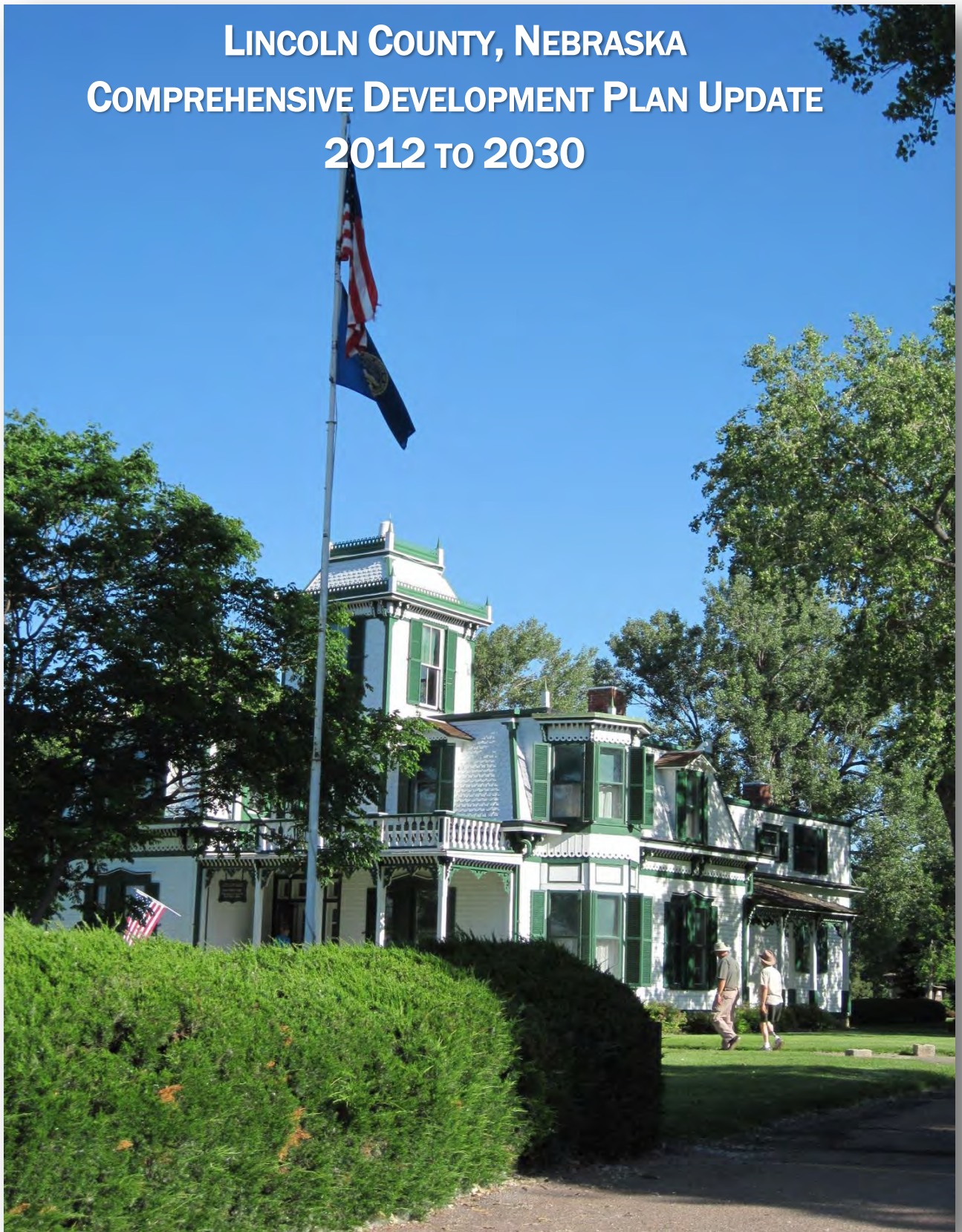


# LINCOLN COUNTY, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN UPDATE 2012 TO 2030



Prepared By





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# INTRODUCTION



LINCOLN COUNTY, NEBRASKA COMPREHENSIVE PALN 2030

## INTRODUCTION

### Location

Lincoln County is located in west central Nebraska. Lincoln County is also bounded by Perkins County, Keith County, McPherson County, Logan County, Custer County, Dawson County, Frontier County, and Hayes County. The overall geographic size of Lincoln County is similar to four typical counties in Nebraska and contains 2,564.0 total square miles of area. The county is roughly bisected by Interstate 80, as well as U.S. Highway 30. The county also is along U.S. Highway 83, and Nebraska Highways 23, 25 and 97.

