as a means to notify people about the survey as well as providing another medium for asking questions. In addition, the Facebook page provided a location to upload links to parts of the Comprehensive Plan as they were completed and reviewed.

## HUMPHREY VISION AND THE PLAN

The Humphrey Comprehensive Plan provides a broadly painted picture for the community's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private will determine the future of Humphrey.

***Vision without action is merely a dream***

***Action without vision is just passing time***

***Vision with action can change the world***

***Joel Barker***

The core premise embedded in the Humphrey Plan 2019 is designed to maintain and enhance the health, safety and welfare of the community during times of change, to promote our ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the

importance of the connections between economic, environmental, and social components of the community. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of the Humphrey community.

## VISION AND THOUGHTS OF HUMPHREY

The following statements are **taken directly from** comments and ideas provided by the participants in the SurveyMonkey engagement.

***What is your vision for Humphrey? Share your vision for the short- and long-term improvements that will make our community better in 2040.***

*More industry. More small businesses. Seeing the community grow to the east toward Hwy 81, Hwy 91 intersection.*

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*Assisted living and rest home for the elderly.*

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*In my opinion if we are not moving forward we are regressing. Attitude. With the change in buying habits, more or sometimes exclusive buying online, it seems retail location struggle. Members of our community and those that move here need to feel a true part of the community. They need to feel invested, that they "own" Humphrey and gave a vested interest in the success of our community. This may be through a tie to our schools, churches, current businesses, or neighborhoods. We need to welcome new members and make them feel needed. We need to go out of our way to include others and invite them to community events. More involvement, give away tickets to new people in town, bring back the feeling of community as family. neighborhood events like the Redbud Open, events throughout the year tailored to different age groups where we make it easy for people to come. Keep up street and sewer, new lots for homes, enforce building codes for new construction to help new home owners that face challenges specific to our area, reopen bowling alley.*

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*Short term: 1) sidewalks from housing development into town 2) baseball/softball field improvement 3) increase internet capabilities. Long term: 1) Increase housing availability to grow Humphrey population 2) continue with strong schools. athletics to be combined between St Francis and Public 3) Retirement or assisted living facility in town. This should naturally increase or help secure other professional needs like physical therapy, medical providers, pharmacy, etc. 4) improve the pool.*

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Humphrey is such a beautiful community that I have a hard time thinking of ways to improve on something so close to perfect. I would like to see, though, a movement toward keeping alcohol and drug use to a minimum. I know that many teens and adults alike drink and drive while under the influence. Many, many times, over and over, residents and visitors alike comment on how the brick streets add such character to the town and what a travesty it would be to slowly remove them, as seems to be the movement in the past few years. I would also love to see a connection of the walking trails in the new housing divisions connected to the city. I realize a city pool is never a money-maker for a city but I believe it's a necessity in a town hoping to draw young families. I, myself, use the city pool once or twice every week in the summer, as do my children and grandchildren. It is the consensus in my family that we would like to see the pool replaced with a pool very similar to what we have. All the bells and whistles aren't something we are interested in.

**What's your big idea for the future of Humphrey? The Comprehensive Plan Update offers us an opportunity to envision the future of Humphrey. Submit your "Big Ideas" for the future, and use the comment feature to share your thoughts.**

Keep "small town" atmosphere.

A small manufacturing company that would employ 20-30 above average paying positions and a fast food restaurant.

Need the expand the city limits to 81/91 junction will help for tax money to improve city and give people the ability to expand.

Continue expanding the new additions. Build a new pool that can compete with bigger towns to bring in more revenue Have more youth activities/sporting events, clean up all 'run down' homes. Have a gym in the community to promote wellness.

Economic development leading to increases in community building businesses/locations/events. People should be able to get to know each other outside of going to the bar or sporting events.

Thriving community with more than just a check mark when it comes to community events. People used to put a lot of pride, time and effort into events around the community. More emphasis needs to be placed on Humphrey Days. Bigger

raffles and entertainment. Reach out to alumni to bring people back to their roots.

**If you could change one thing about Humphrey, what would it be? Pretend you have a magic wand. How would you make that change?**

We don't have the best reputation being friendly and sincere. I don't know how to make people realize that we are not always going to get along, sometimes we have to work at it. Just because we are not all on the same ball team does not make us enemies. Bring in cooperation and gracious professionalism. Compete at your best while your rival is competing at their best. When it is over be happy for the winning team and the losing team. We should have both learned something and the experience should make us both better at the end of the day, or it was a waste of time.

More housing opportunities for young families and retirees. Connecting our new housing development with the rest of the city.

Update Main Street. Look at Madison, Columbus, Norfolk and others. How they have renovated their Main Streets goes a long way on the appearance of the community .

Fix the baseball fields, tennis court and swimming pool. Have a place where a person could work out and condition and indoor pool year around.

The previous comments are just a sampling of the survey responses. The entire survey with responses is in the Appendix of this document.

## GOALS AND POLICIES

The community engagement process is critical to soliciting public input as well as establishing goals and policies for the community. Planning for the future land uses of the community is an ongoing process of goal setting and problem solving. The final goal is aimed at encouraging and enhancing a better community with a better quality of life. Planning focuses upon ways of solving existing problems within the community, and providing a management tool enabling Humphrey citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to manage change and the future. By determining a vision for Humphrey, the community can decide where it wants to be in

# Community Engagement

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the future, and then develop a “roadmap” guiding decisions of the community. However, the plan cannot only be based upon this “vision” and “road map” concept. The residents of Humphrey must also act or implement the necessary steps involved in achieving the “vision”.

**Change is continuous**, therefore Humphrey must decide specific criteria to be used to judge and manage change. Instead of reacting to development pressures after the fact, the community along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts undermining the desired outcome.

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision can then be further delineated and translated into action statements and/or policies, used to guide, direct, and base decisions for future growth, development and change within Humphrey. Consensus on "what is good land use and planning for Humphrey?" and "how to manage change in order to provide the greatest benefit to the community and its residents?" is formed. Humphrey's goals and policies attempt to address various issues, regarding the questions of “how” to plan for the future.

**Goals** are desires and issues to be attained in the future. A goal should be established in a manner allowing it to be accomplished. Goals are an end-state for a desired outcome. Goals also play a factor in the establishment of policies within a community. In order to attain certain goals and/or policies within city government, they may need to be modified or changed from time to time.

**Strategies/Actions** are measurable, definable steps leading to the eventual completion of the goal. They are specific statements of principle or actions implying a direction needing to be undertaken.

Policies play an important role in the Comprehensive Plan because they direct the different actions needing to be taken to meet the goals.

The goals and policies help assure the Comprehensive Plan accomplishes the desires of the residents. Therefore, “goals and policies” should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Plan. Likewise, they should be current, in order to reflect the attitudes and desires of the City and its

residents.

It is important for communities to establish their goals and policies in a manner allowing for both long-term and short-term accomplishments. The short-term goals and policies serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies.
- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies needing to be followed before the long-term goals can be accomplished.

## HUMPHREY PLAN GOALS AND POLICIES

The goals and policies for the Humphrey Comprehensive Plan will be contained throughout the Plan within various chapters. Each Chapter will contain the pertinent goals and policies for the Chapter.

Goals are intended as a long-range desire; however, as the Plan is implemented and different things in the world around Humphrey change, then the goals need to be modified to address the new direction and factors. Therefore, goals need to be flexible to ensure success and positive outcomes.





# Chapter 3 Population

## DEMOGRAPHIC PROFILE

Population is the driving force behind everything in a community, including; housing, local employment, economic development, and the fiscal stability of the community. Understanding the historic population assist in developing projections for the future, which in turn assist in determining future housing, retail, medical, employment and educational needs within the Humphrey area. Projections provide an estimate for the community to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

## POPULATION TRENDS AND ANALYSIS

Figure 3.1 indicates the population for Humphrey and the smaller communities in Platte County between 1980 and 2016. This information provides an understanding of the past 36 plus years and begins to identify specific population trends.

The Humphrey population in 1980 was 799 people. By 2010 the population decreased to 760 people, which was a decrease of 5.0% from 1980. However, the 2016 population estimates show an increase in the population to 794 or 4.0%. Therefore, the community, in six years was able to gain back nearly all of the population it lost between 1980 and 2010.

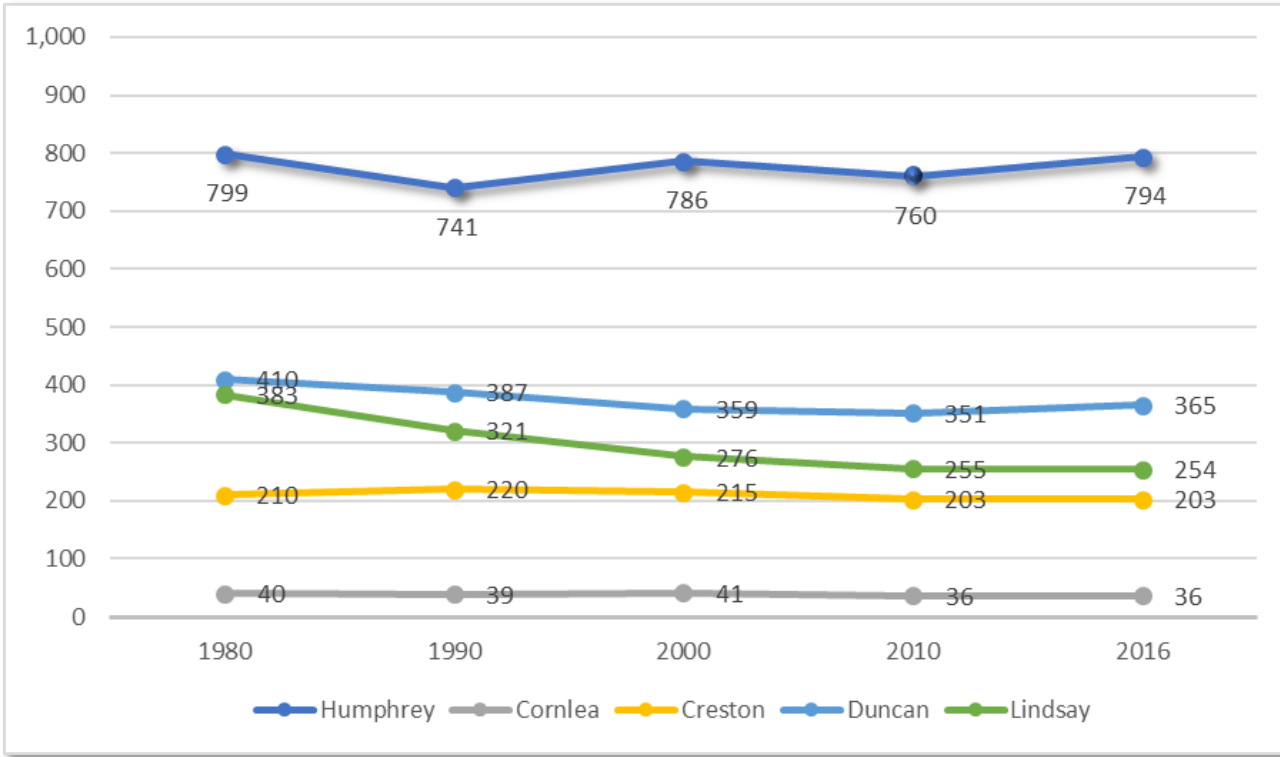
Outside of Columbus, Humphrey is the largest community in Platte County. The other four, smaller communities have a total population of 858 people which is 108% the population of Humphrey.

## AGE ANALYSIS

Age analysis is an important component towards understanding the population dynamics. By analyzing age structure, one can determine which age groups within Humphrey are being affected by population shifts and changes. Each age group affects the population in a number of different ways. For example, the existence of larger, younger age groups (20-44 years) means there is a greater ability to sustain future population growth than do the larger older age groups. On the other hand, if young age groups maintain their relative size, but do not increase the population as expected, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the community's population is necessary to effectively plan for the future.

# Population

**FIGURE 3.1: POPULATION TRENDS AND ANALYSIS HUMPHREY AND PLATTE COUNTY 1980 TO 2016**



Source: U.S. Census Bureau, 1980 - 1990, 2000, 2010

**TABLE 3.1: AGE AND SEX CHARACTERISTICS HUMPHREY 2000 TO 2010**

Age in 2000	Male and Female Populations		2000-2010		
	2000 population	Age in 2010	2010 population	Cohort Change	% Change
		0-4	56	56	
		5-9	67	67	
0-4	67	10-14	52	-15	-22.4%
5-9	56	15-19	52	-4	-7.1%
10-14	68	20-24	99	31	45.6%
15-19	61	25-29	35	-26	-42.6%
20-24	26	30-34	53	27	103.8%
25-29	38	35-39	19	-19	-50.0%
30-34	35	40-44	33	-2	-5.7%
35-44	113	45-54	205	92	81.4%
45-54	69	55-64	63	-6	-8.7%
55-64	62	65-74	46	-16	-25.8%
65-74	92	75-84	63	-29	-31.5%
75 & older	99	85 and over	18	-81	-81.8%
<b>Total</b>	<b>786</b>		<b>861</b>	<b>75</b>	<b>9.5%</b>

U.S. Census Bureau 2000, 2010

Table 3.1 shows the age group structure for Humphrey in 2000 and 2010. Examining population age structure provides insight to the different population bases moving into and out of Humphrey.

**TABLE 3.2: POSITIVE AGE GROUPS**

2000 Age Group	Number (persons)	2010 Age Group	Number (persons)	Change (persons)
NA	NA	0 - 4 years	56	+ 56
NA	NA	5 - 9 years	67	+ 67
10-14 years	68	20-24 years	99	+ 31
20-24 years	26	30-34 years	53	+ 27
35-44 years	113	45-54 years	205	+ 92
<b>Total Change</b>				<b>+ 273 persons</b>

Source: U.S. Census Bureau 2000, 2010

Understanding how many persons are in each age group, and at what rate the age groups are changing in size, allows for a solid understanding of the population dynamics at work.

One method of analyzing age group movement in a population involves comparing the number of persons aged between 0 and 4 years (2000) with the number of persons in the same group 10 years later, or ages 10 and 14 years in 2010. For example, in Humphrey, there were 67 children between the ages of 0 and 4 in 2000, and in 2010 there were 99 children between the ages of 10 and 14, an increase of 32 children. Therefore, 32 children moved into the community during the 10-year period. Positive changes in a group indicate new

people which have moved into the community. While; negative changes in a group indicates out-migration or a combination of out-migration and deaths.

Humphrey saw growth in only five age groups. The 0 to 4 and 5 to 9 groups always indicate an increase since these persons were not alive in 2000. Overall, there was an increase of 273 persons in these five age groups.

**TABLE 3.3: NEGATIVE AGE GROUPS**

2000 Age Group	Number (persons)	2010 Age Group	Number (persons)	Change (persons)
0-4 years	67	10-14 years	52	- 15
5 - 9 years	56	15 - 19 years	52	- 4
10 - 14 years	162	20 - 24 years	102	-60
15 - 19 years	61	25 - 29 years	35	- 26
25 - 29 years	38	35 - 39 years	19	- 19
30 - 34 years	35	40 - 44 years	33	- 2
45 - 54 years	69	55 - 64 years	63	- 6
55 - 64 years	62	65-74 years	46	- 16
65 years +	191	75 years +	81	- 110
Total				- 258

Source: U.S. Census Bureau

During the same period there were nine age groups from 2000 having declined by 2010. The group with the greatest loss was the 75 years + (2010) which lost 110 persons over the period. This is a significant portion of the loss seen in Humphrey and accounts for over 40% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base. The latter is the most likely reason since there were a total of 71 resident deaths between 2000 and 2009.

**Median Age**

The median age in Humphrey increased from 39.3 years in 2000 to 40.6 years in 2010. This increase equaled 1.3 years or an increase of 3.3%.

Comparing Humphrey to Platte County and Nebraska, Humphrey was a bit higher on the median age but the overall changes between 2000 and 2010 were comparable. Platte County went from 35.8 years in 2000 to 38.2 years in 2010 (2.4 years or 6.7%); while the state of Nebraska

went from 35.3 years in 2000 to 36.2 in 2010 (.9 years or 2.6%).

**TABLE 3.4: MEDIAN AGE/DEPENDENCY RATIO 2000 AND 2010**

Source: U.S. Census Bureau

**DEPENDENCY RATIO**

2000		2010	
Under 18 years of age	234	Under 18 years of age	195
% of total population	29.8%	% of total population	25.7%
Total 65 yrs and older	191	Total 65 yrs and older	171
% of total population	24.3%	% of total population	22.5%
Median Age	39.3	Median Age	40.6
Total Females	395	Total Females	374
Total Males	391	Total Males	386
Dependency Ratio	1.18	Dependency Ratio	0.93

Reviewing specific age proportions provide Humphrey with critical information of how healthy the community is and may be in the future.

The Dependency Ratio is one of those critical reviews. It examines the proportion of the population dependent upon those working/productive age. See the inset on this page.

The population proportion for 18 years and younger and those 65 years and older are examined to

**Dependency Ratio**

**The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.**

**< 1: 1 Independent resident is able to support more than 1 Dependent resident**

**=1: 1 Independent resident able to support 1 Dependent resident**

**>1: 1 Independent resident able to support less than 1 Dependent resident**

**(%18 years and younger + % 65 years and older)**  
**% of remaining population**

determine the "dependency ratio". In 2000, Humphrey had a Dependency Ratio of 1.18 (54.1%/45.9%); however, by 2010 the Ratio had decreased to 0.93 (48.2%/51.8%). This is supported by the decreases in the 65+ age group and the under 18 age groups. The portion of persons less than 18 years of age decreased by 13.8% between



# Population

2000 and 2010; while those aged 65 years and older decreased by 7.4% overall.

## ETHNICITY

Humphrey during the past decade has seen very slight shifts in ethnicity within the community. In 2000, the community only had 1% of the population considered to be anything other than White, non-Hispanic. The change during the decade resulted in the community still being less than 2% non-White in ethnicity.

Ethnicity adds to the overall population complexity and can cause considerable growing pains and cultural shifts regardless of the ethnic background. However, this does not appear to be an issue at the time of this plan.

**TABLE 3.5: POPULATION BY ETHNICITY 2000 TO 2010**

Race	2000		2010	
	Number	% of total	Number	% of total
White, not Hispanic	778	99.0	746	98.2
Black	2	0.3	3	0.4
Am. Indian & AK. Native	0	0.0	4	0.5
Asian & Pacific Islander	4	0.5	0	0.0
Other, not Hispanic	0	0.0	6	0.8
<b>Hispanic</b>	<b>5</b>	<b>0.6</b>	<b>5</b>	<b>0.7</b>
Mexican	3	0.4	4	0.5
Puerto Rican	0	0.0	0	0.0
Cuban	0	0.0	0	0.0
Other Hispanic	2	0.3	1	0.1

Source: U.S. Census Bureau

## POPULATION PROJECTIONS

Population projections are estimates based upon past and present circumstances. The use of population projections allow Humphrey to estimate the potential population in future years by looking at past trends. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Humphrey has for predicting future populations. There are many methods to project the future population trends; the projection technique used is intended to give Humphrey a broad overview of the possible population changes occurring in the future.

### TREND LINE ANALYSIS

The Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Humphrey, four different trend lines were reviewed: 1960 to 2010, 1990 to 2010, 1980 to 2010 and 2000 to 2010. A review of these trend lines indicates

Humphrey could see various scenarios during the coming 20 years. The following projections summarize the decennial population for Humphrey through 2040.

### Humphrey Trend Analysis

#### Year 1990 to 2010

2010 760 persons  
 2016 794 persons  
 2020 802 persons  
 2030 824 persons  
 2040 846 persons

#### Year 1980 to 2010

2010 760 persons  
 2016 794 persons  
 2020 793 persons  
 2030 792 persons  
 2040 791 persons

#### Year 2000 to 2010

2010 760 persons  
 2016 794 persons  
 2020 797 persons  
 2030 805 persons  
 2040 814 persons

#### Year 1960 to 2010

2010 760 persons  
 2016 794 persons  
 2020 791 persons  
 2030 784 persons  
 2040 776 persons

## SUMMARY OF POPULATION PROJECTIONS

Using the technique discussed in the previous paragraphs, a summary of the population projections for Humphrey through the year 2040 is shown in Figure 3.2. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All of the projections forecast an increase in population for Humphrey through the year 2040.

#### Year Low = 1980 to 2016

2010 760 persons  
 2016 794 persons  
 2020 793 persons  
 2030 792 persons  
 2040 791 persons

#### Medium = 2000 to 2016

2010 760 persons  
 2016 794 persons  
 2020 797 persons  
 2030 805 persons  
 2040 814 persons

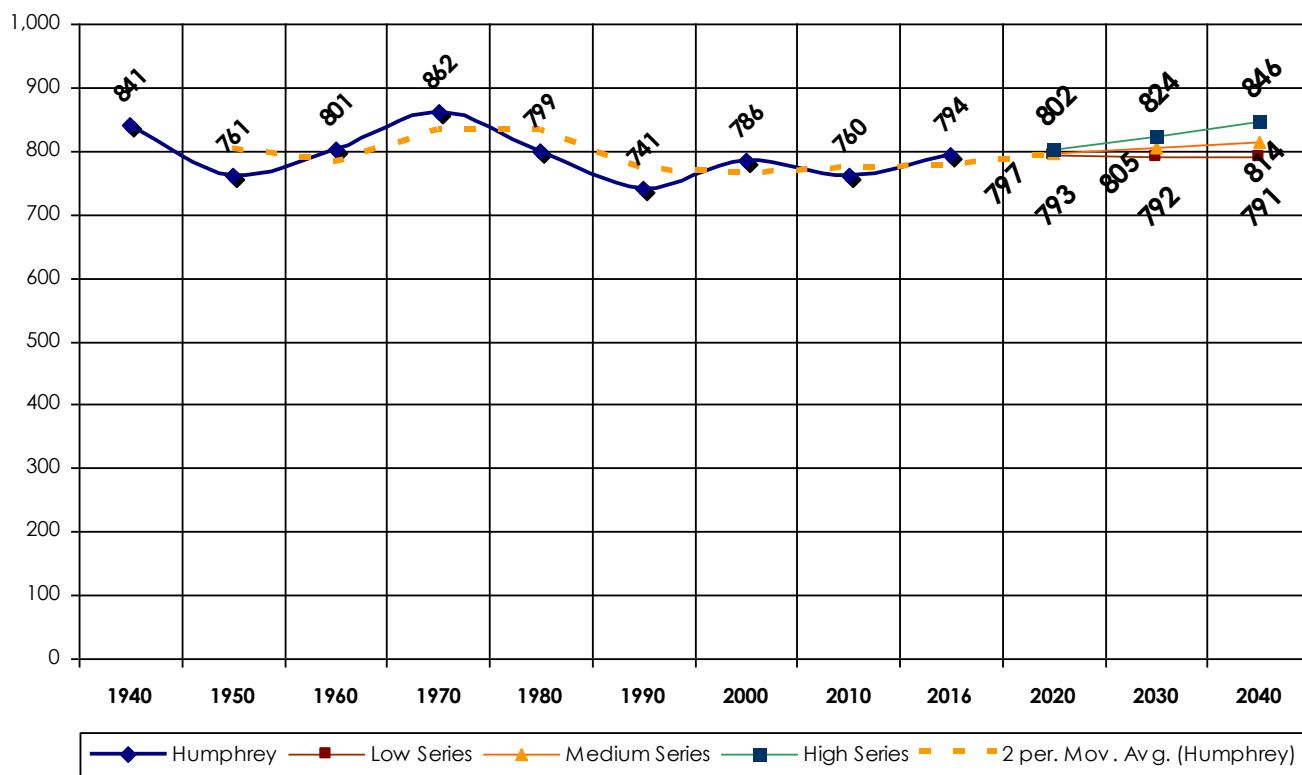
**High = 1990 to 2016**

- 2010 760 persons
- 2016 794 persons
- 2020 802 persons
- 2030 824 persons
- 2040 846 persons

Figure 3.2 reviews the population history of Humphrey between 1940 and 2016, and identifies the three population projection scenarios into the years 2020, 2030 and 2040. Figure 3.2 indicates the peak population for Humphrey occurred in 1970 with 862 people. Humphrey has seen “roller-coaster” population changes between 1940 and 2016. There has not been any true solid continual positive growth during this period.

Two of the series show continued positive growth through 2040; while one indicates minimal overall decreases in population. Considering Humphrey’s location along US Highway 81 and being midway between two of Nebraska’s major retail/job centers, the community should continue to see positive growth during the planning period.

**FIGURE 3.2: POPULATION AND PROJECTIONS 1940 TO 2040**



Source: U.S. Census Bureau, Marvin Planning Consultants

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## HOUSING PROFILE

The Housing Profile identifies existing housing characteristics for Humphrey. The primary goal of the housing chapter is to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary, and affordable housing for every family and individual residing within Humphrey.

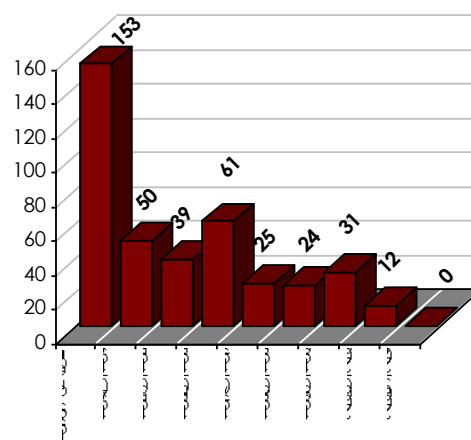
### AGE OF EXISTING HOUSING STOCK

An age analysis of the housing stock reveals a great deal about population and economic conditions of the past. Examining the housing stock is important in order to understand the overall quality of housing in Humphrey.

Figure 4.1 indicates 153 homes, or 38.7% of Humphrey's 395 total housing units, were constructed in 1939 or earlier.

Humphrey had very positive construction activity between 1960 and 1999 with 141 (35.7%) homes constructed. These data indicate the economy was relatively good during these decades. In recent years the construction of new homes appears to have slowed within the corporate limits of the community; however, most of the new construction has been occurring just outside the corporate limits of the community to the north.

**FIGURE 4.1: AGE OF EXISTING HOUSING STOCK 2010**



Sources: U.S. Census Bureau  
American Community Survey 2010

A total of 83.0% of all housing units in Humphrey were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs to bring these homes up to current energy efficiency standards.

### HOUSING CHARACTERISTICS

Figures 4.2 through 4.10 identify several different housing characteristics in Humphrey. The figures indicate the breakdown between owner- and renter-occupied housing as well as the number of

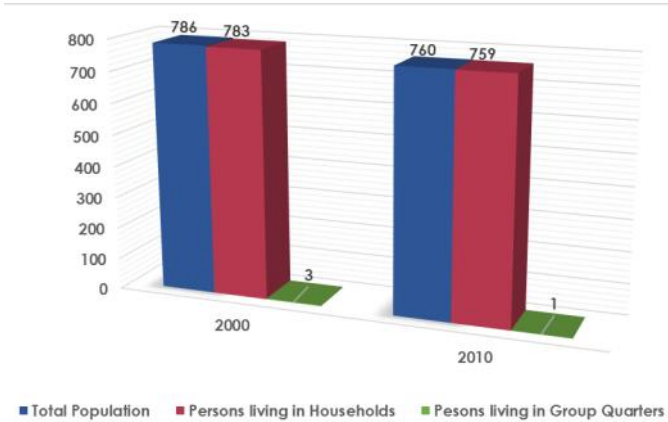
# Housing

people living in group quarters.

## Persons in Households/Group Quarters

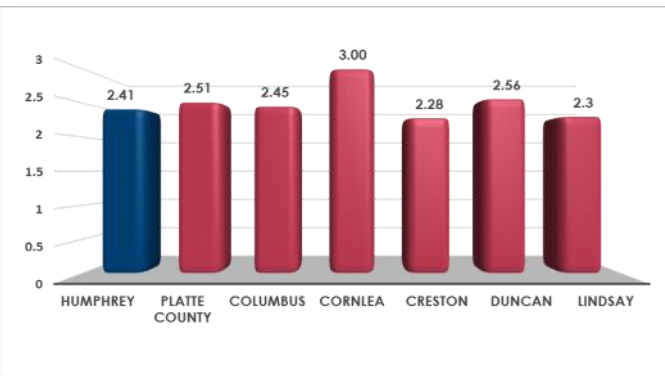
In 2010 there were 24 fewer people living in households than in 2000, this represents a change of -3.1%. The decrease in persons in households is very near the actual population decrease of 3.3% seen for the same period. There were three people living in group quarters in 2000 and only one in 2010.

**FIGURE 4.2: HOUSING POPULATIONS**



Sources: U.S. Census Bureau, American Community Survey 2010

**FIGURE 4.3: PERSONS PER HOUSEHOLD - 2010**



Sources: U.S. Census Bureau, American Community Survey 2010

## Persons per Household

Figure 4.3 includes the number of persons per household. The average persons per household in Humphrey was 2.41 in 2010; however, according to the US Census, the average persons per household in 2000 was 2.47 persons. The trend nationally has been towards a declining household size; however, the persons per household in Humphrey varies from the other communities in Platte County.

The other communities in and including Platte County are as follows:

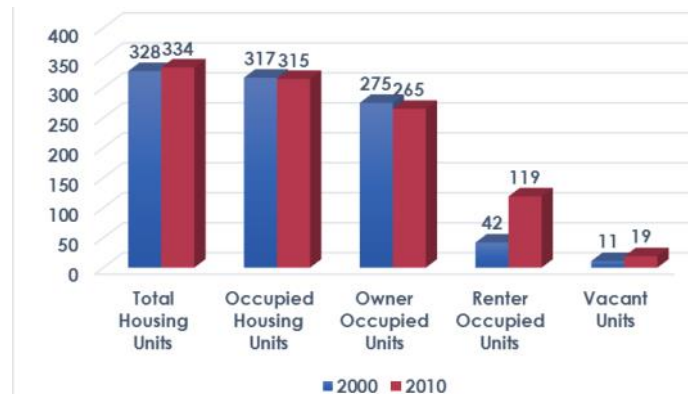
- Platte County has 2.51 persons per household
- Columbus has 2.45 persons per household

- Cornlea has 3.0 persons per household
- Creston has 2.28 persons per household
- Duncan has 2.56 persons per household
- Lindsay has 2.30 persons per household

## Occupied vs. Vacant Housing Units

Occupied housing units in Humphrey decreased from 317 units in 2000 to 315 units in 2010 or a total change of -0.6%. This difference is less than the allowances for housing rollover within the market.

**FIGURE 4.4: OCCUPIED VS. VACANT HOUSING**



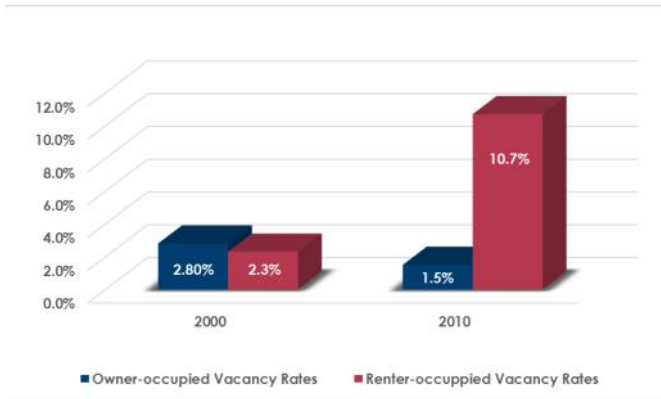
Sources: U.S. Census Bureau, American Community Survey 2000/2010

During the same time frame, vacant housing units grew from 11 units to 19 units or 72.7%. The largest increase in vacancy rates was in the renter-occupied units, which increased from 1.5% in 2000 to 10.7% in 2010. The overall percentage for owner-occupied units decreased from 2.8% in 2000 to 1.5% in 2010.



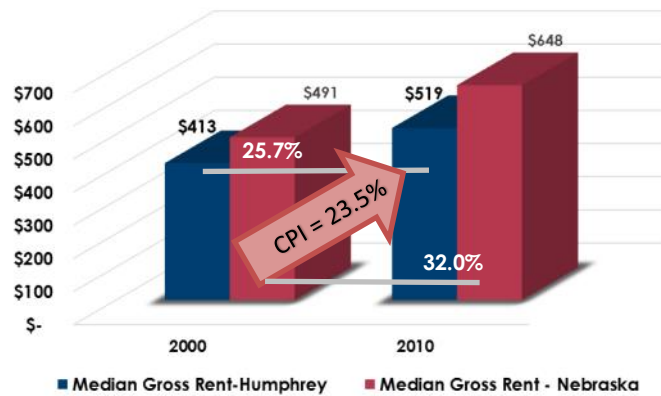


**FIGURE 4.5: VACANCY RATES BY TYPE OF UNIT**



Sources: U.S. Census Bureau, American Community Survey

**FIGURE 4.6: MEDIAN GROSS RENT**



Sources: U.S. Census Bureau, American Community Survey 2000/2010

**Median Gross Rent**

Median gross rent in Humphrey increased from \$413 per month in 2000 to \$519 per month in 2010, or an increase of 25.7%. The State's median monthly gross rent increased by 32.0%. This indicates Humphrey has seen an increase in gross rent slightly less than the state as a whole. Humphrey's median gross rent was 80.0% of the State's median gross rent in 2010.

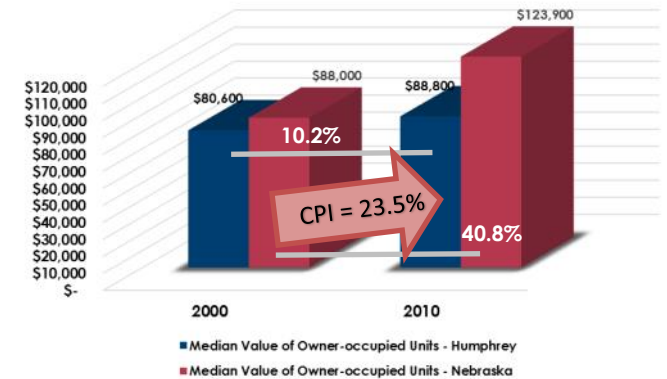
Comparing changes in monthly rents between 2000 and 2010, with the Consumer Price Index (CPI), enables the local housing costs to be compared to national economic conditions. Inflation between 2000 and 2010 increased at a rate of 23.5%, indicating Humphrey's rents increased at a rate slightly over the CPI. Thus on average, Humphrey tenants were paying slightly more monthly rents in 2010, in terms of real dollars, than they were in 2000.

**Median Value of Owner-Occupied Units**

The Median value of owner-occupied housing units in Humphrey increased from \$80,600 in 2000 to \$88,800 in 2010, and represents an increase of 10.2%. The median value for owner-occupied housing units in the State showed an increase of 40.8%. Housing values in Humphrey grew at approximately 1/4 the rate of the state. In addition, the median value of an owner-occupied unit in Humphrey is 71.7% of the state median.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate approximately 1/2 the CPI. This indicates housing values in Humphrey were worth less in 2010 compared to 2000 dollars.

**FIGURE 4.7: MEDIAN VALUE OWNER-OCCUPIED HUMPHREY AND NEBRASKA 2000-2010**



Sources: U.S. Census Bureau, American Community Survey 2000/2010

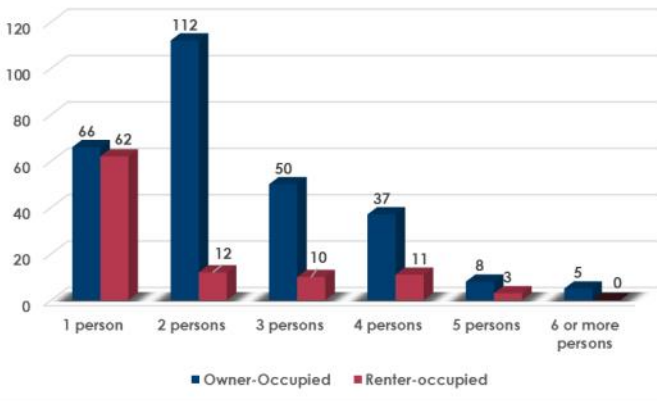
**Persons Per Household**

Figures 4.8 and 4.9 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. These data indicate where there may be a need for additional housing.



# Housing

**FIGURE 4.8: PERSONS BY HOUSEHOLD TYPE - 2010**



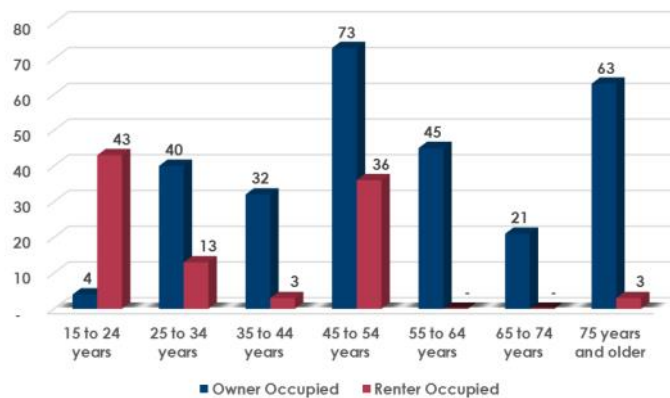
Sources: American Community Survey 2010

In 2010, the largest section of owner-occupied housing in Humphrey was in the two-person household, with 112 units or 40.3% of the total owner-occupied units. By comparison, the largest household size for rentals was the one-person households with 62 renter-occupied housing units, or 63.3% of the total renter-occupied units.

In 2010, the age cohorts representing the largest home ownership group were those 45 to 54 years. Of the total residents living in owner-occupied housing units, 26.3% were between 45 and 54 years of age. The 75 years & older and the 55 to 64 years cohorts were a close second with 22.7% and 16.2% respectively.

These numbers are indicating a larger share of the owner-occupied homes are owned and lived in by small household size (1 to 2 people) and those individuals are likely over 55 years of age. These data will need to be watched into the future because of their potential impact on the future of Humphrey.

**FIGURE 4.9: AGE BY HOUSEHOLD TYPE -2010**

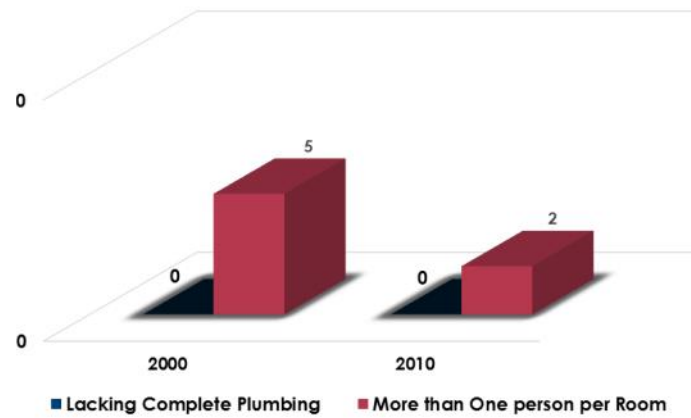


Sources: American Community Survey 2010

The age cohorts with most of the renter-occupied housing were the 15 to 24 years and 45 to 54 years. The 15 to 24 age cohort accounted for 43 units or 43.9% of the total renter-occupied units. The 45 to 54 age cohort had 36 units or 36.7%. These two age cohorts make up 80.6% of all rental-occupied units in Humphrey.

Overall, Humphrey was comprised of 252 1- or 2-person households, or 67.0% of all households; which represents a considerable portion of the households. Households with 5- or more persons accounted for five units, or only 1.3% of the total.

**FIGURE 4.10: SUBSTANDARD HOUSING CONDITIONS 2000 AND 2010**



Sources: U.S. Census Bureau 2000, ACS 2010

## Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard.

This criteria, when applied to Humphrey, five units were substandard in 2000; by 2010 the number had decreased to two units. All substandard units in 2000 and 2010 were due to units containing more than one person per room in 2000 or 2010.

Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical, or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine

and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure a city maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

## **HOUSING GOALS, OBJECTIVES AND POLICIES**

### **Housing Goal H-1:**

The community of Humphrey, either alone or in conjunction with the other communities in Platte County should complete a Housing Needs Assessment.

#### **Objectives and Policies**






- H-1.1 The Housing Needs Assessment should examine specific levels of substandard housing as well as needs in owner- and renter-occupied units.
- H-1.2 The Housing Assessment Study needs to also examine the demand and need for Assisted Living and other Senior Housing.
- H-1.3 The Community should create further partnerships with local housing developers and local and state funding sources, in an effort to continue creating new housing opportunities in the community.

### **Housing Goal H-2**

Housing rehabilitation programs and activities in the city of Humphrey should strive to protect and preserve the existing housing stock of the community.

#### **Objectives and Policies**

- H-2.1 Create a housing rehabilitation program, for both owner and rental housing units with emphasis on meeting the housing needs of the elderly, low income families and housing for persons with special needs.

	Housing Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
H-1.1	The housing needs assessment should examine specific levels of substandard housing as well as needs in owner- and renter-occupied units.	1,2,4,5,6,7,8,12	1,4,5							
H-1.2	The Housing Assessment Study needs to also examine the demand and need for Assisted Living and Senior Housing.	1,2,4,5,6,7,8,12	1,4,5							
H-1.3	The community should create further partnerships with local housing developers and local and state funding sources, in an effort to continue creating new housing opportunities in the community.	1,2,4,5,6,7,8	1,3,4,5							
H-2.1	Create a housing rehabilitation program, for both owner and rental housing units with emphasis on meeting the housing needs of the elderly, low-income families and housing for persons with special needs.	1,2,4,5,6,7,8,12	1,3,4,5							


Organization:

- 1 City
- 2 Platte County
- 3 NEDED
- 4 NIFA
- 5 NENEDD
- 6 Private Businesses
- 7 Developers
- 8 Consultants
- 9 Nebraska Department of Transportation
- 10 Loup Public Power
- 11 NPPD
- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax





# Chapter 5 Economy and Economic Development

## **ECONOMIC AND EMPLOYMENT PROFILE**

Economic data are collected in order to provide a snapshot of the local economy including local changes in economic activity and employment needs and opportunities. In this section, employment by industry, household income statistics, and commuter analyses were reviewed for Humphrey and Nebraska.

### **Income Statistics**

Income statistics for households examine the earning power of households within the community. The following data address household income levels for Humphrey. These data were reviewed to determine whether households experienced increases in income at a rate comparable to the Consumer Price Index (CPI).

Figure 5.1 indicates the number of households in each income range for Humphrey for 2000 and 2010. In 2000, the household income range most commonly reported was \$35,000 to 49,999, which accounted for 23.8% of all households.

In 2010, the income ranges most reported was the \$50,000 to \$99,999 with 60 household each; this income range represented 37.3% of the total households.

Those households earning less than \$10,000 decreased from 8.3% in 2000 to 6.5% in 2010. These

household groups account for the poorest of the poor in the community.

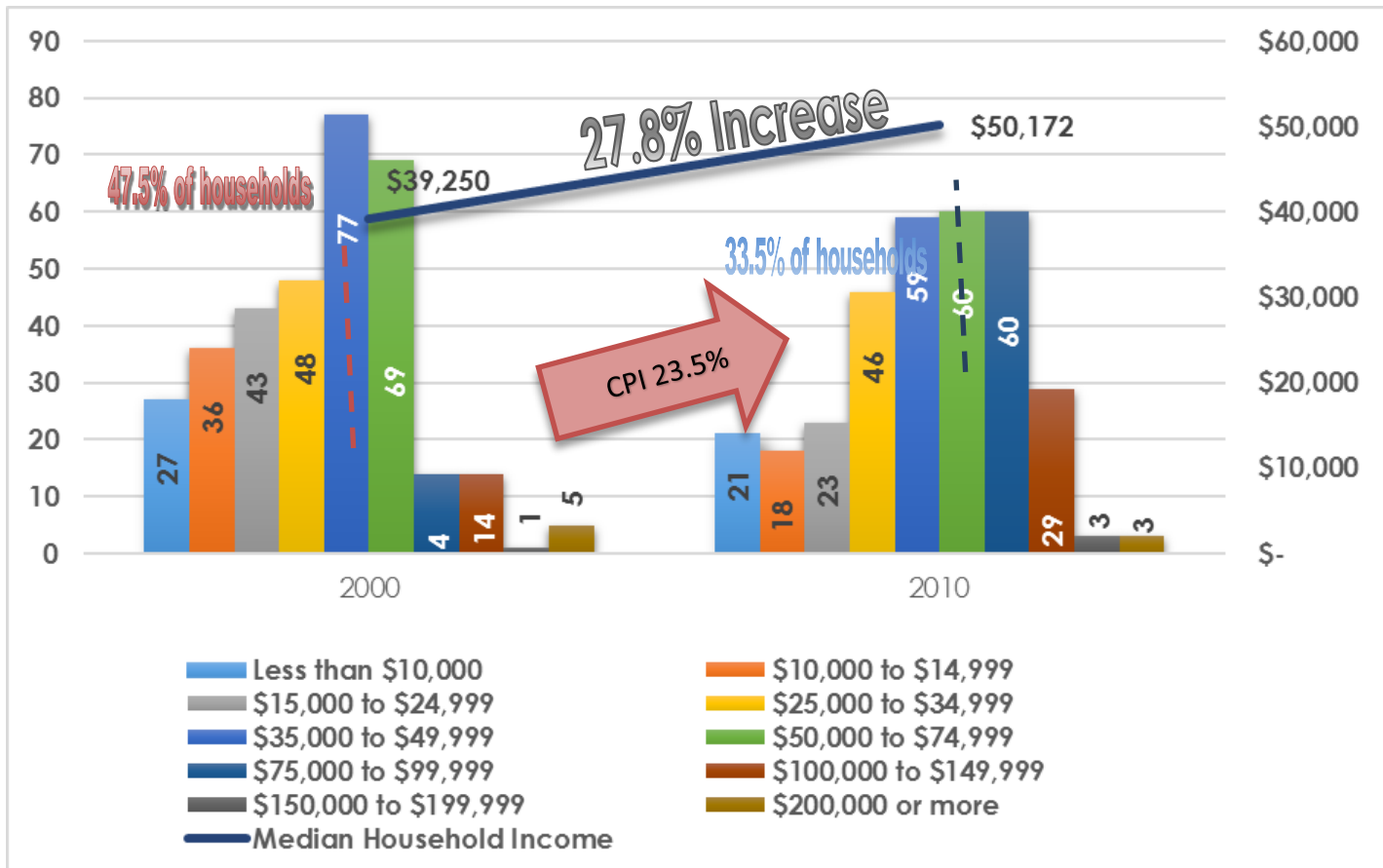
The median household income for Humphrey was \$39,250 in 2000, which was the same as the State median income of \$39,250. By 2010, the median household income increased to \$50,172 or an increase of 27.8%. The CPI for this period was 23.5%, which indicates household incomes in Humphrey grew at a rate greater than inflation. Therefore, households were earning more in real dollars in 2010 than in 2000.