Lincoln County also contains both the North and South Platte Rivers. The county is also where the two rivers converge to create the Platte River. In addition to the major highways and rivers that span the county; the county is also home of Bailey Yard (the World's largest private single classification railroad yard). The Union Pacific Railroad sends large trains both east and west out of Bailey Yard.

## THE PURPOSE OF COMPREHENSIVE PLANNING

The Lincoln County Comprehensive Development Plan is designed to promote orderly growth and development for the County and its communities. The Comprehensive Development Plan will provide policy guidelines to enable citizens and elected officials to make informed decisions about the future of the County.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Lincoln County. The Comprehensive Development Plan is intended to encourage a strong economic base for the County so the goals of the County are achieved.

The Plan will assist Lincoln County in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety and general welfare) and encourage appropriate land uses throughout the jurisdictional area of the County. The objective of planning is to provide a framework for guiding the community—whether a village, city, county, toward orderly growth and development. The Plan assists the County in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests.

Planned growth will make Lincoln County 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.

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

***Planned growth will make Lincoln County 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.***

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



## PLAN PREPARATION

The Plan was prepared under the direction of the Lincoln County Steering Committee, with the assistance and participation of the Lincoln County staff and citizens of Lincoln County. The time period for achieving the goals, programs, and developments identified in the Lincoln County Comprehensive Development Plan is 20 years. However, the County should review the Plan annually and update the document every ten years, or when a pressing need is identified. Completing updates every ten years or so will allow the County to incorporate ideas and developments that were not known at the time of the present comprehensive planning process.

## 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. § 23-114.02 (Reissue 1997), “shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth.” The Comprehensive Plan is comprised of the following chapters and sections:

- Lincoln County Profile
  - County Assessment – Conditions and Trend Analysis
  - County Facilities
  - Environmental Conditions
- Envision Lincoln County
  - Town Hall meeting results
  - Goals and policy development
- Lincoln County Tomorrow
  - Existing Land Use
  - Existing Transportation Systems
  - Future Land Use Plan
  - Transportation Plan
- Lincoln County Implementation Plan

***The Comprehensive Development Plan records where Lincoln County has been, where it is now, and where it likely will be in the future.***

Analyzing past and existing demographic, housing, economic and social trends permit the projection of likely 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. Also, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions. Therefore, it is important for Lincoln County to closely monitor population, housing and economic conditions that may impact the County. Through periodic monitoring, the County can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the County 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.

The Comprehensive Development Plan records where Lincoln County has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Development Plan will serve to inform County officials as much as possible. The Comprehensive Development Plan is an information and management tool for County leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes

in the land-use, population or local economy occur during the planning period. This information is the basis for Lincoln County's evolution as it achieves its physical, social, and economic goals.

### GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Lincoln County Board of Commissioners, which is a board of elected officials, performs the governmental functions for the County. Each incorporated community in Lincoln County also has elected officials and officers that oversee how their community is governed.

The planning and zoning jurisdiction of Lincoln County, pursuant to Neb. Rev. Stat. § 23-114 (Reissue 1997), includes all of the unincorporated portions of the County, excluding the established extraterritorial jurisdiction of each incorporated city or village.

Pursuant to Neb. Rev. Stat. § 17-1002 (Reissue 1997), the planning and zoning jurisdiction for the incorporated communities in Lincoln County that have adopted Comprehensive Planning and Zoning Ordinances, except for North Platte, includes the area within one mile of their corporate limits. The City of North Platte has the authority to exercise planning and zoning jurisdiction throughout a two-mile extraterritorial jurisdiction. As these communities grow and annex land into their corporate limits, their extraterritorial jurisdictions will extend further into the County. There are seven communities in Lincoln County, besides North Platte, that are incorporated, including Brady, Dickens, Hershey, Maxwell, Sutherland, Wallace, and Wellfleet.