### **Per Capita Income**

The per capita income in Humphrey increased from \$18,863 in 2000 to \$24,632 in 2010, or an increase of 30.6%, which was greater than the CPI. Humphrey's per capita income, 2000, was 96.2% of the state per capita income and by 2010 the city had grown closer, reaching 97.6% of the state's per capita income level of \$25,229.

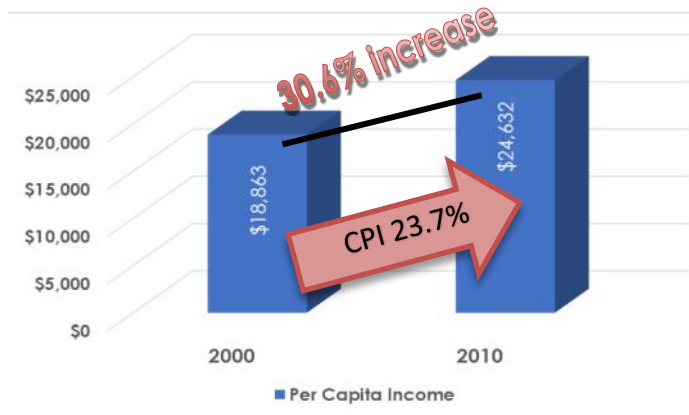
# Economy/Economic Development

FIGURE 5.1: HOUSEHOLD INCOME - 2000 TO 2010



Source: U.S. Census Bureau, 2000, American Community Survey 2006-2010

FIGURE 5.2: PER CAPITA INCOME - 2000 TO 2010



Source: US Census Bureau

## COMMUTER TRENDS

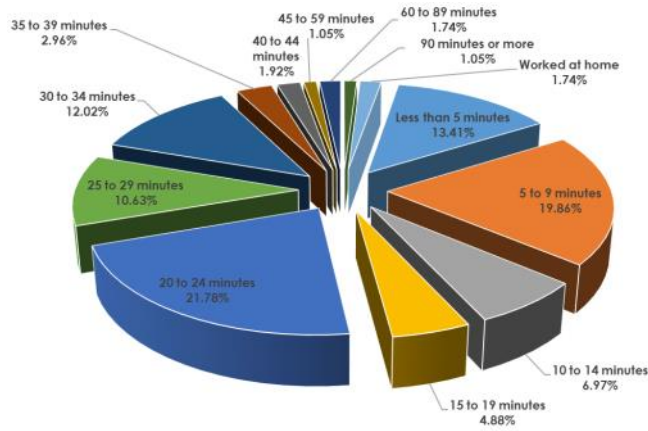
Figure 5.3 indicates the commuter characteristics for Humphrey in 2010. Travel time to work provides insight as to where the local residents are travelling for employment opportunities. Considering Humphreys size it is not realistic for everyone to work

within the community.

Figure 5.3 indicates, in 2010, 33.27% of the commuters were traveling 10 minutes or less to work. In addition, 1.74% worked from home. Those traveling 20 minutes or more to work totaled 54.88% of those driving to work; most of these commuters were traveling between 20 minutes and 34 minutes from Humphrey. Those travelling between 20 minutes and 34 minutes are likely working in and around Norfolk and Columbus.

Commuters create a potential double-edged sword for the community. These commuters are bringing outside money (wages) into the community; however, not all of it is coming back since most people will likely stop and do grocery shopping and other retail purchases prior to returning home. When commuters do these activities it minimizes the ability of Humphrey to maintain competitive retail operations in the community.

**FIGURE 5.3: TRAVEL TIME TO WORK - 2010**



Source: American Community Survey 2005-20

### Industry Employment

Employment by industry assists in determining the key components of their labor force. This examines the type of industries making up the local economy, as well as identifying particular occupations employing residents. Figures 5.4 indicates employment size by industry for Humphrey for 2000 and 2010 (these data indicate the types of jobs residents have, not the number of jobs locally). Figure 5.5 takes the same data and indicates it by percentages.

2005-2009

The employment sectors with the most employees in 2000 was Manufacturing and Educational, health, and social services. These sectors employed 63 people each or 20.7% each of the total employed residents in 2000. In 2010, the largest employment sector was still Manufacturing, with Educational, health, and social services a close second. In 2010, Manufacturing employed 124 people or 24.0%; while Educational, health, and social services employed 103 people or 19.9% of the total.

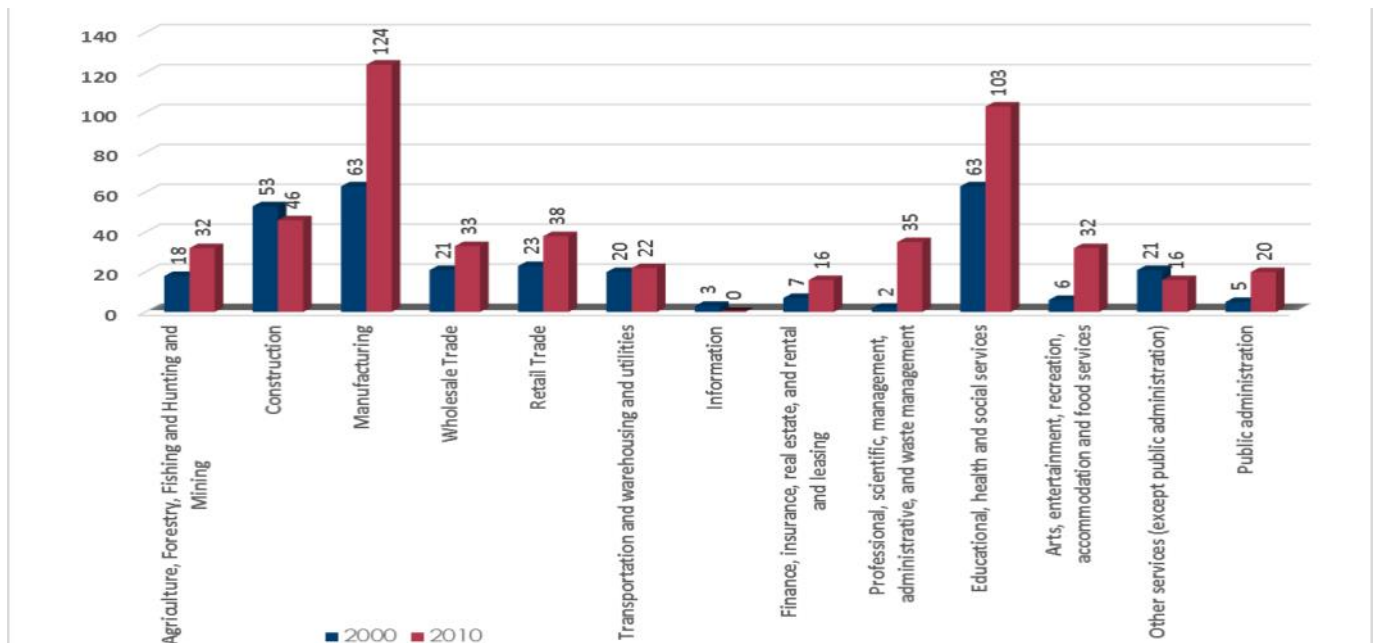
Overall the top five industries in Humphrey for 2000 were as follows:

- Manufacturing 20.7%
- Educational, health, and social services 20.7%
- Construction 17.4%
- Retail Trade 7.5%
- Wholesale Trade 6.9%
- Other services 6.9%

By 2010, the overall top five industries in Humphrey were as follows:

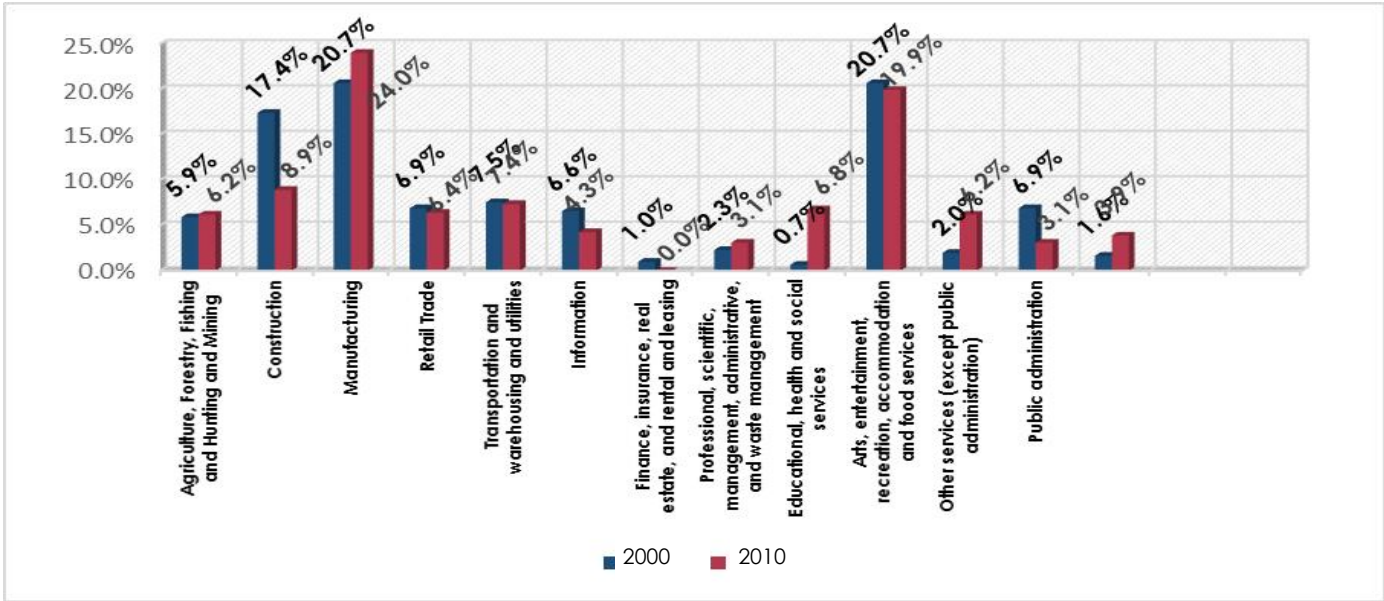
- Manufacturing 24.0%
- Educational, health, and social services 19.9%
- Construction 8.9%
- Retail Trade 7.4%
- Professional, scientific, management, administrative and waste management 6.8%

**FIGURE 5.4: EMPLOYMENT BY INDUSTRY (NUMBERS) 2000 AND 2010**



Source: U.S. Census Bureau 2000, American Community Survey

**FIGURE 5.5: EMPLOYMENT BY INDUSTRY (PERCENTAGES) 2000 AND 2010**



Source: U.S. Census Bureau 2000, American Community Survey 2005-2009

## ECONOMIC DEVELOPMENT

Economies play a key role in sustaining quality of life within a community. The benefits of a healthy economy reach far beyond the business sector. Local capital investment and job creation leads to quality schools, infrastructure, fire and police protection, parks and the support of countless additional community facilities and services.

The importance of economic development is apparent in Humphrey's development of various programs to support economic survival and growth. The purpose of the Economic Development section of this Comprehensive Plan is to present simple goals and policies leading to and supporting a strong and vibrant future.

This section focuses primarily on entrepreneurialism, business retention and expansion, tools and strategies, labor and workforce training, infill and redevelopment, and infrastructure and land supply. The goals and objectives stated within this chapter are to be considered a community-directed guide for future economic development activities.

### ECONOMIC DEVELOPMENT IN HUMPHREY

The primary local advocate of economic development in Humphrey is the City Council. However, there can be assistance as needed from Northeast Nebraska Development District (Norfolk), Loup Public Power District, Nebraska Public Power District (public utility) and Nebraska Department of

Economic Development (state agency). The City needs to continue to use these partners to their fullest in order to achieve future needs and economic development efforts.

Economic development activity does not require a constant attempt to lure the "one big" manufacturing company to the community. In communities similar to Humphrey, economic development becomes about survival in both the short- and long-term. The community has plenty of ground to lure a big manufacturing company to town but there is typically a limited workforce available to supply the necessary labor pool.

The future of Humphrey and its economic viability rely on a few key elements. These elements include:

- The retention of youth within the community
- The retention of the two school systems locally.
- A strong agricultural economy
- Entrepreneurship by locals
- Supplying basic goods and services locally
- Quality infrastructure
- Quality housing stock

### RETENTION OF YOUTH

The survival of any community is dependent upon maintaining its population base. As Humphrey goes through this planning period, the population base of the community may be greatly challenged. As the residents from the "Greatest Generation" and



the “Baby Boomers” age and begin to move into care facilities and pass on, the need for a replacement population will be critical. There are fewer people in the remaining population groups such as the “Gen X”, “Gen Y”, and “Gen Z” to replace those in the prior groups.

The retention of youth and/or the attraction of younger couples with children is critical to the future of Humphrey. This will require the community to be perceived and act in a manner that has a quality of life desired by these groups. The best way to start is to ask the youth in the community what is and will be important to them in the future. What will it take to get them to move back to Humphrey? The younger population group is the future leaders of the community, they need to provide the insight necessary to make Humphrey a population survivor.

### **Retention of the local school system**

A critical component to the previous paragraphs is the continuation of Humphrey Public Schools and Humphrey St. Francis. The local school systems are a critical component to the quality of life in the community. In today's economic and political climates it is extremely difficult for small districts such as Humphrey Public Schools and Humphrey St. Francis to provide all of the necessities needed and demanded.

### **A STRONG AGRICULTURAL ECONOMY**

A lot of Humphrey's fortunes and misfortunes ride on the agricultural economy; this is not uncommon in rural areas of Nebraska and the Great Plains. Through an economic development process, the city needs to find other areas of economic stability even if they are smaller in nature.

### **ENTREPRENEURSHIP BY LOCALS**

One of the best and safest means to grow a community's economy is through the entrepreneurial spirit. Most communities are looking for the next big business or industry to relocate to their community. In today's economy this type of economic development win is not very common.

Local entrepreneurs can be the biggest windfall a community can experience. These people are typically loyal to the local area and likely will give back to the community. However, the biggest mistake made is the locals do not support the business for some reason or another. Locals either:

- Don't want a local to succeed due to jealousy
- Can find what their selling cheaper in the town 20 to 30 miles down the road or on the internet
- Don't like the individual for one reason or another.

Local entrepreneurs are more likely to:

- Give back and support the community as opposed to the out of town operation
- Pay local property taxes
- Support the local school activities via physical and monetary support

Ironically, when communities similar to Humphrey were founded, the entire commercial aspects of the community were likely entrepreneurs. Again, in the 21st Century, the future of these communities may rely on locally grown and nurtured businesses.

Finally, there is one additional factor weighing heavily on the success of the entrepreneur, financial backing. New business start-ups have difficulty finding the proper financial support to be successful. There is a listing of potential business assistance programs at the end of this chapter, but one of the most critical can come from local investment clubs and individuals with belief in the entrepreneur and the entrepreneurial process.

### **SUPPLYING BASIC GOODS AND SERVICES LOCALLY**

The more the local economy can support itself through key goods and services such as grocery, fuel, pharmacies, hardware, restaurants/bars, etc. the more it has to offer its residents. One key factor to this issue is the critical mass required to support businesses. When examining successful communities, one major item stands out, the ability for a local business to supply more than one specialty; for example the pharmacy not only contains over the counter drugs and other toiletries but also has some clothing, gifts, etc. The business is not dependent on making it on only one item.

### **QUALITY INFRASTRUCTURE**

Quality infrastructure is critical to attracting and keeping residents. Quality water systems and waste systems need to be in place and maintained in order to make the community attractive as a place to live.

Communities like Humphrey will be faced with additional improvements as the older water mains and sanitary collection system continue to age. Staying on top of these improvements will allow the community to stay attractive to new and existing residents.

Maintaining the infrastructure, most of which is underground and unseen, is critical to a healthy community image.

# Economy/Economic Development

## QUALITY HOUSING STOCK

Humphrey is a “bedroom community” to several area communities including Columbus, Madison and Norfolk. Bedroom communities, like Humphrey, have a great role to play in rural Nebraska, they offer a different and typically a better quality of life. The key quality of life components include:

- A quieter place to live without the “white noise” found in more urban areas
- Prouder residents
- A safe environment with minimal levels of crime
- An environment where people look out for their neighbors and friends

## ECONOMIC DEVELOPMENT GOALS/POLICIES

### TOOLS AND STRATEGIES

Business retention, expansion and recruitment efforts work toward maintaining a stable economy. Business retention and expansion programs address the issues affecting decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and facilities, permitting procedures, property taxes and training programs. Recruitment programs largely focus on attracting industrial/primary users as a major economic development strategy. Retaining, expanding and attracting industrial businesses is important because these companies generally provide higher-paying jobs and do not sell directly to the end-user, creating an economic multiplier effect throughout the local economy.

### Economic Development Goal 1

Create a healthy and stable local economy by retention, expansion and recruitment of businesses.

#### Policies

- ED-1.1 Encourage continued cooperation between Humphrey’s governmental and civic organizations for identification and support of bolstering local economic development.
- ED-1.2 Perform business retention/expansion surveys with assistance from NENEDD and NEDED for every primary/industrial company within the city at a minimum of once every two years.
- ED-1.3 Prioritize visits with corporate office headquarters of local primary employers once every two years. Or sit down with local ownership to determine specific needs and concerns. The time to learn about their needs, issues, and concerns is the present, not when they are leaving town.
- ED-1.4 Encourage public/private partnerships for

creative financing of local economic development and affiliated projects.

- ED-1.5 Investigate the development of a local loan fund for the support of entrepreneurialism.
- ED-1.6 Develop policies on the use of Tax Increment Financing regarding business retention and expansion.
- ED-1.7 Work cooperatively with local businesses to develop business transition plans so retirements do not also mean a loss of a business in the community.

### ENVIRONMENT

Humphrey’s citizens recognize economic development should not come at the expense of environmental quality, which itself is recognized as an important component of a community. A balanced approach to environmental sustainability advocates a balance between utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

### Economic Development Goal 2

Recognize the importance of environmental quality and acknowledge protection of the environment will contribute to economic vitality.

#### Policies

- ED-2.1 Encourage recruitment of lower-impact, environmentally friendly businesses.
- ED-2.2 Encourage programs promoting sustainable business practices such as recycling, pollution control and low-energy consumption.
- ED-2.3 Develop zoning regulations to ensure the environmental stability and protection of all uses.

### Regulation

Humphrey encourages an environment offering flexibility, consistency, predictability and clear direction to advance economic opportunities.

### Economic Development Goal 3

Provide consistent, fair, flexible and timely regulations that are flexible, responsive and affective in promoting local economic development.

#### Policies

- ED-3.1 Develop and implement a strategy to enforce nuisance codes.
- ED-3.2 Encourage a streamlined approach to permitting to ensure timeliness in the process of zoning implementation

ED-3.3 Perform development review to ensure proposed developments are consistent with community vision and the Humphrey zoning code.

## QUALIFIED LABOR FORCE

Qualified labor is essential to recruit and retain business locally. The basic cornerstone in the development of a qualified labor force is educational opportunity. Humphrey citizens should encourage the constant evaluation, growth and responsiveness of K-12 education in the community. Partnerships between business and the educational community should be nurtured to further the process of aligning community business needs with trained workforce.

### Economic Development Goal 4

Promote a qualified, competitive labor force responding to the changing needs of the workplace.

#### Policies

- ED-4.1 Support the cooperation between Humphrey and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.
- ED-4.2 Continue support of K-12 education to include skills-based training and creative partnerships with businesses.
- ED-4.3 Advocate for greater partnership between community, community college and local school systems for enhanced workforce training.
- ED-4.4 Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets and deficiencies in the skill sets found within the local labor pool.
- ED-4.5 Work with Central Community College and Northeast Community College to develop customized training programs to meet business needs.
- ED-4.6 Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.

## INFILL AND REDEVELOPMENT

Encourage infill and redevelopment as an economic development tool to revitalize under-utilized areas. Infill development is the process of developing or redeveloping vacant land or underutilized parcels of land within the community already provided with urban infrastructure services. Infill development policies help utilize existing utilities

and services before considering costly service extensions.

### Economic Development Goal 5

Facilitate infill and redevelopment through the use of incentives and special development strategies.

#### Policies

- ED-5.1 Identify and designate specific areas for infill and redevelopment.
- ED-5.2 Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incentivize re-use and infill within areas slated for redevelopment.
- ED-5.3 Allow for focused public investment to address the difficulties of development on small and/or nonconforming lots.
- ED-5.4 Prioritize demolition of vacant, delinquent and/or unsafe facilities.
- ED-5.5 Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.

## ADEQUATE INFRASTRUCTURE AND LAND SUPPLY

Infrastructure availability is one of the most critical factors in economic development. Sewer, water, transportation, electric, natural gas, and communications facilities must be available or easily obtained. Attracting industrial/primary uses, an adequate supply of usable industrial land unencumbered by conflicting land uses and/or environmental constraints is important.

### Economic Development Goal 6

Ensure adequate amounts of usable industrial and commercially viable land in which new businesses may locate.

#### Policies

- ED-6.1 Encourage the identification of sites suitable for new primary/industrial development.
- ED-6.2 Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.
- ED-6.3 Maintain an inventory of identified, usable industrial and commercial land sufficient to meet the projected demand and encourage marketability of the region.

## ECONOMIC DEVELOPMENT RESOURCES

The City of Humphrey has several tools at their disposal with regard to economic development. One of the best tools is the membership in Northeast Nebraska Economic Development District. The District can be a major asset in the development of grant applications through the Nebraska Department of Economic Development and other sources.

## TAX INCREMENT FINANCING

Another tool available to the City is the use of Tax Increment Financing (TIF). In order for the City to use TIF the City Council would need to have one or more Blight and Substandard Studies completed. The City is able to declare up to 50% of the corporate limits as blighted and substandard.

Tax Increment Financing (TIF) in Nebraska is authorized within the State Statutes under the Community Redevelopment Act. The use of TIF has been established for the purpose of the public sector being capable to partner with the private sector on redevelopment/development activities. TIF is a means where a municipality may capture new tax revenues generated by a specific project, within the corporate limits. The "Increment" is the difference between the current taxes generated and the anticipated or new taxes created from said project.

Funding under TIF projects is limited however to being used for activities deemed to be public infrastructure or in the public's best interest. Prior to a community using TIF as a funding mechanism, the governing body must complete a number of statutory requirements.

Upon a declaration of blight and substandard conditions, the governing body must have a general redevelopment plan generated discussing how the blight and substandard conditions will be addressed. However, once a specific project is proposed and the governing body expresses interest, the general redevelopment plan must be amended to deal with specifics associated with the proposed project. The specific redevelopment plan is basically, a contract between the municipality and the developer. The contract spells out what will be paid for by the TIF, what means of upfront financing will be used on the project, the terms of the agreement, not to exceed 15 years, and others as deemed appropriate. At this point, TIF funds can be authorized and the project started.

## OTHER POTENTIAL FUNDING SOURCES

USDA Rural Development – Nebraska  
Web: <http://www.rurdev.usda.gov/ne/>

UNK Entrepreneurship and Innovation Program  
Web: [http://www.unk.edu/academics/crrd/Entrepreneurship\\_program.php](http://www.unk.edu/academics/crrd/Entrepreneurship_program.php)

Nebraska Business Development Center (NBDC)  
Web: <http://www.nbdc.unomaha.edu/>


Center for Rural Affairs – Rural Enterprise Assistance Project  
Web: <http://www.cfra.org/reap/home>

Community Development Resources  
Web: <http://cdr-nebraska.org>

The Food Processing Center – University of Nebraska Lincoln  
Web: <http://fpc.unl.edu>

Nebraska Enterprise Fund  
Web: <http://www.nebbiz.org>

Buy Fresh, Buy Local Nebraska  
Web: <http://www.buylocalnebraska.org>

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-1.1	Encourage continued cooperation between Humphrey's governmental and civic organizations for identification and support of bolstering local economic development.	1,2,3,6,12,13	1,6		●					
ED-1.2	Perform business retention/expansion surveys with assistance from NENEDD and NEDED for every primary/industrial company within the city at a minimum of once every two years.	1,3,5,11	1,6		●					
ED-1.3	Prioritize visits with corporate office headquarters of local primary employers once every two years. Or sit down with local ownership to determine specific needs and concerns. The time to learn about their needs, issues and concerns is the present, not when they are leaving town.	1,3,5,11	1,6		●					
ED-1.4	Encourage public/private partnerships for creative financing of local economic development and affiliated projects.	1,3,5,6,10	1,4,5,6		●					
ED-1.5	Investigate the development of a local loan fund for the support of entrepreneurialism.	1,3,5,6,10	1,4,5,6		●					
ED-1.6	Develop policies on the use of Tax Increment Financing regarding business retention and expansion.	1, 2, 3, 5,7,8,13	1,4,5,6		●					
ED-1.7	Work cooperatively with local businesses to develop business transition plans so retirements do not also mean a loss of a business in the community.	1, 3, 5,6,8,10,11	1,4,5,6		●					
ED-2.1	Encourage recruitment of lower-impact, environmentally friendly businesses.	1,3,5,7,8,10,11	1,3,4,5,6		●					
ED-2.2	Encourage programs promoting sustainable business practices such as recycling, pollution control and low-energy consumption.	1,3,5,7,8,10,11	1,3,4,5,6		●					
ED-2.3	Develop zoning regulations to ensure the environmental stability and protection of all uses.	1,3,5,8,10,11	1,4,5,6		●					

Organization:


- 1 City
- 2 Platte County
- 3 NEDED
- 4 NIFA
- 5 NENEDD
- 6 Private Businesses
- 7 Developers
- 8 Consultants
- 9 Nebraska Department of Transportation
- 10 Loup Public Power
- 11 NPPD
- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax



# Humphrey Economy/Economic Development


	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-3.1	Develop and implement a strategy to enforce nuisance codes.	1,5,8	1,4,5,6		●					
ED-3.2	Encourage a streamlined approach to permitting to ensure timeliness in the process of zoning implementation.	1,5,8	1,4,5,6		●					
ED-3.3	Perform development review to ensure proposed developments are consistent with the community vision and the Humphrey zoning code.	1,5,8	1,4,5,6		●					
ED-4.1	Support the cooperation between Humphrey and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.	1,12	1,4,5,6		●					
ED-4.2	Continue support of K-12 education to include skill-based training and creative partnerships with businesses.	1,3,5,6,10,11,13	1,3,4,5,6		●					
ED-4.3	Advocate for greater partnership between community, community college and local school systems for enhanced workforce training.	1,3,5,6,10,11,12,13	1, 5		●					
ED-4.4	Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets and deficiencies in the skill sets found within the local labor pool.	1,3,5,6,8,10,11,12,13	1,4		●					
ED-4.5	Work with Central Community College and Northeast Community College to develop customized training programs to meet business needs.	1,3,5,6,7,10,11,12	1,4		●					
ED-4.6	Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor force.	1,3,4,5,6,7,8,10,11	1,2,3,4,5		●					

Organization:

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- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-5.1	Identify and designate specific areas for infill and redevelopment.	1,7,8	1,3,4,5		●					
ED-5.2	Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incentivize re-use and infill within areas slated for redevelopment.	1,3,4,5, 6,7,8,10, 11	1,5,6		●					
ED-5.3	Allow for focused public investment to address the difficulties of development on small and/or nonconforming lots.	1,3,4,5,6,7 8,10,11	1,5,6		●					
ED-5.4	Prioritize demolition of vacant, delinquent and/or unsafe facilities.	1,8	1,4,5		●					
ED-5.5	Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.	1,8	1,4,5		●					
ED-6.1	Encourage the identification of sites suitable for new primary/industrial development	1,2,3,5,6,7 8,10,11	1,2,3,4,5	●						
ED-6.2	Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.	1,2,3,5,6,7 8,10,11	1,2,3,4,5	●						
ED-6.3	Maintain an inventory of identified, usable industrial and commercial land that is sufficient to meet the projected demand and encourage marketability of the region	1,2,3,5,6,7 8,10,11	1,2,3,4,5		●					

Organization:

- 1 City
- 2 Platte County
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# Chapter 6 Parks and Recreation

## Recreation

A historic standard, used for decades, regarding parks and recreation, as established by the National Parks and Recreation Association (NPRA), is 10 acres per 1,000 residents. However, there are a number of standards in addition to NPRA. Nebraska Game and Parks has used a standard of 14 to 25 acres per 1,000 residents. The Nebraska standard may be more closely aligned with smaller communities like Humphrey. Smaller communities, similar to Humphrey, have a tendency to have more than the minimum standards due to the level of service demand by the community residents.

Another recently discovered standard is the **Small Community Park & Recreation Standards, 2003**, examines the primary areas of small community parks and recreation and breaks it down into five basic categories: Sports fields, Courts, Outdoor Recreation, Leisure, and Other Recreational Facilities. This resource also determines minimum acreages for each and the total comes to 15.5 acres per 1,000 residents.

### PARK AND RECREATION STANDARDS

As discussed above, there are a number of standards to be examined. This section will examine some of the basic standards established overall and in more specific detail.

**TABLE 6.1: HUMPHREY PARK AND RECREATION STANDARDS**

Organization	Standard	2010 pop	Parks and Recreation Needed
NPRA	10A/1,000 residents	760	7.9 Acres
NGPC	14 to 25 A/ 1,000 residents	760	10.6 Acres to 19.0 Acres
SCPRS	15.5A/1,000 residents	1,991	11.8 Acres

Sources: National Parks and Recreation Association  
Nebraska Game and Parks  
Small Community Park and Recreation Standards 2003

Table 6.1 examines the desired standards for key facilities found in small and larger communities in the United States. The table is meant as a guide for



Photo 6.1 Aerial view of Humphrey Football Stadium



# Parks and Recreation

Humphrey instead of an absolute. For example, not all communities have skate parks or BMX courses in their communities; actually in some cases these facilities may become a huge liability risk to the community due to the nature of the uses.

Table 6.2 examines standards as established in **Small Community Park & Recreation Standards, 2003**.

Table 6.3 expands on the standards in Table 6.2 and applies it to the minimum amounts of land needed to meet these standards. Again, these standards will be examined in context to the city of Humphrey.

**TABLE 6.2: POPULATION SERVED PER PARK SYSTEM FACILITY**

Facility Category	Parks System Facility Type	Total Population served by one facility	# of facilities Needed per 1,000 residents
Sports Fields	Soccer/Multi-Use Field	1,050	0.95
	Ball Field (Baseball/Softball)	1,640	0.61
Courts	Tennis Court	1,030	.97
	Basketball Court	1,100	0.91
	Volleyball Court	7,540	0.13
Outdoor Recreation	Small Skate park (7000 sf footprint)	6,410	0.16
	Full-sized Skate park (17,000+ sf footprint)	15,560	0.06
	BMX Track (Standard ABA Certified)	6,250	0.16
	Paved Multi-purpose Trail (per mile)	960	1.04
	Dirt/Gravel Multi-Use Trail (per mile)	430	2.33
Leisure	Playgrounds (per 3,200 sf of fully developed area)	6,270	0.16
	Family Picnic Area	160	6.25
	Group Picnic Area (w/ Shelter)	2,780	0.36
	Park Bench	130	7.69
Other Facilities	Swimming Pool (outdoors)	8,250	0.12
	Outdoors Events Venue	2,380	0.42

Source: Small Community Parks and Recreation Standards, 2003

**TABLE 6.3: SMALL COMMUNITY PARKS LAND STANDARDS**

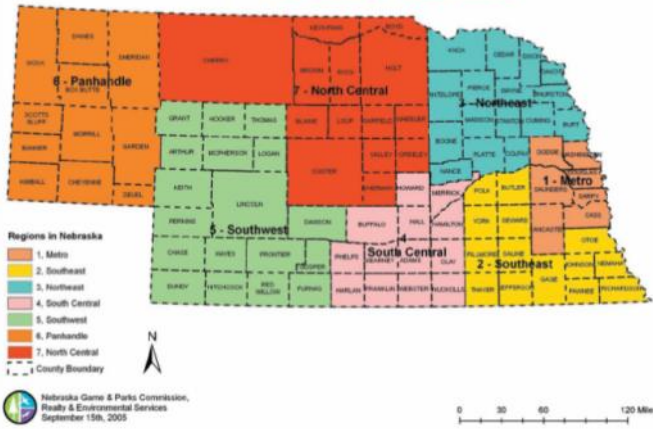
Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	Acres required for one facility	Total Acres required per 1,000 residents (park land Standards)
Sports Fields	Soccer/Multi-Use Field	0.95	2.21	2.10
	Ball Field (Baseball/Softball)	0.61	3.77	2.30
Courts	Tennis Court	.97	0.17	0.17
	Basketball Court	0.91	0.16	0.15
	Volleyball Court	0.13	0.10	0.01
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.18	0.03
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.50	0.03
	BMX Track (Standard ABA Certified)	0.16	3.12	0.50
	Paved Multi-purpose Trail (per mile)	1.04	2.43	2.53
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	1.83	4.25
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	0.14	0.02
	Family Picnic Area	6.25	0.01	0.08
	Group Picnic Area (w/ Shelter)	0.36	2.06	0.74
	Park Bench	7.69	0.00	0.00
Other Facilities	Swimming Pool (outdoors)	0.12	0.34	0.04
	Outdoors Events Venue	0.42	3.19	1.34

Source: Small Community Parks and Recreation Standards, 2003

## CITY OF HUMPHREY

Humphrey is located in Region 3 of the Nebraska Game and Parks Commission territories. Humphrey has one public park area; plus, other recreational opportunities in the community.

**FIGURE 6.1: NEBRASKA GAME AND PARKS REGIONS**



Source: Nebraska Game and Parks Commission

**Heritage Park**

Humphrey’s Heritage Park covers 10 acres. Facilities include two park shelters, playground equipment, sand volleyball, tennis courts, and a swimming pool. There are also camper pads with hook ups. In recent years, the Community Club helped update the facilities and landscaping the park. The Community Club obtained grants with the help of the city and has held fundraisers and received private donations to make this project possible. Volunteer labor and donated material has also defrayed the cost.

Source: <http://econdevttools.nppd.com/aedc/fastfacts.asp?city=Humphrey#recreation>



**Photo 6.2 Aerial view of Heritage Park**  
Source: Google Earth

**Ed Foltz Sports Complex**

Ed Foltz Sports Complex is home to many baseball and softball teams coached by volunteers from the community and available to boys and girls of all ages.

Source: <http://econdevttools.nppd.com/aedc/fastfacts.asp?city=Humphrey#recreation>

**Ed Foltz Pond**

Foltz Pond located south of the swimming pool also offers fishing for local residents.

Source: <http://econdevttools.nppd.com/aedc/fastfacts.asp?city=Humphrey#recreation>

**REGIONAL RECREATION**

**Lewis and Clark State Recreation Area**

Nebraska’s second largest reservoir, Lewis and Clark straddles the state’s northeast border with South Dakota. The lake draws its name from the Lewis and Clark expedition, which camped nearby during the famous journey to explore the Louisiana Purchase. Lewis and Clark offers modern cabins, boating, fishing, hunting bird watching and scenic vistas.

Source: <http://outdoornebraska.gov/lewisandclark/>

**Loup Park and Lake Babcock**

Loup Park is one of the best known family camping facilities in northeast Nebraska. The park includes picnicking, walking or biking on the paved trails or just enjoy an evening sunset. The area has 31 acres along the north and west shores of Lake Babcock.

Recreational uses include Camping (Electrical hook-ups and primitive camping available during the summer at no charge), picnicking, grilling, outstanding trails and nature walks. Restrooms are available during the summer. Playground areas, potable water, picnic tables, grills, plant/wildlife and bird watching during fall and spring migrations make Lake Babcock and Loup Park a pleasant camping and relaxed recreational experience.

The facility also contains Two Lakes Trail, a paved hiking/biking trail traverses the park area and connects Loup and Lake North parks. Castner’s Crossing Bridge at the west end of the park connects the Two Lakes trail with the Bob Lake and Robert White Trails. These 9 foot wide crushed limestone surfaced trails skirt the west and south sides of Lake Babcock and the south side of Lake North. Free parking is provided at the trailheads.

Source: <http://www.loup.com/recreation/lakebabcock.asp>

**Lake North Park**

Lake North Park is one of the premier family-oriented parks in northeast Nebraska. Offering camping, boating, skiing and swimming as well as picnic areas. The views and constant cool breeze off the lake make for good family fun on even the hottest summer days. The facility is located four miles north of US Highway 30 on 18th Avenue.

The facility contains 14 acres with two beaches and two boat ramps adjoining a 200 acre lake. Other

## Parks and Recreation

recreational uses include boating, water skiing, camping (Electrical hook-ups and primitive camping available during the summer at no charge) and fishing. Restroom facilities are available during the summer. In addition there are Playground areas, potable water, picnic tables, grills. During the fall and spring migrations, Lake North becomes a favorite place for bird watching and viewing beautiful sunsets.



**Photo 6.3 Aerial view of Ed Foltz Sports Complex**  
Source: Google Earth

Trails are available year round connecting Lake North and Loup Park.

Source: <http://www.loup.com/recreation/lakenorth.asp>



**Photo 6.4 Aerial view of Ed Foltz Pond**  
Source: Google Earth

### Powerhouse Park

Powerhouse Park is very popular with local residents and offers an impressive view of the Columbus Powerhouse and the canal. The park offers relaxed family fun with playground equipment for children

to enjoy. You are welcome to set up a volleyball net or just settle in for a family afternoon/evening cookout among the pine trees. The facility is located three miles north of Columbus on 3rd Avenue and contains 4.5 acres.

Recreational uses include picnicking, fishing and camping. Fishing is quite popular along the canal, but can be dangerous. The park contains a limited number of primitive camping sites available on weekends during the summer at no charge. The are also includes restrooms available during the summer. Playground area, picnic tables and grills. Swimming is not permitted!

Finally, there are graveled paths for short walks around the park.

Source: <http://www.loup.com/recreation/powerhouse.asp>

### Other Regional Facilities within the Humphrey Area

- Wood Duck WMA Stanton County
- Oak Valley WMA Madison County
- Wilkinson WMA Platte County
- Lookingglass Creek WMA Platte County
- George D. Syas WMA Platte County

WMA = Wildlife Management Area (controlled by NGPC)



**Photo 6.5 Photo of Lake Babcock**  
Source: <http://www.loup.com/recreation/lakebabcock.asp>



**GOLF COURSES**

**Steepleview Golf Course**

Steepleview Golf Course is a Marty Johnson design & built in 1992 just east of Humphrey, NE on mildly sloping terrain. The layout is open with man-made mounding along the fairways and around the greens. Scotch pines and other trees line the fairways. The raised greens are moderately undulating and are in great condition. Two ponds serve to enhance the courses difficulty.

The course is a 9-hole course with two par 5 holes, five par 4 holes, and two par 3 holes. The overall length of the course is 2964 yards.

**FIGURE 6.2: STEEPLEVIEW GOLF COURSE LAYOUT**



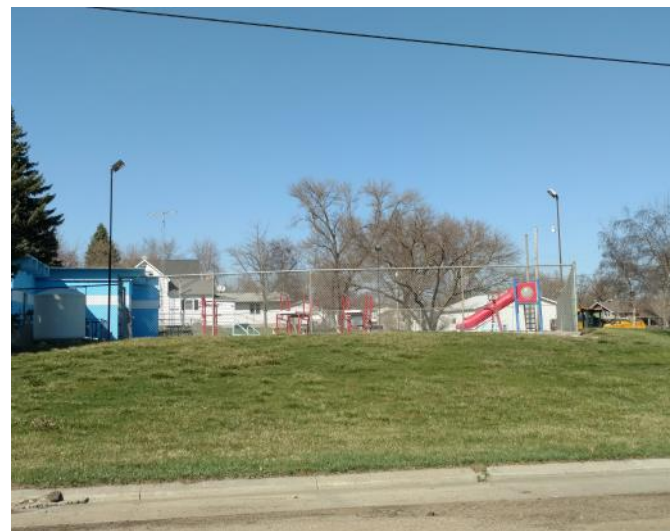
Source: <http://steepleviewgolf.com/>

Other golf courses serving the Humphrey area include:

<u>Course</u>	<u>Community</u>
Albion Country Club	Albion
Pawnee Hills Golf Course	Fullerton
Evergreen Hill Golf Course	Battle Creek
El Dorado Hills Golf Course	Norfolk
Kelly's Country Club	Norfolk
Norfolk Country Club	Norfolk
Taylor Creek Golf Club	Madison
Newman Grove Golf Course	Newman Grove
Van Berg Golf Course	Columbus
Country Shadows GC	Columbus
Elks Country Club	Columbus
Quail Run Golf Course	Columbus
Club 91 Golf Course	Leigh
Elkhorn Acres Golf Course	Stanton



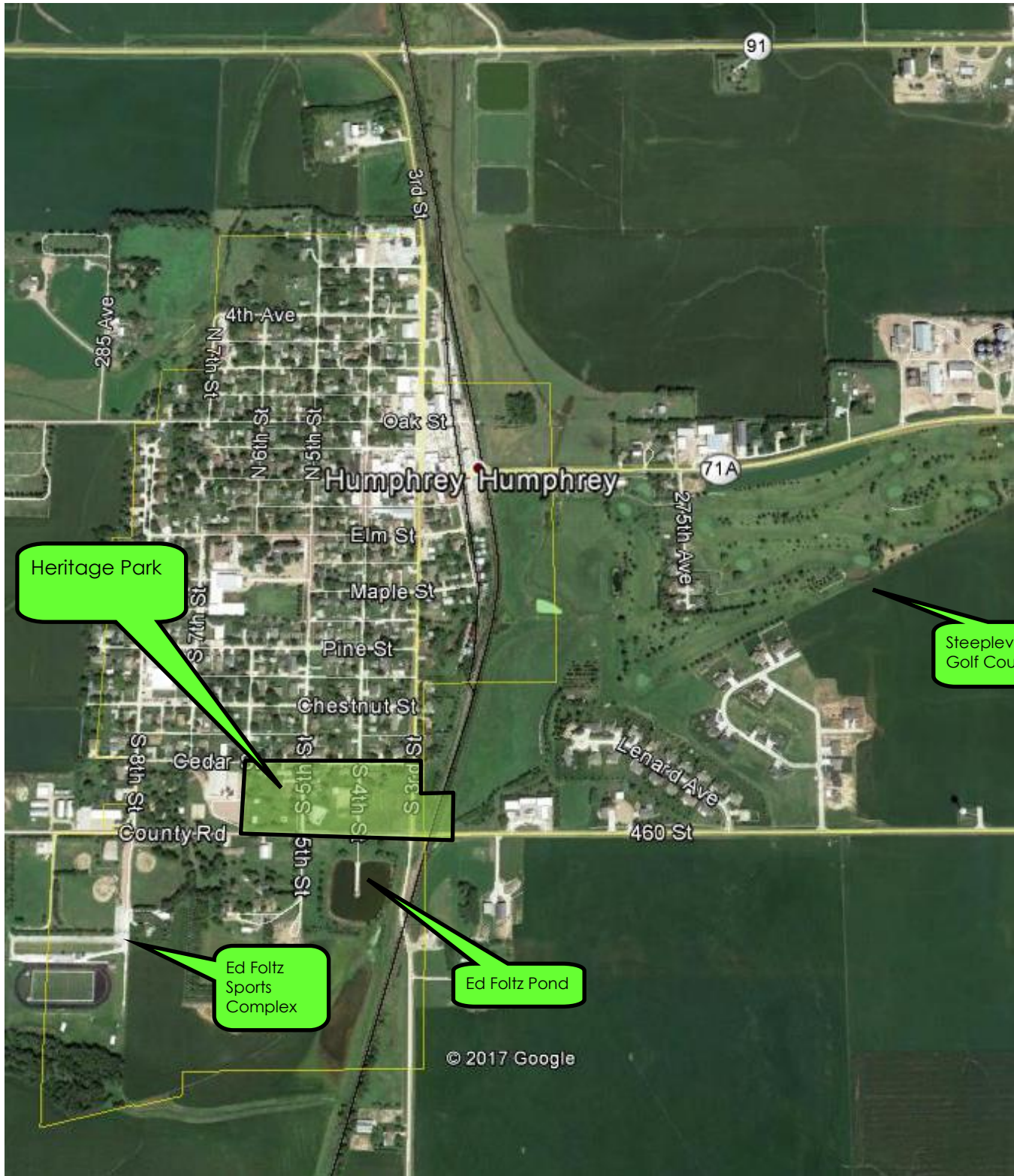
**Photo 6.6 Aerial of Ed Foltz Sports Complex**  
Source: John Stock



**Photo 6.7 Humphrey Swimming Pool**



FIGURE 6.3: PARK LOCATIONS



**TABLE 6.4: PARK STANDARDS  
HUMPHREY, NEBRASKA**

Type of Park	Optimum Size	Service Area	Uses
<b>Mini Parks</b>	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: <ul style="list-style-type: none"> <li>• Playground equipment</li> <li>• Picnic tables and shelters</li> <li>• Open turf</li> <li>• Natural areas</li> </ul>
<b>Neighborhood Parks</b>	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): <ul style="list-style-type: none"> <li>• Play areas</li> <li>• Tennis courts</li> <li>• Basketball courts</li> <li>• Open field for casual and multi-use play</li> </ul>
<b>Community Parks</b>	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: <ul style="list-style-type: none"> <li>• Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.)</li> <li>• Lighted sports fields with bleachers</li> <li>• Small passive areas for neighborhood park functions</li> <li>• Community center for indoor recreation including kitchen, meeting rooms and large open exercise area</li> <li>• Natural area with trail</li> </ul>
<b>District / Regional Parks</b>	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: <ul style="list-style-type: none"> <li>• Large children's playground (with theme)</li> <li>• Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency</li> <li>• Significant dedicated natural areas with trails and passive park uses</li> <li>• Community center</li> </ul>
<b>Natural Resource Area</b>	based on resource	Entire community	Lands set aside to preserve unique natural resources: <ul style="list-style-type: none"> <li>• Remnant landscapes</li> <li>• Open space</li> <li>• Visual/aesthetics buffering</li> </ul>
<b>Greenway (trails and linear parks)</b>	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
<b>School – Park</b>	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
<b>Sports Complex</b>	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
<b>Special Use</b>	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Source: NRPA

# Parks and Recreation

**Table 6.5:**  
**Recreation Needs - Low Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents	# of Existing Facilities in Humphrey	# of New Facilities Needed by 2040 Low Series
<b>Sports Fields</b>	Soccer/Multi-Use Field	0.95	0.0	(0.75)
	Ball Field (Baseball/ Softball)	0.61	3.0	0
<b>Courts</b>	Tennis Court	.97	2.0	0
	Basketball Court	0.91	3.0	0
	Volleyball Court	0.13	2.0	0
<b>Outdoor Recreation</b>	Small Skate park (7000 sf footprint)	0.16	0.0	(0.13)
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.0	(0.05)
	BMX Track (Standard ABA Certified)	0.16	0.0	(0.13)
	Paved Multi-purpose Trail (per mile)	1.04	0.0	(0.82)
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	(1.84)
<b>Leisure</b>	Playgrounds (per 3,200 sf of fully developed area)	0.16	3.0	0
	Family Picnic Area	6.25	0.0	(5.0)
	Group Picnic Area (w/ Shelter)	0.36	2.0	0
	Park Bench	7.69	4.0	(2.08)
<b>Other Facilities</b>	Swimming Pool (outdoors)	0.12	1.00	0
	Outdoors Events Venue	0.42	1.00	0

Source: Marvin Planning Consultants – 2018

**Table 6.6:**  
**Recreation Needs - Medium Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Humphrey	# of New Facilities Needed by 2040 Medium Series Projection
<b>Sports Fields</b>	Soccer/Multi-Use Field	0.95	0.00	(0.77)
	Ball Field (Baseball/ Softball)	0.61	3.0	0
<b>Courts</b>	Tennis Court	.97	2.0	0
	Basketball Court	0.91	3.0	0
	Volleyball Court	0.13	2.0	0
<b>Outdoor Recreation</b>	Small Skate park (7000 sf footprint)	0.16	0.00	(0.13)
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.00	(0.05)
	BMX Track (Standard ABA Certified)	0.16	0.00	(0.13)
	Paved Multi-purpose Trail (per mile)	1.04	0.0	(0.85)
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	(6.58)
<b>Leisure</b>	Playgrounds (per 3,200 sf of fully developed area)	0.16	3.0	0
	Family Picnic Area	6.25	0.0	(5.09)
	Group Picnic Area (w/ Shelter)	0.36	2.0	0
	Park Bench	7.69	4.0	(2.26)
<b>Other Facilities</b>	Swimming Pool (outdoors)	0.12	1.00	0
	Outdoors Events Venue	0.42	1.00	0

Source: Marvin Planning Consultants – 2018

**Table 6.7:  
Recreation Needs - High Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Humphrey	# of New Facilities Needed by 2040  High Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0.0	(0.80)
	Ball Field (Baseball/ Softball)	0.61	3.0	0
Courts	Tennis Court	.97	2.0	0
	Basketball Court	0.91	3.0	0
	Volleyball Court	0.13	2.0	0
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.0	(0.14)
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.0	(0.05)
	BMX Track (Standard ABA Certified)	0.16	0.0	(0.14)
	Paved Multi-purpose Trail (per mile)	1.04	0.0	(0.88)
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	(1.97)
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	2.0	0
	Family Picnic Area	6.25	0.0	(5.29)
	Group Picnic Area (w/ Shelter)	0.36	2.0	0
	Park Bench	7.69	4.0	(2.50)
Other Facilities	Swimming Pool (outdoors)	0.12	1.00	0
	Outdoors Events Venue	0.42	1.00	0

Source: Marvin Planning Consultants – 2018

Tables 6.5 through 6.7 identify specific recreational uses and their potential demand based upon the three different population projections in Chapter 3. The number represented in the far right column represents the total needed in 2040 based upon the projections and ideal ration per 1000 persons. In order to determine the total number needed simply subtract the actual from the projected number.