# LINCOLN COUNTY PROFILE



## DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of Lincoln County. It is important for Lincoln County residents to understand where it has been, where it is and where it appears to be going.

Population is the driving force behind housing, local employment, economic, and fiscal stability of the county. Historic population conditions assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, employment and educational needs within the county. Projections provide an estimate for the county 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

Table 1 indicates the population for Lincoln County, and the incorporated communities in Lincoln County, and the unincorporated areas as a whole, between 1980 and 2010. This information provides the residents of Lincoln County with a better understanding of their past and present population trends and changes. In addition, this comparison allows the county to see what the dynamics of the overall population are within the county.

The Lincoln County population in 2010 was 36,288 people, which was an overall decrease of 167 people or -0.5% from 1980. However, the 2000 and 2010 Census numbers have shown increases over the low of 32,508 seen in 1990. When the 2010 population is compared to the 1990 low, the population has increased by 11.6%.

Table 1 indicates that two of the communities saw decreases between 1980 and 2010, with Maxwell showing the largest decrease at -23.9%. Five communities had population increases with Brady having the greatest percent increase for the period.

**TABLE 1: POPULATION TRENDS, LINCOLN COUNTY AND COMMUNITIES, 1980 TO 2010**

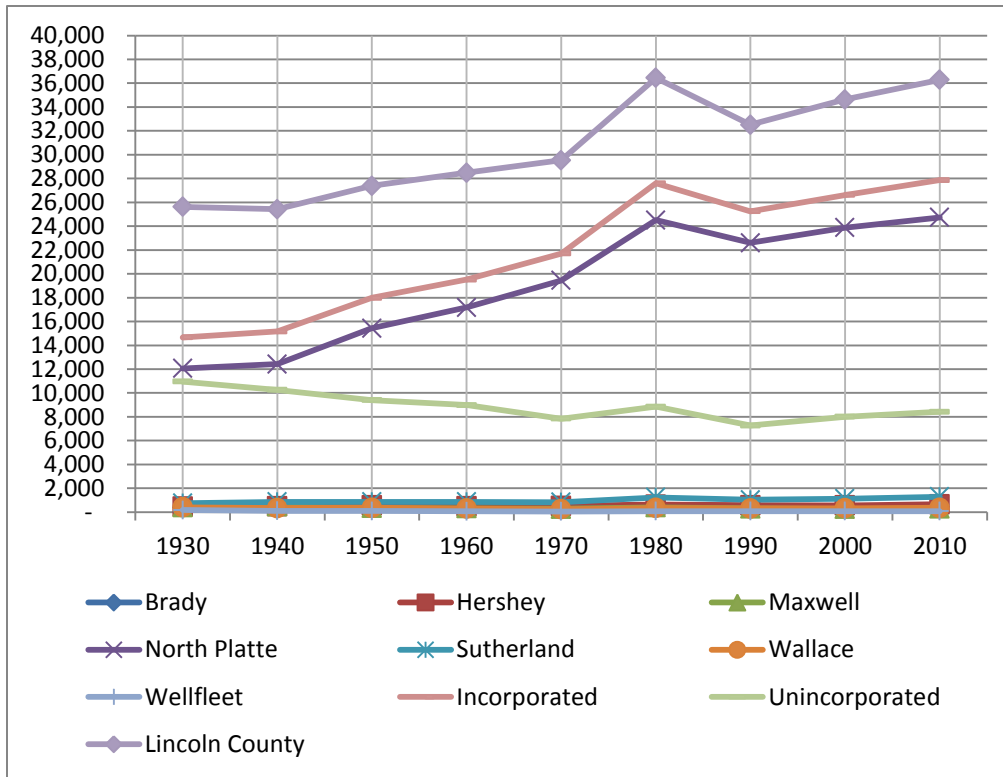
Community	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2010	% Change 2000 to 2010	% Change 1980 to 2010
Brady	377	331	-12.2%	366	10.6%	428	16.9%	13.5%
Hershey	633	579	-8.5%	572	-1.2%	665	16.3%	5.1%
Maxwell	410	315	-23.2%	270	-14.3%	312	15.6%	-23.9%
<b>North Platte</b>	<b>24,509</b>	<b>22,605</b>	<b>-7.8%</b>	<b>23,878</b>	<b>5.6%</b>	<b>24,733</b>	<b>3.6%</b>	<b>0.9%</b>
Sutherland	1,238	1,032	-16.6%	1,129	9.4%	1,286	13.9%	3.9%
Wallace	349	308	-11.7%	329	6.8%	366	11.2%	4.9%
Wellfleet	83	76	-8.4%	76	0.0%	78	2.6%	-6.0%
Incorporated Areas	27,599	25,246	-8.5%	26,620	5.4%	27,868	4.7%	1.0%
Unincorporated Areas	8,856	7,262	-18.0%	8,012	10.3%	8,420	5.1%	-4.9%
<b>Lincoln County</b>	<b>36,455</b>	<b>32,508</b>	<b>-10.8%</b>	<b>34,632</b>	<b>6.5%</b>	<b>36,288</b>	<b>4.8%</b>	<b>-0.5%</b>