In a number of cases, Humphrey will begin to see deficits by 2040. Some of the recreational uses may be more in demand than others as the planning

period moves forward to 2040; there may be demand for soccer fields, basketball courts, trails, picnic areas and park benches. However, during the planning period, there appears to be minimal additions needed to the parks and recreation facilities within Humphrey.

These figures are here as a guide for the community, not as an absolute. These numbers begin to indicate the overall impact that long range growth can have on a community. As the planning period moves forward an annual to five year review of these criteria should be undertaken to determine any future needs and deficits.

**PARKS AND RECREATION GOALS AND POLICIES**

**Parks and Recreation Goal 1**

Development of a community-wide trails system will aid in the long-term recreational and walkability needs of the residents as well as the overall health of the community

**Policies**

- PR-1.1 The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.
- PR-1.2 The City of Humphrey should work towards an achievable number of feet/ miles, annually, for construction and budget for the project.
- PR-1.3 The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.

**Parks and Recreation Goal 2**

Humphrey will continue to provide adequate recreational programs and facilities for the youth and adults of the community.

**Policies**


- PR-2.1 The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.
- PR-2.2 The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.
- PR-2.3 The City should continue to market the recreational opportunities of the community and the existing ballfields.
- PR-2.4 The City should continue to maintain and update the existing parks and equipment found throughout



## Parks and Recreation

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- Humphrey.
- PR-2.5 The City should look into the potential construction of a new swimming pool/ water park.
- PR-2.6 The City should look into updating restrooms and shelters in the community parks.
- PR-2.7 Examine the feasibility of constructing an enclosed shelter with restrooms and kitchenette.
- PR-2.8 Develop a new Veteran's Memorial commemorating those from Humphrey that have served in the Armed Forces.
- PR-2.9 Incorporate park equipment so to make the playground areas inclusive for those with specific challenges.
- PR-2.10 Due to the number of items identified in the Community Survey for the Comprehensive Plan, develop a Parks and Recreation survey to determine specific amenities and desires for the park system in the future.

	Parks and Recreation Action Items		\$\$\$	CIP		Less 1 Year	1 to 5 years	5 to 10 years	10 to 20 years	On-going	Management Statement /
				Y	N						
PR-1.1	The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.	1,2,4,6,7 8,9,13	1,4,5		●		■				
PR-1.2	The City of Humphrey should work towards an achievable number of feet/miles annually, for construction and budget for the project.	1,2,3,4,5,6 7,8,9,13	1,4,5	●			■	■			
PR-1.3	The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.	1,8	1,2,3,4,5	●			■	■			
PR-2.1	The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.	1,13	1,4,5		●						■
PR-2.2	The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.	1,8,13	1,2,4,5	●							■
PR-2.3	The City should continue to market the recreational opportunities of the community and the existing ballfields.	1,5,10,11, 12,13	1,4,5,6		●						■
PR-2.4	The City should continue to maintain the existing parks found throughout Humphrey.	1,8,12,13	1,4,5,6	●							■
PR-2.5	The City should look into the potential construction of a new swimming pool/water park.	1,8,12,13	1,4,5,6	●		■	■				
PR-2.6	The City should look into updating restrooms and shelters in the community parks.	1,8,12,13	1,4,5,6	●		■	■				
PR-2.7	Examine the feasibility of constructing an enclosed shelter with restrooms and kitchenette	1,8,12,13	1,4,5,6	●			■	■			
PR-2.8	Develop a new veterans Memorial commemorating those from Humphrey that have served in the Armed Forces.	1,8,12,13	1,4,5,6	●			■	■			
PR-2.9	Incorporate park equipment so to make the playground areas inclusive for those with specific challenges.	1,8,12,13	1,4,5,6	●			■	■			
PR-2.10	Due to the number of items identified in the Community Survey for the Comprehensive Plan, develop a Parks and Recreation survey to determine specific amenities and desires for the park system in the future.	1,8	1,4		●	■	■				

Organization:

- 1 City
- 2 Platte County
- 3 NEDED
- 4 NIFA
- 5 NENEDD
- 6 Private Businesses
- 7 Developers
- 8 Consultants
- 9 Nebraska Department of Transportation
- 10 Loup Public Power
- 11 NPPD
- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax

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# Chapter 7 Community Facilities

State and local governments provide a number of services to their citizens. The people, buildings, equipment and land utilized in the process of providing these goods and services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services built and maintained by different levels of government. Such facilities are provided to insure the safety, wellbeing and enjoyment of the residents of Humphrey. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services are contained in the Facilities Plan. Alternatively, in some instances, there are a number of services not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are in integral part of the community.

The Facilities Plan component of a Comprehensive Development Plan reviews present capacities of public and private facilities and services.

The Facilities Plan for Humphrey is divided into the following categories:

- Education
- City Buildings
- Historic Properties
- Life Safety (Fire and Rescue/Law Enforcement)
- Health Care

## EDUCATION

### PUBLIC SCHOOLS

The public schools in Nebraska are grouped into six classes, depending upon the type of educational services provided and the size of the school district. The six classes, as defined by the State of Nebraska, are:

Class 1	<i>Dissolved by Legislative action</i>
Class 2	Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.
Class 3	Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.
Class 4	Any school district with territory having a population of 100,000 or



# Community Facilities

more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.

**Class 5** Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.

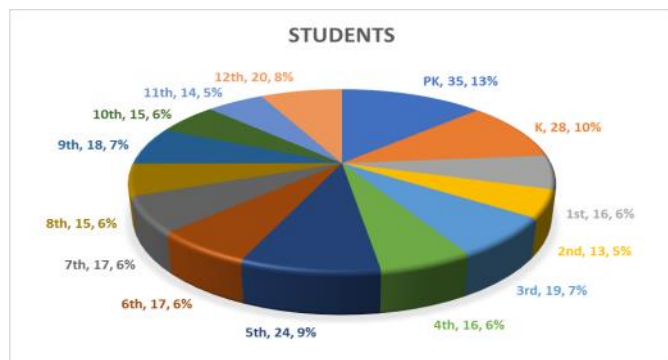
**Class 6** Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

## Humphrey Public Schools

Humphrey Public School is a class 3, K-12 district accredited by the Nebraska Department of Education. There are 267 students, as of the 2016-2017 school year. Courses offered in the high school include vocational agriculture, consumer education, industrial arts, and business technology. The school district offers special education services for preschool through age 20 in the school system. Some services are contracted through the Education Service Unit in Columbus. The Humphrey Public School Multicultural committee was established in 1993 to make Humphrey Public School in compliance with Rule 16 of the Nebraska Department of Education and LB 922 passed by the Nebraska State Legislature. The proposed plan was adopted on October 10, 1994.

Source: <http://econdetools.nppd.com/aedc/fastfacts.asp?city=Humphrey#education>

**FIGURE 7.1: ENROLLMENT BY GRADE HUMPHREY PUBLIC SCHOOLS 2016-2017**



Source: Nebraska Department of Education 2016-2017

## St. Francis Catholic Schools

St. Francis Grade and High School provide a Catholic education to area students. They boast an enrollment of 178 in K-6, and 153 in 7-12 and are accredited by the Nebraska Department of Education. There are eight elementary teachers and 13 in the Jr./Sr. High. Ninety-five percent of the graduating seniors go on to college. A great working relationship exists between the public and parochial school. Shared classes include Spanish, art, anatomy, industrial arts, drafting, IBM computers, band, vocational agriculture, consumer science, and German. Organizations open to area youth are TEC, Campus Ministry, Humphrey Youth Council, and CCD which are designed to enhance Christian values in both the classroom and community.

Source: <http://econdetools.nppd.com/aedc/fastfacts.asp?city=Humphrey#education>

## Post-Secondary Education

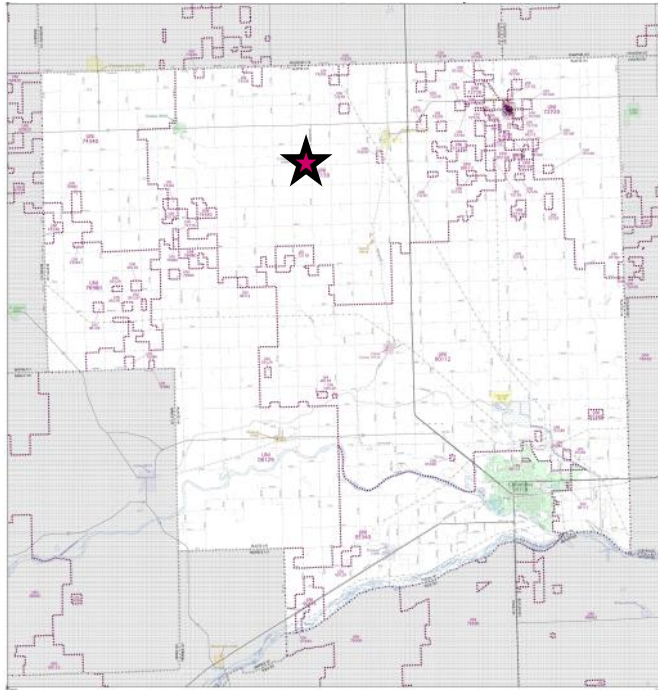
There are no post-secondary educational facilities located in Humphrey. The residents of Humphrey and the surrounding area have a large selection of in-state post-secondary schools to select. Some of these include:

- |                             |          |
|-----------------------------|----------|
| Northeast Community College | Norfolk  |
| Central Community College   | Columbus |
| University of Nebraska      | Kearney  |
| University of Nebraska      | Lincoln  |
| Midland Lutheran            | Fremont  |
| Nebraska Wesleyan           | Lincoln  |
| Union College               | Lincoln  |
| Kaplan University           | Lincoln  |
| Doane College               | Crete    |
| Concordia University        | Seward   |
| University of Nebraska      | Omaha    |
| Creighton University        | Omaha    |



Photo 7.1 Humphrey Public High School

**FIGURE 7.2: SCHOOL DISTRICT MAP HUMPHREY PUBLIC SCHOOLS 2010**



Source: US Census Bureau 2010



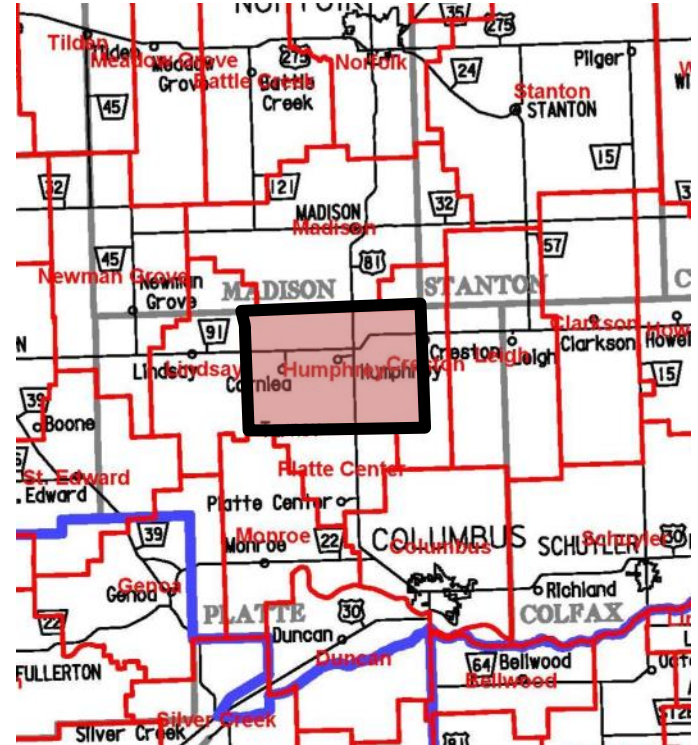
Photo 7.2 Humphrey St. Francis High School

**FIRE PROTECTION**

**Fire and Rescue**

Humphrey Fire and Rescue covers 100 square miles. Humphrey Fire and Rescue is funded through taxes via the City of Humphrey and Humphrey Rural Fire Department. The department has five trucks and two ambulances. The department has 50 members between the fire and rescue side of the department.

**FIGURE 7.3: FIRE DISTRICT MAP HUMPHREY 2018**



Source: [http://www.transportation.nebraska.gov/maps/misc-maps/Rural\\_Fire\\_Districts.pdf](http://www.transportation.nebraska.gov/maps/misc-maps/Rural_Fire_Districts.pdf)

**LAW ENFORCEMENT**

**Humphrey Police Department**

The Humphrey Police Department consist of one Full-time Officer and 5 Part-time Officers. The Police Department covers and is on-call 24 / 7 with the assistance of the Platte County Sheriff's Office when needed. The Police Department is located in the City Office Building

Source: City of Humphrey Police Department

**CITY BUILDINGS**

**City Office**

The offices for the City of Humphrey are located at 403 Main Street. The offices of City Hall including the office of the Mayor, City Clerk, and Police Department.

**Humphrey Community Center**

The Humphrey Community Center is one of the premier event centers in Northeast Nebraska. The facility has two unique banquet rooms which can accommodate groups as small as 20 people or as large as 800 guests.

The Main Ball Room is perfect for wedding receptions, large family gatherings, trade shows, Husker football parties or any event requiring



## Community Facilities

seating for more than 200 guests. The room has more than 7,000 square feet and features a 20' x 60' stage, a full service bar and access to a modern kitchen, as well as a 20' wide Hi-Definition Jumbo Video System. The wireless audio system features a speaker system throughout the building.



Photo 7.3 Aerial view of Humphrey Community Building  
Source: John Stock

The South Room is a 2,800 square foot meeting room built to host up to 200 guests. The room features an open floor plan allowing flexibility of table arrangements and food service. An overhead window and countertop allows easy access to the kitchen. Cable hookups and speakers throughout the room allow access to the audio/video system, including wireless microphones.

The Kitchen is accessible from either room and allows the host or caterer to prepare meals and beverage service away from guests. The kitchen features ample counter space for food preparation and rosters, two hand wash sinks and six deep kitchen sinks for filling coffee pots, or lemonade coolers as well as quick cleanup. A triple glass-front cooler and a refrigerator-freezer are also available for use. A private kitchen entrance allows caterers easy access.



Photo 7.4 Humphrey Public Library

Source: <http://www.humphreycc.com/facilities.htm>

### Humphrey Public Library

The Humphrey Public Library is located at 309 Main Street and offers:

- An adult and children's book section
- Audio Books and tapes
- Newspaper and magazines available for on-site reading.

Source: <http://www.humphreylibrary.com/about.shtml>

### HEALTH CARE

Humphrey has the following medical services in the community:

- Humphrey Medical Clinic located at 303 Main Street
- Humphrey Physical Therapy located at 207 Main Street
- Family First Dental located at 203 Elm Street
- Humphrey Chiropractic located at 303 Main Street, and
- Balance Massage

### Nursing Home Facilities

There are no nursing home facilities located in Humphrey. The closest are in Platte Center, Creston, Madison, Norfolk, and Columbus.

### Hospitals

There are no hospital facilities located in Humphrey. The closest are in Norfolk with Faith Regional Health Services, Columbus with Columbus Community Hospital, Genoa with Genoa Community Hospital, and Albion with Boone County Health Center.

## COMMUNITY FACILITIES GOALS AND POLICIES

### Educational Goals

#### Educational Goal 1

Quality education is a vital component of positive growth. Although the City's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

#### Policies

- EDU-1.1 Cooperate with Humphrey Public Schools and Humphrey St. Francis in expanding public uses of educational facilities.
- EDU-1.2 The school systems should review all new development proposed within the zoning jurisdiction of Humphrey so they can accommodate future school populations.

**Educational Goal 2**

The city will coordinate with the school district to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the school curriculum and facilities.

**Policies**

- EDU-2.1 Cooperate with both school systems on any future expansion or the development of new joint facilities.
- EDU-2.2 Work with students to continually identify new facilities that will be needed in the future.

**Public Safety Goals**

**Safety (Fire Protection) Goal 1**

The goal of the City of Humphrey is to maintain quality fire protection by exploring programs and alternative services to insure optimum service levels and public costs.

**Policies**

- SAFE -1.1 The City should continue to work with the fire department/board to maintain quality equipment levels.
- SAFE-1.2 The Fire Department should continue to expand fire safety education and prevention throughout the community.

**Safety (EMS) Goal 2**

The goal of the City of Humphrey is to maintain and continue quality EMS service by exploring ways to cooperate and work together for the long-term to insure optimum service levels and public costs.

**Policies**

- SAFE –2.1 The City should work with EMS services to maintain quality service to the community.

**Safety (Law Enforcement) Goal 3**

The goal of the City of Humphrey is to maintain quality law enforcement within the community.

**Policies**

- SAFE –3.1 Continue to support and maintain a quality Police Department in Humphrey.
- SAFE-3.2 Continue to identify specific ways to work cooperatively between the City and the County Sheriff joint regarding protection and backup.
- SAFE-3.2 Continue to support minimum standards regarding equipment used by law enforcement.

**Safety (General Health and Safety) Goal 4**

The goal of the City of Humphrey is to maintain regulations to protect the general health and

safety of all residents.

**Policies**

- SAFE –4.1 The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.
- SAFE-4.2 Establish regulations protecting the City residents from the secondary effects of adult entertainment.

**Health Care Facility Goals**

**Health Care Goal 1**

The City of Humphrey must continually work to ensure proper health care facilities within the community.

**Policies**

- HC-1.1 The City should maintain constant communication between itself and the local medical providers to ensure their continued existence in the community.

**Health Care Goal 2**


Humphrey must monitor closely the median age and the different cohorts living in the community in order to ensure there is adequate senior living facilities in the future.

**Policies**

- HC-2.1 The City should monitor annually the changing dynamics of the different age cohorts within the community.
- HC-2.2 The City should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.



# Community Facilities


	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
EDU-1.1	Cooperate with Humphrey Public Schools and Humphrey St. Francis in expanding public uses of educational facilities.	1,13	1,2,4,5,6	●						
EDU-1.2	The school systems should review all new development proposed within the zoning jurisdiction of Humphrey, so they can accommodate future school populations.	1,13	-		●					
EDU-2.1	Cooperate with both school systems on any future expansion or the development of new joint facilities.	1,13	1,2,4,5,6	●						
EDU-2.2	Work with students to continually identify new facilities that will be needed in the future.	1,13	1,4,5,6		●					
SAFE -1.1	The City should continue to work with the fire board to maintain quality equipment levels.	1,13	1,2,4,5,6	●						
SAFE -1.2	The Fire Department should continue to expand fire safety education and prevention throughout the community.	1	1,2,4,5	●						
SAFE -2.1	The City should work with EMS services to maintain quality service to the community.	1	1,2,4,5	●						
SAFE -3.1	Continue to support and maintain a quality Police Department in Humphrey.	1	1,4,5	●						
SAFE -3.2	Continue to identify specific ways to work cooperatively between the City and the County Sheriff joint regarding protection and backup.	1,2	1,4,5	●						
SAFE-3.3	Continue to support minimum standards regarding equipment used by law enforcement.	1	1,4,5	●						
SAFE -4.1	The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.	1	1		●					
SAFE -4.2	Establish regulations protecting the City residents from the secondary effects of adult entertainment.	1	1		●					

Organization:

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- 11 NPPD
- 12 Local Organizations
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Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
HC-1.1	The City should maintain constant communication between itself and the local medical providers to ensure their continued existence in the community.	1,6	-		<input checked="" type="radio"/>					
HC-2.1	The City should monitor annually the changing dynamics of the different age cohorts within the community.	1,6	1,4,5		<input checked="" type="radio"/>					
HC-2.2	The City should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.	1,6	-		<input checked="" type="radio"/>					

Organization:

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Funding Sources:

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# Chapter 8 Communications and Infrastructure

## COMMUNICATION

### Telephone Services

Telephone communication in the City of Humphrey is provided by Eagle Communications.

### Radio Stations

Humphrey is served by numerous radio stations based in Columbus and Norfolk.

### Television Stations

There are no stations dedicated to serving the Humphrey area, however; News Channel Nebraska (NCN) broadcasts important civic, City and local sporting events by streaming them online and on a dedicated NCN Channel (35) in the local Norfolk area.

### Internet Service Providers (ISP)

Megavision Community Internet, Eagle Communications, and Telebeep all provide internet service to residents of the City of Humphrey.

### Newspapers

The residents of Humphrey are served by the local Humphrey Democrat newspaper, the Norfolk Daily News, and the Columbus Telegram.

## PUBLIC UTILITIES

The City of Humphrey owns and maintains water and sewer utility systems to serve the City of Humphrey residents. The City employs licensed operators for both systems.

### Water Supply

The City of Humphrey water system is served by two wells. One well is located approximately one-mile south of Humphrey and the other is located approximately 3.5 miles east of Humphrey. The water is pumped to the water tower where the water from the two wells is blended, then it is transferred to the City distribution main which consists of 10 miles of various sized water mains. A water main rehabilitation project was completed in November of 2012. Approximately four-miles of water main was replaced or extended as part of that project. All of the new main is PVC water main. The water tower was replaced in 2012, and provides the City with 250,000 gallons of water storage.

### Wastewater/Sanitary Sewer System

The City of Humphrey recently completed a four-cell lagoon system with land application of the wastewater. The new lagoons were completed in June of 2016 and are located 2.5 miles north and west of the City. The lagoons have a capacity of 28.8 million gallons of water. The lagoons were designed to allow both residential and industrial growth in the City. The sanitary sewer system consists



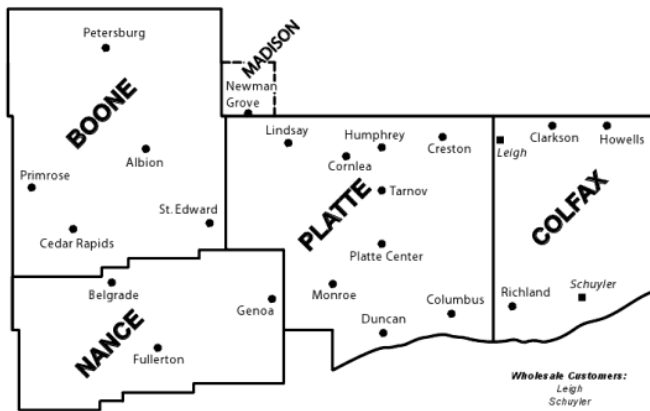
# Communications and Utilities

of 31,500 linear feet of collection lines and 103 manholes. A majority of the sewer mains are Vitrified Clay Pipe (VCP) with the exception of the lines put in to serve the new subdivisions and the mains that have been replaced. The City has completed a sanitary sewer system study and has prioritized the sewer mains and manholes.

## Electricity

The electrical system is owned and operated by Loup Power District. Loup has an office in Humphrey and a field crew that is based out of Humphrey which greatly helps the level of service to the area and reduce time on repair calls.

**FIGURE 1: LOUP POWER DISTRICT SERVICE AREA**



Source: <http://www.loup.com/aboutus/svcarea.asp>

## Natural Gas

Natural gas service in Humphrey is supplied and operated by Black Hills Energy.

## Solid Waste

Sanitation collection for the City of Humphrey is completed by Bud's Sanitation Service. The solid waste is hauled to Newman Grove, Nebraska, then transported to the Stanton County Landfill.

## COMMUNICATION AND INFRASTRUCTURE GOALS AND POLICIES

### Communications Goals

#### Communication Goal 1

Cooperate with local telecommunication providers to open the past possible service possible, including fiber-optic services for phone and internet.

#### Policies

COM-1.1 Communicate and lobby regularly with the management of the current and

future internet providers to install the best available services to the City of Humphrey.

COM-1.2 Work with the schools to lobby the services providers for the best available service to Humphrey.

#### Communication Goal 2

Continued local news coverage is critical to the community and a local news source is important and should be maintained.

#### Policies

COM-2.1 The community needs to continue their support of the Humphrey Democrat to ensure local coverage of the news is maintained.

COM-2.2 Work with local news sources to ensure the longevity of the service even if it is an online format.

### Infrastructure Goals

#### Water System

The goal of the City of Humphrey is to maintain a quality water supply throughout the community.

#### Policies

INF-1.1 The City should continue to upgrade older water supply lines on a regular schedule. All improvements that are made shall be in accordance with local, state and federal regulations.

INF-1.2 The City, as upgrades occur, plans shall be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement shall be 6-inch diameter, all improvements shall meet the requirements of Title 179 - Siting, Design and Construction of Public Water Supply Systems.

INF-1.3 As new development occurs on the edges of Humphrey, the City should develop a policy on necessary extensions, specifically on supply pipe size, looping, and who pays the cost of the pipe and appurtenant equipment. Plans shall be prepared or reviewed by the City Engineer with respect to local, state and federal regulations and to ensure compliance with the City or Humphrey's development plan.

### **Sanitary Sewer**

The goal of the City is to provide safe and cost-effective removal and treatment of effluent from the structures in Humphrey and safely dispose of the finished waste.

### **Policies**

- INF-2.1 As new development occurs within the jurisdiction of the City of Humphrey, the City should develop a policy on necessary extensions, specifically on collection pipe size and who pays the cost of the pipe, manholes, pre-treatment (if required) and appurtenant equipment like lift stations. Plans shall be prepared or reviewed by the City Engineer with respect to local, state, and federal regulations and to ensure compliance with the City or Humphrey's development plan
- INF-2.2 As development occurs upstream from the treatment plant, the City should ensure the pipe sizes from the new development and existing pipes are conducive to safely moving waste to the treatment plant.
- INF-2.3 The City should develop a plan to replace aged existing collection pipe with newer pipe on a regular basis. plans shall be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement shall be 6-inch diameter, all improvements shall meet the requirements of Nebraska Title 123 - Rules and Regulations for the Design, Operation and Maintenance of Wastewater Works.


### **Storm Sewer**

The goal of the City of Humphrey is to minimize stormwater runoff and erosion within the planning jurisdiction.

### **Policies**

- INF-3.1 Develop a set of standards directing the proper post-development site runoff compared to the pre-development runoff.
- INF-3.2 Perform proper maintenance on open ditches to minimize erosion and silting.
- INF-3.3 Where appropriate the City should encourage "green infrastructure" as a means to control stormwater.

# Communications and Utilities


	Communications and Infrastructure Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
COM-1.1	Communicate and lobby regularly with the management of the current and future internet providers to install the best available services to the City of Humphrey.	1	1,2,6,8		●					
COM-1.2	Work with the schools to lobby the service providers for the best available services to Humphrey.	1,13	1,2,6,8		●					
COM-2.1	The community needs to continue their support of the Humphrey Democrat to ensure local coverage of the news is maintained.	1	-		●					
COM-2.2	Work with local news sources to ensure the longevity of the service even if it is an online format.	1	-		●					
INF -1.1	The City should continue to upgrade older water supply lines on a regular schedule. All improvements that are made shall be in accordance with local, state and federal regulations.	1,3,5,7,8	1,2,3,4,5,6	●						
INF -1.2	The City, as upgrades occur, plans shall be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement shall be 6-inch diameter, all improvements shall meet the requirements of Title 179 - Siting, Design and Construction of Public Water Supply Systems.	1,3,5,7,8	1,2,3,4,5,6	●						
INF -1.3	As new development occurs on the edges of Humphrey, the City should develop a policy on necessary extensions, specifically on supply pipe size, looping, and who pays the cost of the pipe and appurtenant equipment. Plans shall be prepared or reviewed by the City Engineer with respect to local, state and federal regulations and to ensure compliance with the City or Humphrey's development plan.	1,3,5,7,8	1,2,3,4,5,6	●						

Organization:

- 1 City
- 2 Platte County
- 3 NEDED
- 4 NIFA
- 5 NENEDD
- 6 Private Businesses
- 7 Developers
- 8 Consultants
- 9 Nebraska Department of Transportation
- 10 Loup Public Power
- 11 NPPD
- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax

	Communications and Infrastructure Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	On-going	Management Statement /
				Y	N						
INF-2.1	As new development occurs within the jurisdiction of the City of Humphrey, the City should develop a policy on necessary extensions, specifically on collection pipe size and who pays the cost of the pipe, manholes, pre-treatment (if required) and appurtenant equipment like lift stations. Plans shall be prepared or reviewed by the City Engineer with respect to local, state, and federal regulations and to ensure compliance with the City or Humphrey's development plan	1,3,5,7,8	1,2,3,4,5,6	●							
INF-2.2	As development occurs upstream from the treatment plant, the City should ensure the pipe sizes from the new development and existing pipes are conducive to safely moving waste to the treatment plant.	1,3,5,7,8	1,2,3,4,5,6	●							
INF-2.3	The City should develop a plan to replace aged existing collection pipe with newer pipe on a regular basis. plans shall be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement shall be 6-inch diameter, all improvements shall meet the requirements of Nebraska Title 123 - Rules and Regulations for the Design, Operation and Maintenance of Wastewater Works.	1,3,5,7,8	1,2,3,4,5,6	●							
INF-3.1	Develop a set of standards directing the proper post-development site runoff compared to the pre-development runoff.	1,7,8	1		●						
INF -3.2	Perform proper maintenance on open ditches to minimize erosion and silting.	1,9	1	●							
INF-3.3	Where appropriate the City should encourage "green infrastructure" as a means to control stormwater.	1,7,8	1	●							

Organization:

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## ENERGY ELEMENT

Energy usage in the early 21<sup>st</sup> Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on non-renewable energy sources has increased significantly over the past 100 years. Energy usage comes in several forms, such as:

- Lighting our homes, businesses, and industries
- Cooling and Heating our homes, businesses, and industries
- Heating our water for homes, businesses, and industries
- Food preparation
- Transportation – both personal and business related
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21<sup>st</sup> Century ushered in an increased concern for energy usage and its impacts on the environment. With the increased concern for the environment came an increased understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen the footprint. In addition, the phrase and concept of sustainability has become more widely used, even in the smaller communities of Nebraska and United States.

Energy and the issues connected to the different sources are becoming more critical every year. The

need for the Energy Element in the Humphrey Comprehensive Development Plan should be something desired as opposed to required. However, during the 2010 Legislative Session of the Nebraska Unicameral, the State Senators passed LB 997 which required this section become a part of all community and county comprehensive plans, except for Villages. The passage of LB 997 appears to be a first step toward comprehensive plans addressing the entire issue of energy conservation and/or sustainability.

## Sustainability

Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". In addition, the phrase and concept of sustainability has become more widely used, even in Nebraska.

All of us living in today's world need to begin switching gradually to cleaner and more renewable resources. By doing so it will aid future generations with their quality of life. The more renewable energy sources become the norm for our generation, the more likely these sources will be second nature and common place in the future.

# Energy Element

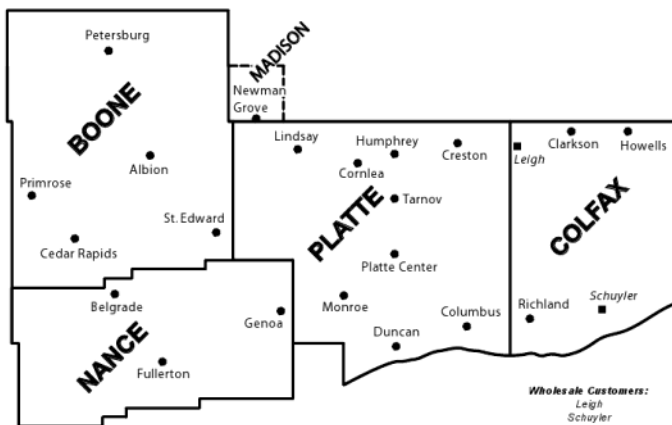
Americans have grown to rely heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this reliance; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal of 20% of all electricity, by 2030, in the United States be from renewable sources. Renewable sources would include solar, wind, water, geothermal and any number of other sources that have not yet been discovered or brought to production levels.

## ENERGY INFRASTRUCTURE

### Electrical Power

The electrical system is owned and operated by Loup Power District. Loup has an office in Humphrey.

**Figure 9.1: Loup Power District Service Area**



Source: <http://www.loup.com/aboutus/svcarearea.asp>

### Electrical Distribution

The overall distribution system is in good condition. The system is owned and operated by Loup Power District. The distribution system not only supplies power throughout Humphrey the nearby rural areas.

## NATURAL GAS SERVICE

Natural gas service in Humphrey is supplied and operated by Black Hills Energy.

## ENERGY USE BY SECTOR

This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by these different sectors.

### Residential Uses

Within the Humphrey area, residential uses are provided a number of options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources), natural gas, oil, propane, and wood.

The most dominate of the energy sources that are available and used by the residents of Humphrey is electricity produced from fossil fuels.

The use of natural gas, oil, propane and wood will be found typically as heating sources during the winter months. The type of fuel used will depend a great deal on where a residence is located within the jurisdiction. Residents located within the more urban parts of Humphrey are more likely to have natural gas heating or electrical furnaces. Propane and wood stoves are most likely to be found in the rural parts of the area where natural gas infrastructure is not available.

### Commercial Uses

Humphrey's commercial uses also have basically two options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources) and natural gas. The type of energy source is very dependent upon the specific commercial use and the facilities employed to house the use.

The most dominate of the energy source for power, again, is electricity produced from fossil fuels.

### Industrial Uses

Humphrey's commercial uses also have basically two options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources) and natural gas. The type of energy source is very dependent upon the specific commercial use and the facilities employed to house the use.

The most dominate of the energy source for power, again, is electricity produced from fossil fuels.

## SHORT-TERM AND LONG-TERM STRATEGIES

As the need and even regulatory requirements for energy conservation increases, residents of communities and even rural areas will need to:

1. Become even more conservative with energy usage;
2. Make use of existing and future programs for retrofitting houses, businesses, and manufacturing plants; and,
3. Increase their use of renewable energy sources.

## Residential Strategies

There are a number of different strategies to improve energy efficiency and usage in residences. These strategies range from simple (less costly) to complex (costly). Unfortunately not all of the solution will have an immediate return on investment. As individual property owners, residents will need to find strategies that fit into their ability to pay for savings at the present time.

There are several ways to make a residence more energy efficient. Some of the easiest include:

- Converting all incandescent and CFL light bulbs to LED's bulbs or more energy efficient systems;
- Changing air filters more regularly;
- Installing additional insulation in the attic;
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer;
- Converting standard thermostats to digital/programmable thermostats;
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units; and,
- Changing out older appliances with newer more energy efficient appliances.

Some of the more costly ways to make a residence more energy efficient include:

- New insulation in exterior walls;
- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with Loup Power District and in compliance with the local zoning codes;
- Adding individual scale wind energy conversion systems in cooperation with Loup Power District and in compliance with the local zoning codes;
- Installing geothermal heating and cooling system in cooperation with Loup Power District and in compliance with the local zoning codes; and,
- Installation of energy-efficient low-e windows.

## Commercial and Industrial Strategies

Strategies for energy efficiency within commercial and industrial facilities can be more difficult to achieve than those for residential uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities.

There are a number of different strategies to improve energy efficiency and usage in commercial and industrial uses. Again, not all of the solutions will have an immediate return on investment. As individual property owners, property owners will need to find strategies that will fit into

their ability to pay for savings at the present time.

There are several ways to make a commercial business more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to efficient Florescent Lights, CFL's, or LED's on small fixtures;
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer;
- Converting standard thermostats to digital/programmable thermostats;
- Installing additional insulation in an attic space; and,
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units.

Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient windows and/or storefronts;
- New insulation in exterior walls, if possible;
- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with Loup Power District and in compliance with the local zoning codes;
- Adding individual scale wind energy conversion systems in cooperation with Loup Power District and in compliance with the local zoning codes; and,
- Installing geothermal heating and cooling system in cooperation with OPPD and in compliance with the local zoning codes.

## Municipal Strategies

Strategies for energy efficiency within the municipality are both physical modifications and changes in policy. Typically, the physical changes are very similar to the commercial strategies discussed previously. However, one major change could occur but the City and Loup Power District need to work together; this is the replacement of all streetlights throughout Humphrey with new LED light sources.

The stronger strategies come in the establishment of certain conservation based policies within the zoning and subdivision regulations.

The key policies needing to be addressed include:

- Developing better regulations for Commercial/Utility Grade Wind Turbines;
- Allowing "Small" Wind Turbines on individual properties;
- Develop guidelines allowing the use of solar systems throughout the community; and,



## Energy Element

- Modifying the subdivision regulations in order to require the use of LED streetlights in new subdivisions

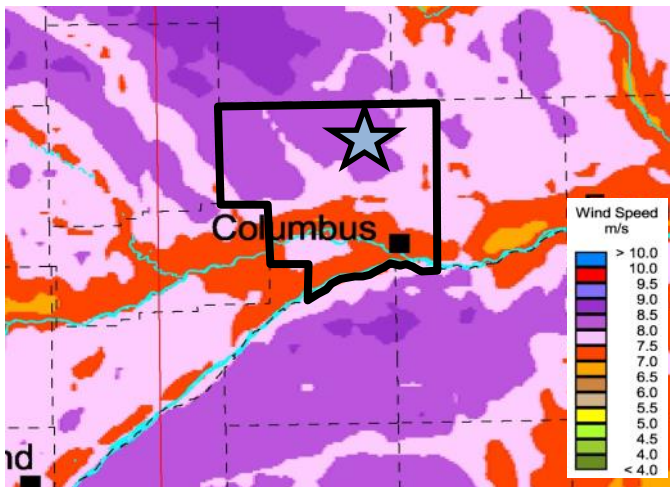
### RENEWABLE ENERGY SOURCES

Renewable energy sources are those natural resources such as the wind, sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) used over and over again with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska is the wind, the sun, the water and/or the earth. The following are examples of how these renewable resources can be used to reduce our dependency on fossil fuels.

#### Wind

The wind is one of those resources seemingly in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers as they settled in Nebraska used wind mills for power and to work the water wells on their farms and ranches.

**Figure 9.1:**  
**Annual Average Wind Speed at 80 Meters**



Source: Wind resource estimates developed by AWS Truewind, LLC for windNavigator®. Web: <http://navigator.awstruewind.com> | [www.awstruewind.com](http://www.awstruewind.com). Spatial resolution of wind resource data: 2.5 km. Projection: UTM Zone 14 WGS84.

Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.

The wind quality in Humphrey and Platte County is average to above average, especially in the Humphrey area and points south of the community.

The darker the purple areas are the more ideal locations for wind. However, any future wind development will be determined with the use of meteorological towers used to compile wind data for approximately a one year period prior to making any future decisions.

#### Solar

Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

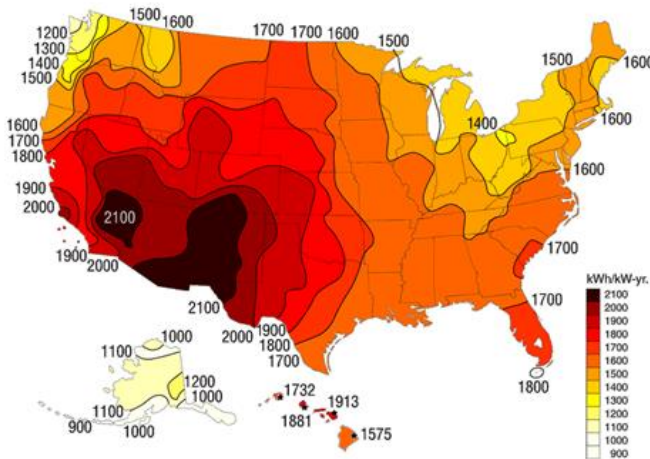


Photo 9.1 Wind Turbines in Knox County, Nebraska

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 100 and 200 watts per square meter at an installed cost of \$7 to \$9 per watt, but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.

Based upon the diagram to the right there is great solar potential in the state of Nebraska. A majority of the state lies within some of the better areas in the country for solar potential.

**Figure 9.2:**  
**Solar Potential Contours**



Source: Solar Energy Industries Association

### Geothermal Energy

Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pump. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (Source: American Planning Association, PAS Memo January/February 2009).

### ENERGY PROGRAMS IN NEBRASKA

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the State of Nebraska Energy Office or their local public power district.

The following information is an excerpt from the Database of State Incentives for Renewables & Efficiency.

#### C-BED Program

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this

incentive, including: (1) clarified C-BED ownership criteria to recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross\* and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

A C-BED project is defined as a new wind energy project that meets one of the following ownership conditions:

- For a C-BED project that consists of more than two turbines, the project is owned by qualified owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community; or
- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community.

In addition, a resolution of support for the project must be adopted by the county board of each county in which the C-BED project is to be located or by the tribal council for a C-BED project located within the boundaries of an Indian reservation.

- A qualified C-BED project owner means:
- a Nebraska resident;
- a limited liability company that is organized under the Limited Liability Company Act and that is entirely made up of members who are Nebraska residents;
- a Nebraska nonprofit corporation;
- an electric supplier(s), subject to certain limitations for a single C-BED project; or
- a tribal council.

In separate legislation ([LB 629](#)), also enacted in May 2007, Nebraska established the Rural Community-Based Energy Development Act to authorize and encourage electric utilities to enter into power purchase agreements with C-BED project developers.

*\* LB 561 of 2009 established that gross power purchase agreement payments do not include debt financing if the agreement is entered into on or before December 31, 2011, and the qualified owners have a combined total of at least 33% of the equity ownership in the C-BED project.*

## Local Government and Renewable Energy Policies

Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can do a number of items to make these projects more attractive. Some of the things that could be done are:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing or new structure.
- Work with the Omaha Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

## Net Metering in Nebraska

LB 436, signed in May 2009, established statewide net metering rules for all electric utilities in Nebraska. The rules apply to electricity generating facilities which use solar, methane, wind, biomass, hydropower or geothermal energy, and have a rated capacity at or below 25 kilowatts (kW). Electricity produced by a qualified renewable energy system during a month shall be used to offset any kilowatt-hours (kWh) consumed at the premises during the month.

Any excess generation produced by the system during the month will be credited at the utility's avoided cost rate for that month and carried forward to the next billing period. Any excess remaining at the end of an annualized period will be paid out to the customer. Customers retain all renewable energy credits (RECs) associated with the electricity their system generates. Utilities are required to offer net metering until the aggregate generating capacity of all customer-generators equals one percent of the utility's average monthly peak demand for that year.

## State Law of Solar and Wind Easements

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (Bill 140) to include wind. Counties and municipalities are permitted to develop zoning regulations, ordinances, or development plans protecting access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so



long as the variance is not substantially detrimental to the public good.

LB 568, enacted in May 2009, made some revisions to the law and added additional provisions to govern the establishment and termination of wind agreements. Specifically, the bill provides that the initial term of a wind agreement may not exceed forty years. Additionally, a wind agreement will terminate if development has not commenced within ten years of the effective date of the wind agreement. If all parties involved agree to extend this period, however, the agreement may be extended.

## Incentive Programs

Programs change from time to time and are typically offered locally and/or through OPPD and Black Hills Energy.

## ENERGY GOALS AND POLICIES

### Energy Goal 1

Cooperate with local energy suppliers to ensure the residents of Humphrey have the most energy efficient services as well as the most cost effective.

### Policies

- ENG-1.1 The City should work closely with Loup Public Power to convert all street lights to LED light sources.
- ENG-1.2 Work with Loup Public Power and NPPD to provide rebate programs to incentivize local residents to convert to LED bulbs.
- ENG-1.3 Work with Loup Public Power, NPPD, Black Hills and the Nebraska Department of Energy to educate residents about cost savings programs that assist homeowners and landlords convert appliances to more energy efficient models.

**Energy Goal 2**


Encourage local residents and business owners to install new renewable energy systems.

**Policies**

- ENG-2.1 The City should develop guidelines/regulations for those desiring to some renewable systems such as wind, solar, and/or geothermal.
- ENG-2.2 Work with Loup Public Power, NPPD, and the Nebraska Department of Energy to identify potential funding sources to assist in the installation of renewable energy system in Humphrey.
- ENG-2.3 The City of Humphrey should like into a community-wide solar farm in order to aid in potential rate reductions to rate payers.
- ENG-2.4 Work with local livestock producers, especially hog producers to initiate a methane capture system and convert the methane into electricity for use on local livestock operations and in the community.