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

When analyzing the population trends for Lincoln County and North Platte, both indicated a big bump in population occurring in 1980 and then a dramatic drop in 1990. In a number of communities in Nebraska, a

similar trend has been observed. Therefore, the population trends from 1930 to 2010, for all of the communities and the county were examined. A rough graph of these population trends can be seen in Figure 1. The results of the quick analysis indicate that all of the communities in Lincoln County had a similar bump in 1980.

**FIGURE 1: LINCOLN COUNTY POPULATION TRENDS 1930 TO 2010**



Source: Nebraska Databook 2010

Based upon the analysis in Figure 1, it has been concluded that some anomaly occurred between 1970 and 1980. The cause of this has been explained by long-time residents of Lincoln County as being caused by a couple of major employment opportunities early in this period and the eventual departure of these businesses. During this time North Platte was chosen as a major trucking terminal but this was eliminated sometime before 1990. In addition, this time period was also when a large number of construction workers moved to the area to work on the Gerald Gentleman Power Plant. It is not possible to completely understand all of the dynamics at work in the “bump” in 1980 but it appears whatever caused it, the population trend lines established prior to 1980 have been resumed with the 1990 and later Census data.

### Migration Analysis

Migration Analysis allows a community to understand a specific dynamic that is influencing population change. Migration indicates the population size that has migrated in or out of the community over a given period of time.



**TABLE 2: MIGRATION ANALYSIS – LINCOLN COUNTY, 1970 TO 2009**

Time Period	Total Change (persons)	Natural Change (persons)	Total Migration (persons)
1970-1979	6,917	2,970	3,947
1980-1989	(3,947)	2,518	(6,465)
1990-1999	2,124	1,147	977
2000-2009	849	1,507	(658)
<b>Total</b>	<b>5,943</b>	<b>8,142</b>	<b>(2,199)</b>

Source(s): U.S. Census Bureau 1970/1980/1990/2000, American Community Survey 2005-2009  
Nebraska Department of Health and Human Services System, Vital Statistics Report(s), 1970 – 2009

Based upon Table 2, Lincoln County has seen the majority of its changes due to in- and out-migration of people. Overall between 1970 and 2009 the population has changed by 5,943 people; however, there were 8,142 more births than deaths, resulting in a total out-migration of 2,199 people between 1970 and 2009.

The largest period of out-migration occurred between 1980 and 1989 when there were 6,465 people that moved out of Lincoln County; this out-migration is the primary reason for the overall loss of 3,947 people during that period. On the opposite side, the most positive period for in-migration was during 1970 and 1979 when the county saw 3,947 people move into the county.

Besides the impacts of in-migration and out-migration, a key to the community's future growth potential is in the fact that in every decade in Table 2, births have always exceeded deaths. As long as births continue to exceed deaths by similar levels the population base should remain stable.