# Energy Element

	Energy Element Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ENG-1.1	The City should work closely with Loup Public Power to convert all street lights to LED light sources.	1,10	1,4,6	●			■	■		
ENG-1.2	Work with Loup Public Power and NPPD to provide rebate programs to incentivize local residents to convert to LED bulbs.	1,10	-		●					■
ENG-1.3	Work with Loup Public Power, NPPD, Black Hills and the Nebraska Department of Energy to educate residents about cost savings programs that assist homeowners and landlords convert appliances to more energy efficient models.	1,10	1		●		■	■		
ENG-2.1	The City should develop guidelines/regulations for those desiring to some renewable systems such as wind, solar, and/or geothermal.	1,8	1		●	■				
ENG -2.2	Work with Loup Public Power, NPPD, and the Nebraska Department of Energy to identify potential funding sources to assist in the installation of renewable energy system in Humphrey.	1,10	1,4,5	●			■			
ENG -2.3	The City of Humphrey should like into a community-wide solar farm in order to aid in potential rate reductions to rate payers.	1,7,10,11	1,2,4,5	●		■	■			
ENG -2.4	Work with local livestock producers, especially hog producers to initiate a methane capture system and convert the methane into electricity for use on local livestock operations and in the community.	1	1,2,4,5	●			■			

Organization:

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Funding Sources:

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# Chapter 10 Land Use and Development

## INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural community, there will be changes in land uses throughout any planning period. The purpose of the Humphrey Land Use and Development Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Humphrey Land Use and Development Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

## HUMPHREY LAND USE ELEMENTS

The elements of the Humphrey Land Use Chapter include:

- Existing Land Use
- Constraints to Future Development
- Land Use and Redevelopment
- Future Land Use Plan
- Community Character

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

## EXISTING LAND USE










The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Humphrey have been influenced by topography, groundwater, floodplains and manmade features such as the railroad, one Federal highway, and one Nebraska highway. These items will likely continue to influence development patterns throughout the course of the planning period.

## Existing Land Use Categories

The utilization of land is best described in specific categories providing broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

# Land Use and Development

- Single Family Residential 
- Multi-Family Residential (incl. Duplexes and Apartments) 
- Manufactured Housing (incl. Trailers and Mobile Homes) 
- Commercial 
- Industrial 
- Quasi-Public (incl. churches and hospitals) 
- Public (including City facilities and schools) 
- Parks & Recreation (including Open Space) 
- Vacant/Agricultural 

These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

## Land Use Analysis - Corporate Limits

As part of the planning process, a survey was conducted using the Platte County Assessors GIS system and as well as through Google Earth and field verifications via a windshield survey. This survey noted the use of each parcel of land within the city of Humphrey. The data from the survey is analyzed in the following paragraphs.

Table 10.1 includes different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare all of the land uses to the total area within the corporate limits of Humphrey; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 10.2.

**Table 10.1: Existing Land Uses Humphrey 2018**

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	98.98	25.7%	25.7%	13.02
Single-family	98.01	25.5%	25.5%	12.90
Multi-family	0.56	0.1%	0.1%	0.07
Manufactured Housing	0.41	0.1%	0.1%	0.05
Commercial	4.01	1.0%	1.0%	0.53
Industrial	1.13	0.3%	0.3%	0.15
Quasi-Public/Public	3.15	0.8%	0.8%	0.41
Parks/Recreation	51.57	13.4%	13.4%	6.79
Transportation	225.82	58.7%	58.6%	29.71
<b>Total Developed Land</b>	<b>384.66</b>	<b>100.0%</b>	<b>99.9%</b>	<b>50.61</b>
Lake/Water	-			
Vacant/Agriculture	0.40	-	0.1%	0.05
<b>Total Area</b>	<b>385.06</b>	<b>-</b>	<b>100.0%</b>	<b>50.67</b>

Source: 2018 Humphrey Comprehensive Development Plan, Marvin Planning Consultants

Note: Acres per 100 is based upon the 2010 population

Table 10.1 indicates 25.7% of the develop area within Humphrey is residential. Commercial uses account for 1.0% of the total developed area; while industrial uses made up 0.3% of the developed area. Transportation, railroads, platted streets and their corresponding right-of-way, made up 58.7% of the developed area of Humphrey. Overall, residential and transportation uses accounted for 84.4% of the developed area of Humphrey.

The developed area of a community is less than the total area of the corporate limits of the city. In the case of Humphrey, there are 0.4 acres considered as vacant or agricultural or 0.1% of the corporate limits. This is significantly less than similar communities in Nebraska.

## EXISTING LAND USE ANALYSIS WITHIN THE ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction of Humphrey were also noted. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments.

However, there are commercial and industrial areas along US Highway 81 not within the corporate limits of Humphrey. These areas need to be examined for their ability to be annexed in the near future.

It is highly anticipated some areas within the ETJ of Humphrey will continue to develop during the planning period. As these areas develop, it is assumed the City will annex these into the corporate limits.



## CONSTRAINTS TO FUTURE DEVELOPMENT

Future development during the planning period is not constrained due to available potable water or the ability to treat sewage due to items discussed in Chapter 8. However, the potential growth of the area does have some natural and man-made constraints needing to be overcome and mitigated; for the most part these issues can be overcome but they will require some problem solving and money.

Certain constraints may also be positives for future growth; however, special considerations may need to be used when addressing growth and development. The following paragraphs will discuss the different constraints identified in Figure 10.1.

## US Highway 81

US Highway 81 is a physical barrier, 4-lanes wide, and has an average of 200 feet of right-of-way. The four-lane is also an asset but in order for the city to see development cross over, there will be issues to address:

- Getting enough development between the existing corporate limits and those areas east of US Highway 81
- Running infrastructure under the highway

The City should discourage any new subdivisions east of US 81 especially if they are developed using Sanitary Improvement Districts (SIDs). During this planning period it is not anticipated for Humphrey to expand across US 81; there is significant land yet to develop west of the highway.

**Figure 10.1:**  
**Physical Constraints to Future Development**





## Nebraska Highway 91

Nebraska Highway 91 is a similar physical barrier as US 81; except it is only two-lanes wide and has less right-of-way to address. The highway is also an asset but in order for the city to see development cross over there will be issues to address:

- Getting enough development between the existing corporate limits and those areas east of Nebraska Highway 91
- Running infrastructure under the highway

However, there has been some development locate on the north side of Nebraska 91, but it is at the intersection of US 81 and Nebraska 91. Future development along Nebraska 91 will likely continue south off of the existing development.

Similar to US 81, the City should discourage any new subdivisions north of Nebraska 91 especially if they are developed using Sanitary Improvement Districts (SIDs).

**Figure 10.2:**  
**Floodplain in Humphrey**



## Floodplain

The city of Humphrey has a considerable floodplain which runs through the middle of the planning

jurisdiction. The floodplain is wide enough to impact some development potential.

Floodplains simply stated are areas which have a 1% chance of flooding in any given year.

Figure 10.2 indicates the location of the defined floodplain for Humphrey. Considering this only a floodplain, the City may allow construction in these areas; however, any construction would have to meet all requirements for building in a floodplain.

## Nebraska Central Railroad

The Nebraska Central Railroad runs north and south on the eastern edge of the downtown area in Humphrey. The line connects Norfolk with Columbus and other locations south of Humphrey. The railroad line is considered a "short-line" and has average to minimal traffic depending upon the time of year.

The alignment is a small constraint to future development due to permissions needed to cross under the railroad's right-of-way. During the planning period this rail line will likely be a minor barrier; however, if traffic increases during this time it may make crossing the traffics difficult, including emergency vehicles.

## Livestock Facilities

Immediately east of US 81 there are two swine facilities. These two facilities will eventually impact future development on the east side of US 81.

## Land Ownership

Another constraint to development is the way the landownership occurs around Humphrey. In all there are 13 different major landowners near and adjacent to the existing corporate limits. Some of the land holdings are in the direction of Humphrey's most logical growth directions.

## Drainageways West of Humphrey

There are two natural drainageways west of Humphrey, identified in Figure 10.1 as red dashed lines. These drainageways and potentially land to the immediately east of these present a natural barrier to development. This barrier is strictly due to the ability to run sanitary sewer via gravity flow to the treatment site.

Development can occur west of these lines but special engineering, such as lift stations may be required in order to service these areas with City sewer.

**Figure 10.4:**  
**Future Growth Areas**



**FUTURE DEVELOPMENT AREAS**

Humphrey's natural growth direction will be toward US Highway 81. This will include the infill of land currently used for crop production. As will be discussed in Chapter 11: Annexation these two primary growth areas by virtue of their location and the development around them are not currently considered to be rural in character but urban and suburban in character.

Based upon the water and sanitary sewer maps in Chapter 8, these areas could be served in the near future, due to:

- The proximity of the 10-inch sanitary sewer lines
- The proximity of 8-inch water lines

However, extension of these lines may require some upgrading to larger lines and the looping of the water line to create a closed system.

Figure 10.4 shows the potential growth areas for Humphrey during the planning period. The areas are broke into three categories:

- Primary Growth Area - Incorporated
- Primary Growth Area - Unincorporated
- Secondary Growth Area

**Primary Growth Area - Incorporated**

This area is an undeveloped area at the time of the Comprehensive Plan; however, it is currently located within the corporate limits of Humphrey. This area is likely a logical place for development to occur in the near future.

**Primary Growth Area - Unincorporated**

This category consists of two locations. The first is bordered by Nebraska 91 and existing, unincorporated development along Spur 71A. This is a logical location to see growth fill in as Humphrey continues to expand.

# Land Use and Development

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The second location is immediately east of the "Primary Growth Area - Incorporated" and extends to US highway 81.

## Secondary Growth Area

This category consists of three locations. The first is bordered by Nebraska 91 on the south and extends roughly 1/4-mile north and wraps around existing development at the intersection of US Highway 81 and Nebraska 91.

The second area is immediately south of County Road 460 Street and extends approximately 1/4-mile to the south of the County Road.

The final area is immediately west of Humphrey and is bounded by Nebraska 91 on the north. It includes the area between Nebraska 91 and the drainageway discussed in the "Constraints to Growth".

## FUTURE LAND USE

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. It is imperative to develop a plan tailored to the needs, desires and environmental limitations of the planning area.

The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Humphrey's planning and zoning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community;
- the desired types of growth, including location of growth;
- future development activities;
- future redevelopment desires and concepts;
- physical characteristics, opportunities and constraints of future growth areas; and
- current population and economic trends affecting the community.

The Humphrey Land Use and Development Chapter of the comprehensive development plan identifies more land for development and redevelopment then will be required for the planning period. The purpose of this approach allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage.

Typically, the value of land can increase merely as a result of the plan designating an area as one use or another. However, value needs to be added through real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. A Future Land Use Plan is intended to be a general guide to future land uses, balancing private sector development (the critical growth element in any community) with the concerns, interests, and demands of the overall local economy.

## LAND USE CATEGORIES

The future land uses for Humphrey are separated into 10 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Medium to High Density Residential
- Mobile Home Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Public/Quasi-public
- Parks/Recreation

Figure 10.4:  
Existing Land Use Map



Figure 10.5:  
Future Land Use Map

## Transitional Agriculture Land Use

### General Purpose

This land use designation provides for cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture and tree farms. At some point in the future, these areas may transition into a more urbanized area depending upon specific growth patterns.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

### Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Commercial grain storage
4. Manure/fertilizer applications
5. Public recreational, wildlife and historical areas
6. Renewable energy equipment
7. Tourism activities
8. Religious uses and structures
9. Educational uses and structures
10. Mobile home parks, when the design criteria are met

### Potential issues to consider

1. Natural amenities such as trees, ponds, and streams
2. Wellhead protection areas
3. Site drainage
4. Flood hazards
5. Groundwater contamination
6. Wetlands
7. Water and sanitary sewer connections to the city

### Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size to accommodate both private water and sanitary sewer.

### Residential densities

1. Residential densities within this land use category should be no more than two dwelling units per 1/4 section.

### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant.
2. Ghost platting should be considered on any proposed subdivision within 1/2-mile of the corporate limits of Humphrey.

Crops including irrigation



Density of 1 dwelling unit per 10 to 20 acres



Hunting Cabins

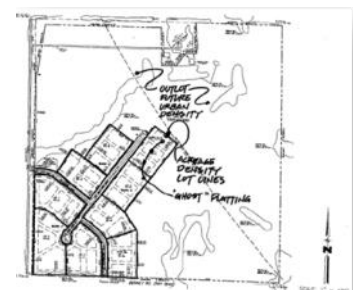


Clustered development



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.

Ghost Platting



An example of a "ghost" plat done, initially, as a clustered subdivision.

Sourcery of the City of Lincoln-Lancaster County Planning Department

## Low Density Residential Land Use



Large Lot Single-family



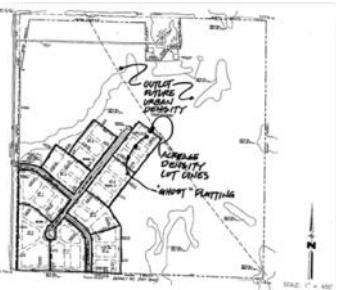
Cover Crops



Churches/Public Facilities



Parks



Example of a "Ghost Plat"

An example of a "ghost" plat done, initially, as a clustered subdivision.

### General Purpose

This use type should be located near and around existing acreages and in areas where the land is not suitable for agricultural use. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

### Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment
9. Cover crops on undeveloped tracts and parcels
10. Mobile home parks, when the design criteria are met

### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

### Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size accommodating both private water and sanitary sewer or public water and sanitary sewer.

### Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every two to three acres.

### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of Humphrey. **See subsection on "Ghost Platting".**

## High Density Residential Land Use

### General Purpose

This district is intended to be more densely developed than the medium density use and will allow uses that create more density in an area. It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional townhouse, condominium, and multi-family apartment developments. City services such as water and sewer would be provided.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

### Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Community centers
4. Townhouses, condominiums and duplexes
5. Multi-family complexes
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Parks and Recreational facilities
10. Public facilities
11. Health care facilities
12. Mobile home parks, when the design criteria are met

### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

### Buildable lot policies

1. Minimum lot sizes should be approximately 5,000 to 7,500 square foot range with some allowances for larger lots for larger multi-family complexes.
2. Smaller lot sizes should be permitted for townhomes, condominiums, and starter homes (within designated areas).
3. Multi-family dwelling lots should have a minimum amount of land per unit to accommodate for green space and off-street parking.

### Residential densities

1. The proposed density for this land use district ranges from four to 20 units per acre.
2. The larger densities of 20 dwelling units per acre will typically accommodate multi-family units such as apartment complexes.

Single-family dwelling unit



Townhouses/horizontally attached multi-family



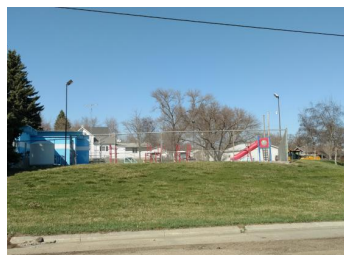
Example: horizontally scaled multi-family building



Larger multi-family structure



Park and Recreational facilities





## Downtown Commercial Land Use



Continue to protect historic structures



Traditional Downtown Humphrey



Public facilities

### **General Purpose**

This area is focused on the heart of Humphrey's commercial activities. This area should continue to promote basic retail, service, and office uses.

Downtown Humphrey is the "hub" of Humphrey once again. It needs to remain a walkable, desirable destination for the residents of the community.

In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.

### **Typical uses**

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants
4. Drinking establishments
5. Entertainment venues
6. Public facilities
7. Museums
8. Single-family residential dwellings on upper floors
9. Religious uses and structures
10. Educational uses and structures
11. Community/Recreational Center

### **Potential issues to consider**

1. Traffic control
2. Parking, especially on-street
3. Character of the area
4. Potential design modifications
5. Railroad
6. Secondary effects of adult entertainment uses

### **Buildable lot policies**

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 lineal feet to between 50 and 100 feet.

### **Development policies to consider**

1. Preservation of the historical character of the downtown area
2. New structures need to be sensitive to the architectural character of the area.

## General Commercial Land Use

### General Purpose

This land use category is intended to provide a location for commercial uses similar to those found in the Downtown Commercial area or that are on limited lots/pad sites along the highways that pass through the community.

A major difference between the General Commercial and the Downtown Commercial Districts is that uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

### Typical uses

1. General retail businesses
2. General offices
3. Restaurants with or without a drive-thru
4. Drinking establishments
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Mobile home parks, when the design criteria are met

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Topography
5. Natural amenities such as trees, ponds, and streams
6. Site drainage
7. Flooding hazard
8. Secondary effects of adult entertainment uses

### Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Convenient Stores



Commercial sales land uses



Educational facilities



Public facilities



Restaurants and bars



## Highway Commercial Land Use



Farm equipment sales and service



Car dealerships and services



Truck stops



Drive-thru Restaurants



Public facilities



Multi-family residential

### General Purpose

This land use category is intended to provide a location for commercial uses that are more traveler oriented. This district should typically be placed along a major highway within and/or on the edge of the community.

A major difference between the General Commercial and the Highway Commercial District is the uses locating within this particular area should be required to limit access off the highways and the lots within this district should typically be larger than those in the General Commercial District. In addition, uses locating adjacent to one another should be connected by a service road as opposed to requiring shoppers to move on and off the highway.

### Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Adult entertainment when the required guidelines are met
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Apartments
10. Mobile home parks, when the design criteria are met

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Topography
5. Natural amenities such as trees, ponds, and streams
6. Site drainage
7. Secondary effects of adult entertainment uses

### Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

## Flex Land Use

### General Purpose

This specific “Flex” category is intended to be used in locations where a mixture of industrial uses along with some commercial uses would be appropriate. These areas should be located along major arterials including highways . These areas could also contain a mixture of uses directly within the same building.

### Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center
8. Multi-family facilities
9. Storage as an accessory use
10. Self-service storage facilities
11. Light manufacturing
12. Necessary accessory uses and structures that are subordinate to the primary structure

### Potential issues to consider

1. Traffic control
2. Access management
3. Type of adjacent uses and potential incompatibilities
4. Slopes
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands

### Buildable lot policies

1. Commercial and industrial structures need to be evaluated based upon the use and context of the overall

### Development policies to consider

1. Screening between residential and commercial lots
2. Landscaping along any street and highway
3. Limit new access along arterials and highways to side streets.
4. All exterior lighting should be screened/turned from neighboring residential properties.

Convenient Stores



Car Washes



Self-Storage



Public facilities



Multi-family residential





## Industrial Land Use

### **General Purpose**

Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically require large tracts of ground in order to deal with the buildings necessary for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses or provide adequate screening and visual separation.

Highway and rail access may be critical to these uses.

### **Typical uses**

1. Storage as an accessory use
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center

### **Potential issues to consider**

1. Traffic control
2. Parking
3. Potential design modifications
4. Depth to water table
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands
10. Secondary effects of adult entertainment uses

### **Buildable lot policies**

1. Lot size and setbacks should be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
2. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
3. Setbacks within developments not done as a PUD should follow the appropriate zoning district.

### **Development policies to consider**

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.

Self-storage



Lighter Industrial Uses



Heavy Industrial Development



Railroad



## Public/Quasi-Public Land Use

### General Purpose

Public and quasi-public land uses are those uses specifically owned and operated by a public entity such as the City of Humphrey, Platte County, Humphrey Public Schools, as well as state and federal agencies; while, quasi-public uses are uses such as private schools, non-publicly owned hospitals, and churches. The public/quasi-public land use areas are only delineated when there are larger parcels of land associated with the use.

### Typical uses

1. Public facilities
2. Hospitals/clinics
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public utilities

## Park and Recreational Land Use

### General Purpose

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Some of these areas may or may not be used as an extension of the city's existing park system.

One issue to note is that not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project.

Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

### Typical uses

1. Park facilities including city/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, swimming pools, etc.

Schools



Football Stadium



Baseball Complex



Community Center



Football Stadium



# Land Use and Development

## FUTURE LAND USE GOALS

### **Land Use Goal and Objectives**

Guiding future growth, development, and redevelopment in Humphrey towards an appropriate pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

### **Objectives**

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision exclusively serving the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- GENLU-1.2 The City of Humphrey, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.3 The City should develop zoning and subdivision regulations promoting efficient land usage, while avoiding land use conflicts.
- GENLU-1.4 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.

### **Commercial Land Use Objectives**

- COMLU-1.1 Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.
- COMLU-1.2 Frontage roads should be utilized, when possible, as commercial development is locating along major roads/highways.
- COMLU-1.3 Continued maintenance and long-term redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.
- COMLU-1.4 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner allowing for new and innovative business to develop and locate within Humphrey.

### **Industrial Land Use Objectives**

- INDLU-1.1 Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.

- INDLU-1.2 Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.
- INDLU-1.3 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.
- INDLU-1.4 Industrial districts should be located:
  - i. where urban services and infrastructure are available or planned in the near future;
  - ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
  - iii. so they enhance entryways or public way corridors, when developing adjacent to these corridors; and
  - iv. in a manner supporting the creation and maintenance of greenspace.

### **Residential Land Use Objectives**

- RESLU-1.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-1.2 The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-1.3 The City should support housing options for all incomes and physical capabilities of Humphrey's residents.
- RESLU-1.4 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.
- RESLU-1.5 The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.
- RESLU-1.6 The City should promote low to zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses.



RESLU-1.7 Humphrey should work on redevelopment of any deteriorated/dilapidated properties as they become an issue. This allows for redeveloped or new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.

RESLU-1.8 Upper level residential units, where possible, should be encouraged and developed within the downtown commercial district.

RESLU-1.9 The City should work toward a higher density of development within the established parts of Humphrey and along the major transportation corridors.

## Extraterritorial Jurisdiction (ETJ)

The city of Humphrey will likely continue to see development pressures within the ETJ of the community during the planning period. There are several development goals needing to be enforced during this period, including:

1. Recognize the ETJ, at adoption, as the primary growth area for Humphrey; and over time as growth occurs, the boundary will continue to grow further into Platte County;
2. Limit or eliminate the use of Sanitary Improvement Districts within the ETJ of Humphrey;
3. Limit the number of rural residential lots/developments approved within the ETJ; and
4. Require developments to be platted around natural amenities, including wetlands, ponds, etc. through the use of clustered developments/Conservation Subdivisions.

## Cluster or Conservation Subdivisions / Planned Unit Developments

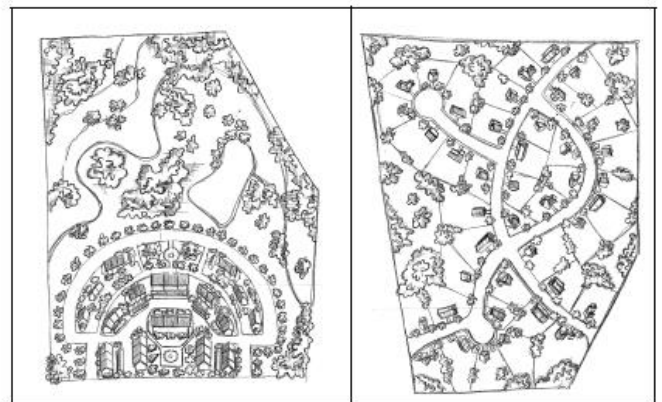
The Cluster Subdivision is a different type of subdivision than has been used in the past by Humphrey. These Subdivisions are designed to “cluster” building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

In addition, the Cluster Subdivision provides a means to create new neighborhoods where natural amenities are present, such as mature trees, slopes, streams and buffers. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas with environmental amenities.