### Age Structure Analysis

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



**TABLE 3: AGE-SEX CHARACTERISTICS, LINCOLN COUNTY, 2000 TO 2010**

Age	2000		2010		2000-2010		2000-2010	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	2,287	6.6%	2,569	7.1%	282	12.3%	2,569	-
5-9	2,454	7.1%	2,533	7.0%	79	3.2%	2,533	-
10-14	2,633	7.6%	2,499	6.9%	-134	-5.1%	212	9.3%
15-19	2,696	7.8%	2,405	6.6%	-291	-10.8%	-49	-2.0%
20-24	1,893	5.5%	1,923	5.3%	30	1.6%	-710	-27.0%
25-29	2,080	6.0%	2,212	6.1%	132	6.3%	-484	-18.0%
30-34	2,013	5.8%	2,204	6.1%	191	9.5%	311	16.4%
35-44	5,103	14.7%	4,261	11.7%	-842	-16.5%	168	4.1%
45-54	5,029	14.5%	5,180	14.3%	151	3.0%	77	1.5%
55-64	3,201	9.2%	4,854	13.4%	1,653	51.6%	-175	-3.5%
65-74	2,663	7.7%	2,822	7.8%	159	6.0%	-379	-11.8%
75 & older	2,580	7.4%	2,826	7.8%	246	9.5%	-2,417	-46.1%
<b>Total</b>	<b>34,632</b>	<b>100.0%</b>	<b>36,288</b>	<b>100.0%</b>	<b>1,656</b>	<b>4.8%</b>	<b>1,656</b>	<b>4.8%</b>
2000			2010			Total Change		
Under 18 years of age			9,085			18 and under		
% of total population			26.2%			% change		
Total 65 yrs and older			5,243			65 and older		
% of total population			15.1%			% change		
Median Age			37.8			Median Age		
Total Females			17,623			Total Females		
Total Males			17,009			Total Males		
Dependency Ratio			0.71			Dependency Ratio		
Total Population			34,632			Total Change		
			36,288			1,656		

Source: U.S. Census Bureau 2000/2010

Table 3 exhibits the age cohort structure for Lincoln County in 2000 and 2010. Examining population age structure may indicate significant changes affecting the different population segments within the county. Realizing how many persons are in each age cohort, and at what rate the age cohorts are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 3, changes between 2000 and 2010 occurred within a number of different age group cohorts.

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 2000 with the number of persons in the same age cohort approximately 10 years later, or aged between 10 and 14 years in 2010. For example, in Lincoln County, there were 2,287 children between the ages of 0 and 4 in 2000, and in 2010 there were 2,499 children between the ages of 10 and 14, an increase of 212 children. A review of population by this method permits one to undertake a detailed analysis of which specific cohorts are moving in and out of the community. The positive change in this cohort indicates in-migration into the community.



*Younger age cohorts are the key to future growth and population stability*

Lincoln County saw growth in a number of its age cohorts. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since these persons were not born when the previous census was completed. Note that the cohorts represented in Table 3 differ from those listed below in Tables 4 and 5 due to the consolidation of the 25-29

and 30-34 cohorts from 2000 into a 35-44 cohort in 2010. Increases in the cohorts occurred in six age groups between 2000 and 2010 as indicated in Table 4.

**TABLE 4: POSITIVE COHORTS, 2000 TO 2010**

2000 Age Cohort	Number	2010 Age Cohort	Number	Change
NA	NA	0 - 4 years	2,569 persons	+ 2,569 persons
NA	NA	5 - 9 years	2,533 persons	+ 2,533 persons
0 - 4 years	2,287 persons	10 - 14 years	2,499 persons	+ 212 persons
20 - 24 years	1,893 persons	30 - 34 years	2,204 persons	+ 311 persons
25 - 34 years	4,093 persons	35 - 44 years	4,261 persons	+ 168 persons
35 - 44 years	5,103 persons	45 - 54 years	5,180 persons	+ 77 persons
<b>Total Change</b>				<b>+ 5,819 persons</b>

Source: U.S. Census Bureau 2000/2010

Outside of the 2000 age groups of 0-4 and 5-9 years, the greatest increase was in the 10-14 (2010) age group. An important trend to note in Lincoln County is the increase into the 2000 cohorts of 20-24, 25-34 and 35-44. These specific cohorts indicate that younger adults including those married and/or with families are moving into the community. These age cohorts will be vital to attract in the future in order to maintain a strong and viable community. Some issues to be potentially concerned about include a lack of younger cohorts that are in their middle to late teens.