Another beneficial effect often accompanies cluster development is as developers utilize this technique, Humphrey can recognize an overall increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.



*Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.*

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008



## COMMUNITY CHARACTER

Community character is a widely used term of art and has several different definitions. As with a number of subjective concepts, we know community character when we see it. Every community has its own "character" based on a number of items including culture, history, identity, natural surroundings, man-made surroundings, and many others.

Community character encompasses a number of puzzle pieces needing proper assembly. Many of the items that define community character include:

- Community entrances;
- Wayfinding;
- Signage; and
- Landscaping.

Community character is a combination of physical and psychological experiences. Composing these elements into the proper context within the community requires a great deal of public input and feedback.

### Community Entrances

Community entrances are a critical component to how the community is perceived by both residents and visitors. Community entrances can be addressed through several different design elements. These design elements need to make a lasting impression to every individual entering and driving through the community.

The first thing anyone notices as they enter a new community is the community sign. The welcome sign needs to be designed in a manner to convey the message as well as not detract from traffic.



Photo 10.1 Entry way into Yanney Heritage Park in Kearney - This could be transformed and used as a great community entry

### Wayfinding

Wayfinding works closely with walkability. Wayfinding is a term encompassing the appropriate signage to allow people to walk, run, and/or drive to specific places in the community.

As Humphrey continues to redefine itself, a wayfinding system will become more important to visitors and residents. The system does not need to be elaborate but it does need to easily convey a message as well as be legible to someone driving 45 miles per hour.

Key elements needing to be addressed on a wayfinding sign system are:

- Schools;
- City facilities;
- Trails;
- Subdivisions;
- Industrial plants; and
- Parks and other recreational facilities.

### Signage

Signage in this section refers primarily to commercial signage at the street and on building

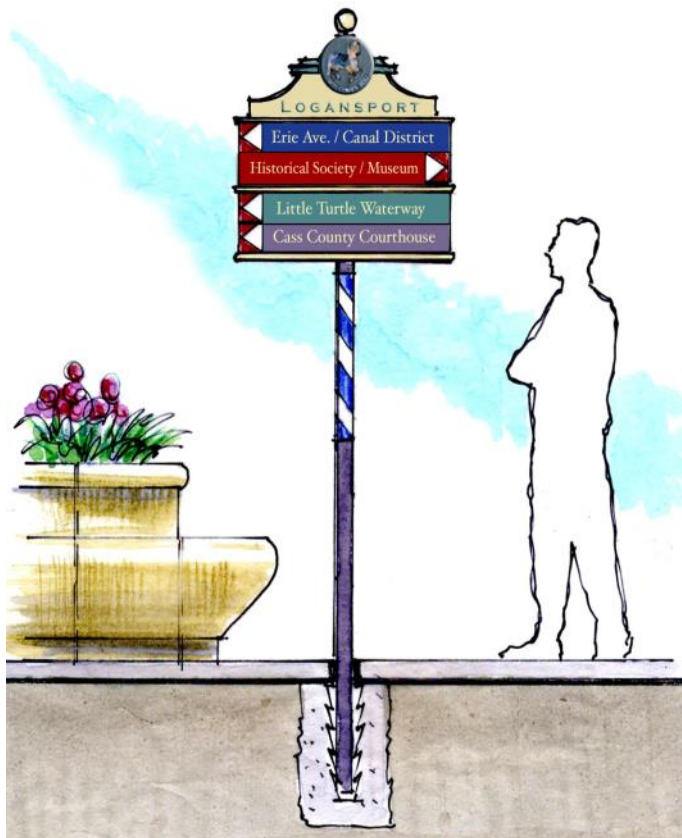


Photo 10.2 Example of a wayfinding system

facades as well as the signage used at subdivision entrances. These items are critical to developing excellent community character in Humphrey. Signs can be well designed and at a human scale or they can create visual clutter.



Photo 10.3 Another great example of low profile signs and

- Ground cover such as wood chips and rock

As new developments and redevelopment activities continue in Humphrey, the City should work closely with developers and property owners to insure there is an appropriate amount of landscaping that will last and be maintainable in the future. In order to accomplish this task, the City should put specific policies and guidelines in place allow the City, property owners and developers to communicate properly.

Every commercial business has the right to tell customers where they are but those rights become limited when the community begins to perceive signs as visual clutter. This can be done through the use of attractive ground mounted signs. Ground mounted signs should also be designed to fit into the overall architectural character of the building and/or development.

Humphrey should expand this sign policy throughout the community, especially as new development and redevelopment occurs along existing thoroughfares. The City should develop a design criteria handout and tie directly into their zoning and subdivision regulations. This would include all types of signage on a commercial building as well as the site.

### Landscaping


Landscaping is critical to creating community character. Landscaping should be located in the following areas:

- Along streets, especially major thoroughfares
- Along parking barriers
- Near the buildings
- In public spaces of a development

Landscaping can also include many different types of materials, including:

- Grass
- Shrubs
- Trees
- Water
- Xeriscaping

# Land Use and Development











	Land Use Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
GENLU-1.1	The cost of required improvements, both on-site and off-site, to a subdivision exclusively serving the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.	1	-	●						
GENLU-1.2	The City of Humphrey, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.	1	-	●						
GENLU-1.3	The City should develop zoning and subdivision regulations promoting efficient land usage, while avoiding land use conflicts.	1,8	-		●					
GENLU-1.4	Land use policies should discourage and minimize leapfrog development outside of the corporate limits.	1,8	-		●					
COMLU-1.1	Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.	1,8	-	●						
COMLU-1.2	Frontage roads should be utilized, as possible, when commercial development is locating along major roads/highways.	1,7,8	-		●					
COMLU-1.3	Continued redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.	1,6,7,8	-	●						
COMLU-1.4	Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner allowing for new and innovative business to develop and locate within Humphrey.	1,6,7,8	-		●					

Organization:

- 1 City
- 2 Platte County
- 3 NEDED
- 4 NIFA
- 5 NENEDD
- 6 Private Businesses
- 7 Developers
- 8 Consultants
- 9 Nebraska Department of Transportation
- 10 Loup Public Power
- 11 NPPD
- 12 Local Organizations
- 13 Schools

Funding Sources:

- 1 General Funds
- 2 Bonding
- 3 TIF
- 4 Grants
- 5 Private Funds
- 6 Sales Tax

	Land Use Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
INDLU-1.1	Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.	1,7,8,	-							
INDLU-1.2	Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.	-	-							
INDLU-1.3	Signage used within and around industrial areas should be designed to complement the materials and scale of surrounding development.	1,8	-							
INDLU-1.4	Industrial districts should be located: i. where urban services and infrastructure are available or planned in the near future; ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan; iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and iv. in a manner that supports the creation and maintenance of greenspace.	1,5,6,7,8	-							

Organization:
















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# Land Use and Development

	Land Use Action Items		\$\$\$	CIP		Less 1 Year	1 to 5 years	5 to 10 years	10 to 20 years	Management / On-going
				Y	N					
RESLU-1.1	Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.	1,8	-							
RESLU-1.2	The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.	1,8	1							
RESLU-1.3	The City should support housing options for all incomes and physical capabilities of Humphrey's residents.	1,3,4,5,7,8	1,3,4,5							
RESLU-1.4	New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.	1,7,8	-							
RESLU-1.5	The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.	1,3,4,5,6,7,8,11	-							
RESLU-1.6	The City should promote low to zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses.	1,8	-							
RESLU-1.7	Humphrey should work on redevelopment of any deteriorated/dilapidated properties as they become an issue. This allows for redeveloped or new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.	1,3,4,6,7,8,10,11	1,3,4,5							
RESLU-1.8	Upper level residential units, where possible, should be encouraged and developed within the downtown commercial district.	1,3,6,7,8	1,3,4,5							
RESLU-1.9	The City should work toward a higher density of development within the established parts of Humphrey and along the major transportation corridors.	1,6,7,8	1,3,4,5							

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## **ANNEXATION**

As cities grow in size the borders may need to be extended in order to maintain a high quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

- Voluntary - Land requested to be annexed by the property owner(s), or
- Involuntary - Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character and annexation is initiated by the municipality.

Landowners desiring annexation of land must submit a plat, by a licensed surveyor. This plat must be approved by the City Engineer and filed with the Clerk along with a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative

votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. A certified copy of the annexation ordinance shall be filed with the county. The City has one year to develop a plan addressing the provision of services to residents of the annexed area.

With regard to annexation, the City should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the City gets an agreement stating the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

## **ANNEXATIONS POLICY**

The City of Humphrey has established an annexation policy which is consistent with the provisions allowed by the State of Nebraska. This policy is as follows:

1. All areas deemed to be urban and suburban in character adjacent to the Corporate Limits of Humphrey shall be considered eligible for annexation and annexed according to the Revised Nebraska State Statutes.
2. The City of Humphrey shall discourage the use of Sanitary Improvement Districts (SID) within the extraterritorial jurisdiction of Humphrey.
3. If SID's are approved within the extraterritorial

## Annexation

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jurisdiction, then there needs to be an agreement as part of the subdivision agreement that the SID will not protest any future annexations undertaken by the City of Humphrey upon that SID.

4. The City of Humphrey shall require the owner of any and all properties adjacent to the Corporate Limits of the City of Humphrey to file subdivision plats on such properties as additions to the City of Humphrey.
5. The City of Humphrey may consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.
6. All areas surrounded by the Corporate Limits of Humphrey should be considered for annexation.
7. County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation.

Important facts the City needs to consider and remember is:

- Annexation DOES NOT commit the City to extending services in the near term;
- Statutory requirements only require a “plan” for how services will be provided to be completed within one year; and
- Annexation DOES NOT require the City to pay for the extension of services. Water and sanitary sewer can be extended when petitioned and it may be assessed to the properties. The City is typically not obligated to pay the cost of these extensions.

### POTENTIAL FUTURE ANNEXATIONS

Figure 11.1 indicates several areas eligible to be annexed into the corporate limits of Humphrey at some point in the future. Figure 11.1 is divided into two different colors; blue and orange.

The blue areas represent areas immediately eligible to be annexed in the near term without issue since these are already developed or associated with developed property. The orange areas are secondary, which means they currently are not developed but are:

- Contiguous and adjacent; and
- Are Urban and suburban in character based upon the surrounding areas.
- The only difference from the blue areas is there has not been any development to date.

### Sanitary Improvement Districts (SIDs)

Based upon a review of the immediate area around Humphrey, there are no existing sanitary improvement districts.

Figure 11.1: Future Annexation Areas



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# Chapter 12 Transportation

## **INTRODUCTION**

Transportation networks tie a community together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians to all parts of the community.

It is anticipated the existing transportation system in Humphrey will not see major changes during the planning period. Any changes will be due specifically to additional local streets as newer subdivision are planned.

## **EXISTING TRANSPORTATION SYSTEM AND FACILITIES**

Residents within a community, even the size of Humphrey, have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the community and require residents to travel to the nearest location and in some cases, access to these services will not change during the planning period. This portion of the Comprehensive Development Plan and Transportation Chapter examines those services with regard to the closest proximity for residents of Humphrey.

### **Railroad Service**

The closest major rail freight service to Humphrey is in Norfolk, Columbus and Omaha. Currently, a

branch line of Nebraska Central Railroad runs through the center of Humphrey. The NCR line connects Norfolk and Columbus; while also connecting to the Union Pacific Railroad mainline in Columbus.

The nearest passenger service is located in downtown Omaha through Amtrak.

### **Bus Service**

The nearest commercial bus service with ticketing services is available in Columbus or Norfolk via Black Hills Stage Lines. Burlington Trailways has service available in Lincoln and Omaha. In addition, Greyhound provides service out of Omaha.

### **Commercial Airport Service**

Eppley Airfield in Omaha is the closest commercial facility to residents in Humphrey. Currently, the airport has commercial service connections throughout the United States and Canada.

### **Small craft Public Airports**

The Columbus (OLU) Municipal Airport is the nearest small aircraft facility. The primary runway #14/32 is 6800 ft. by 100 ft. with concrete surfacing. An turf cross runway #02/20 is 4135 feet long by 150 feet wide. Elevation is listed at 1444 feet.

In Norfolk, there is Norfolk Regional Airport/Karl Stefan Memorial Field. The primary runway #01/32 is 5800 ft. by 100 ft. with asphalt surfacing. Another asphalt cross runway #01/19 is 5800 feet long by 100 feet wide. Elevation is listed at 1573 feet.

## Surface Transportation

The surface transportation system for Humphrey is based primarily upon a system of local streets connected to the state highway network and county road system. These roadways are an essential aspect of community development for the residents of Humphrey as they provide for movement of goods and services into and through the city.

## State and Federal Highways

The city of Humphrey has three major highways running by and through the community. The major east-west highway is Nebraska Highway 91 and Nebraska Spur 71A; plus, the north-south US Highway 81.

## TRANSPORTATION PLANNING AND LAND USE

Land use and transportation create the pattern for future development and are interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the intensity of which land is utilized. In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities.

Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial land uses are generally located near the center of their market area and along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities,

which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

## STREET AND ROAD CLASSIFICATION SYSTEM

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as "all public highways and roads outside the limits of any incorporated municipality," and Municipal Streets as "all public streets within the limits of any incorporated municipality." Neb. Rev. Stat. § 39-2102 (RRS 1998)

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. Interstate: federally-designed National System of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;
3. Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
4. Other Arterial: consists of a group of highways of less importance as through-travel routes.
5. Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport to community centers or to the arterial systems. These are typically main school bus routes, mail routes, and farm-to-market routes;
6. Local: consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

**HUMPHREY’S ONE- AND SIX-YEAR PLAN**

Annually the City of Humphrey is required under state law to develop and approve a One- and Six-year Plan for the different projects, including maintenance to be undertaken during the fiscal year. This Plan is required to be reviewed and commented on by the Nebraska Revised State Statutes §19-929. The One- and Six-Year Plan should always be reviewed and considered when the Planning Commission and the City Council are making decisions on Land Use and Zoning.

**NEBRASKA DEPARTMENT OF TRANSPORTATION’S IMPROVEMENTS**

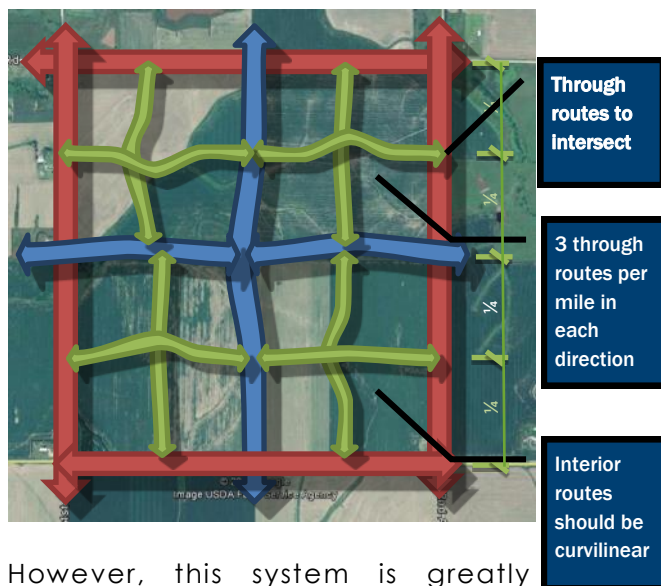
The Nebraska Department of Transportation publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the present, and six years and beyond.

**CONNECTIVITY**

The following connectivity guidelines will create a better transportation pattern around Humphrey.

Defining a street layout to match corresponding land uses with graduated levels of roadway function will benefit the community's effort in handling and controlling growth and will create a better transportation network.

**Figure 12.1:  
Through Street Diagram**



However, this system is greatly dependent upon adopting and implementing a system to control access points along streets in and around Humphrey. The overall goal of these policies is to better integrate future development with existing and planned development in Humphrey.

**Policy 1: Three Through Routes Per Section**

As seen in Figure 12.1, requiring three through routes per section would require future subdivisions in the same section to connect local streets thus creating a better traffic flow between neighborhoods. These routes should fall as close as possible to the 1/4, 1/2, and 3/4 mile along each section (every mile). Simply this would reduce confusion while traveling through neighborhoods, eliminate dead ends, and would direct concentrated traffic flow to specific intersections in the community.

Considering these recommendations of three through routes, minimal offsets of roadway design should also be implemented to discourage high speed cut through traffic. This would introduce a form of traffic calming to the area.

**Policy 2: Intersection Policy**

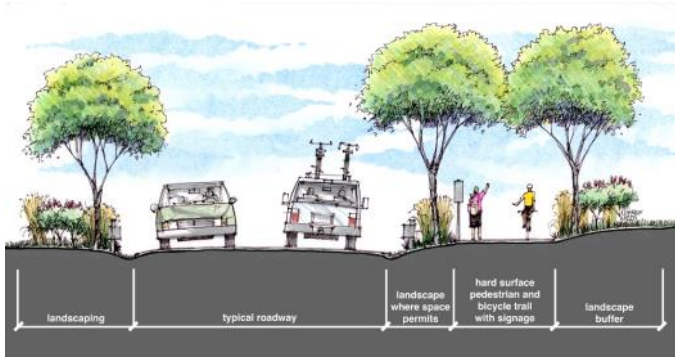
Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

**TRAIL DEVELOPMENT**

Trail development was discussed on several occasions on the community survey for this project. Trails are gaining greater support across the United States, Nebraska and even smaller communities similar to Humphrey. Trail development can be an excellent economic development tool, as opposed to strictly a recreational asset for the City. The City needs to develop to a greater level, a continuous network of transportation and recreational trails throughout and around Humphrey. Trails should be laid out in order to link all parts of Humphrey and when possible nearby communities. This can be done either as stand-alone trails or as part of a street realignment. In addition, the development of off-road trails as well as road-separated trails in public rights-of-way should become a priority during the planning period. One final approach to trails development is the construction of trail width sidewalks through different parts of the residential areas of Humphrey.



**Figure 12.2: Off-Street Trail/Bike Route**



Beyond off-road trails, the City of Humphrey needs to develop a system of streets and trails along areas with existing or constructed greenways similar to the floodplain that runs through the community. This will extend a parklike appearance throughout the city and serve to create an interconnected network of parks, recreation areas, schools, and other civic facilities.

**Figure 12.3: Park/Nature Trail with Exhibits**

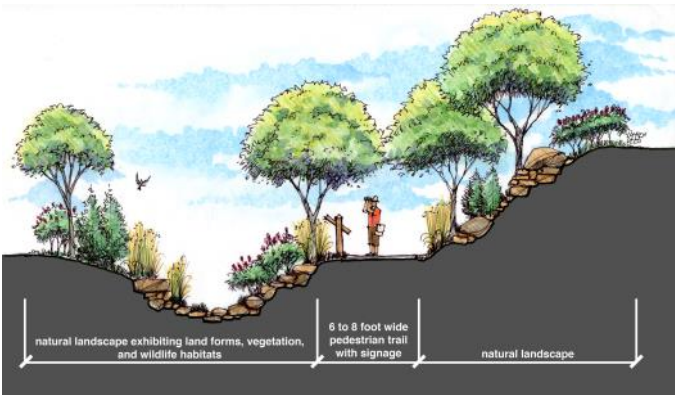


Figure 12.3 identifies a trails system following a natural area such as a tree-lined stream. A trail similar to this could be developed along the floodplain portion of the community with connections to the park system on the south and the residential areas along the golf course and northern neighborhoods of Humphrey.

## TRANSPORTATION GOALS

The City of Humphrey should provide a transportation system that improves access and circulation for vehicular traffic within the community.

### Transportation Goal 1

Humphrey should plan the locations of future streets/connections as the community grows into identified areas on the Future Land Use Map.

### Objectives

- TRAN-1.1 As Humphrey grows, the community should require developers to work within the established transportation routes of the community.
- TRAN-1.2 An evaluation of the traffic impacts created by a project, on the surrounding area, should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.
- TRAN-1.3 As part of a safe transportation system, the City should continually work with the Nebraska Department of Transportation on improving the safety aspects of the US 81 and Nebraska 91 intersection.
- TRAN-1.4 An immediate solution to TRAN-1.3, would be to reduce the speed limit along US 81 from 65 mph (as of this plan) to 50 mph for 1- mile north and south of the intersection.


### Transportation Goal 2

A city-wide trails system should be undertaken during the planning period.

- TRAN-2.1 Encourage bicycle and pedestrian access to and within commercial areas.
- TRAN-2.2 The City of Humphrey should encourage bicycle and pedestrian traffic as an element of the street transportation system.
- TRAN-2.3 The trails system should connect the parks on the south part of Humphrey with the schools and residential areas on the north and east side of Humphrey.





	Transportation Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
TRAN-1.1	As Humphrey grows, the community should require developers to work within the established transportation routes of the community.	1,2,7,8,9	1,2,3,4	●						
TRAN-1.2	An evaluation of the traffic impacts created by a project, on the surrounding area, should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.	1,2,6,7,8,9	5		●					
TRAN-1.3	As part of a safe transportation system, the City should continually work with the Nebraska Department of Transportation on improving the safety aspects of the US 81 and Nebraska 91 intersection.	1,8,9	-		●					
TRAN-1.4	An immediate solution to TRAN-1.3, would be to reduce the speed limit along US 81 from 65 mph (as of this plan) to 50 mph for 1-mile north and south of the intersection.	1,8,9	-		●					
TRAN-2.1	Encourage bicycle and pedestrian access to and within commercial areas.	1,8	1,4,5	●						
TRAN-2.2	The City of Humphrey should encourage bicycle and pedestrian traffic as an element of the street transportation system.	1,8	1,4,5	●						
TRAN-2.3	The trails system should connect the parks on the south part of Humphrey with the schools and residential areas on the north and east side of Humphrey.	1,8	1,4,5	●						

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## Achieving Humphrey's Future

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend the City select three elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

## Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Growth Policies
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Humphrey.

## Support Programs for the Action Agenda

Four programs will play a vital role in the success of Humphrey's plan. These programs are:

1. **Zoning Regulations**--updated land use districts can allow the community to provide direction for future growth.
2. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets.
3. **Capital Improvement Program** - establish an annual plan for assessing the City's annual needs and programming these needs into a prioritization system and the City budget. The programming should cover all utilities, transportation, parks and recreation, facilities such as the library and City Hall. The process is very similar to what the City currently is required to do with their Street 1- and 6-year Plan.
4. **Plan Maintenance**--an annual and five-year review program will allow the community flexibility in responding to growth and a continuous program of maintaining the plan's viability.

## Comprehensive Plan Maintenance

### Annual Review of the Plan

A relevant, up to date plan is critical to the ongoing planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- The recommended policies are still valid for the City and its long-term growth.

The Planning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan, and
2. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

### Plan Amendment Procedures

It is anticipated during each year individuals and groups may come forward with proposals to amend the Comprehensive Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review, unless the plan needs to be amended to allow compliance with a requested zoning amendment.

Reviewing all proposed amendments at one time allows for the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the Comprehensive Plan.

## Unanticipated Opportunities

If major new, unanticipated, innovative development opportunities arise which impact several elements of the plan and are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The City should compile a list of the proposed amendments during the year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

## Evaluating Development Proposals

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

1. the character of the adjacent neighborhood
2. the zoning and uses on nearby properties
3. the suitability of the property for the uses allowed under the current zoning designation
4. the type and extent of positive or detrimental impact that may affect adjacent
5. properties, or the community at large, if the request is approved
6. the impact of the proposal on public utilities and facilities
7. the length of time that the subject and adjacent properties have been utilized for their current uses
8. the benefits of the proposal to the public health, safety, and welfare compared to
9. the hardship imposed on the applicant if the request is not approved comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies consideration of city staff recommendations