**TABLE 5: NEGATIVE COHORTS, 2000 TO 2010**

2000 Age Cohort	Number	2010 Age Cohort	Number	Change
5 - 9 years	2,454 persons	15 - 19 years	2,405 persons	- 49 persons
10 - 14 years	2,633 persons	20 - 24 years	1,923 persons	- 710 persons
15 - 19 years	2,696 persons	25 - 29 years	2,212 persons	- 484 persons
45 - 54 years	5,029 persons	55 - 64 years	4,254 persons	- 775 persons
55 - 64 years	3,201 persons	65 - 74 years	2,822 persons	- 379 persons
65 years +	5,243 persons	75 years +	2,826 persons	- 2,417 persons
<b>Total Change</b>				<b>- 4,814 persons</b>

Source: U.S. Census Bureau 2000/2010

Table 5 shows the cohorts that saw population decreases during the past 10 years. These cohorts include the specific groups that are needed to maintain the younger population base in the county. In some cases these population shifts ranged from 10% to 25% of the 2000 cohort population. These data are supported by the data in Table 2 above, which shows an out-migration of people between 2000 and 2010.

One cohort of note is the 75 years+ and it's the decrease for the past decade. The majority of this change was likely due to deaths in the community. Based upon data from the Nebraska Health and Human Services there were 3,420 resident deaths in Lincoln County between 2000 and 2009. These data are common and represent more of the natural changes as opposed to migratory changes.

The median age in Lincoln County increased from 37.8 years in 2000 to 39.2 years in 2010. The change equals approximately 3.7% for the time period. The median age for the state of Nebraska in 2010 was 36.2 years and increased approximately 2.6% from 2000. Lincoln County is experiencing a population that is aging at approximately 50% faster than the rate of the state.

The proportion of persons less than 18 years of age had no change between 2000 and 2010, while those aged 65 years and older increased by 7.7% overall. The population proportion for 18 years and younger and those 65 years and older can be examined to determine another piece of useful data called the “dependency ratio”.

In 2000, Lincoln County had a Dependency Ratio of 0.71 (41.3%/58.7%). By 2010 the Ratio had decreased to 0.68 (40.5%/55.5%). These data indicate that there are more wage earners living in Lincoln County than those populations that tend to be dependent upon tax dollars and revenues generated by those between the ages of 19 and 64 years of age.

### Population Projections

Population Projections are estimates based upon past and present circumstances. The use of population projections allows Lincoln County to estimate what the population will be in future years by looking at past trends. By scrutinizing population changes in this manner, the County will be able to develop a baseline of change from which they can create different future scenarios. 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 Lincoln County has for predicting future population changes. There are many methods to project the future population trends; the five projections used below are intended to give Lincoln County a broad overview of the possible population changes that could occur in the future.

### Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Lincoln County, three different trend lines were reviewed: 1970 to 2010, 2000 to 2010, and 1990 to 2010. A review of these trend lines indicates Lincoln County will see relatively stable growth scenarios during the coming 20 years. The following projections summarize the decennial population for Lincoln County through 2040.

#### Lincoln County Trend Analysis

Year	1970 to 2010	2000 to 2010	1990 to 2010
2020	36,495 persons	36,462 persons	38,398 persons
2030	38,580 persons	38,205 persons	40,630 persons
2040	40,784 persons	40,032 persons	42,992 persons

### 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

$$\frac{(\%18 \text{ years and younger} + \% 65 \text{ years})}{\text{years}}$$

### Cohort Survival Analysis

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are then projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population.

The Cohort Survival Model projection indicates Lincoln County's population will continue to increase into 2010 and continue to a steady increase each decade through 2040. The following projection for Lincoln County is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

### Lincoln County Cohort Survival Analysis

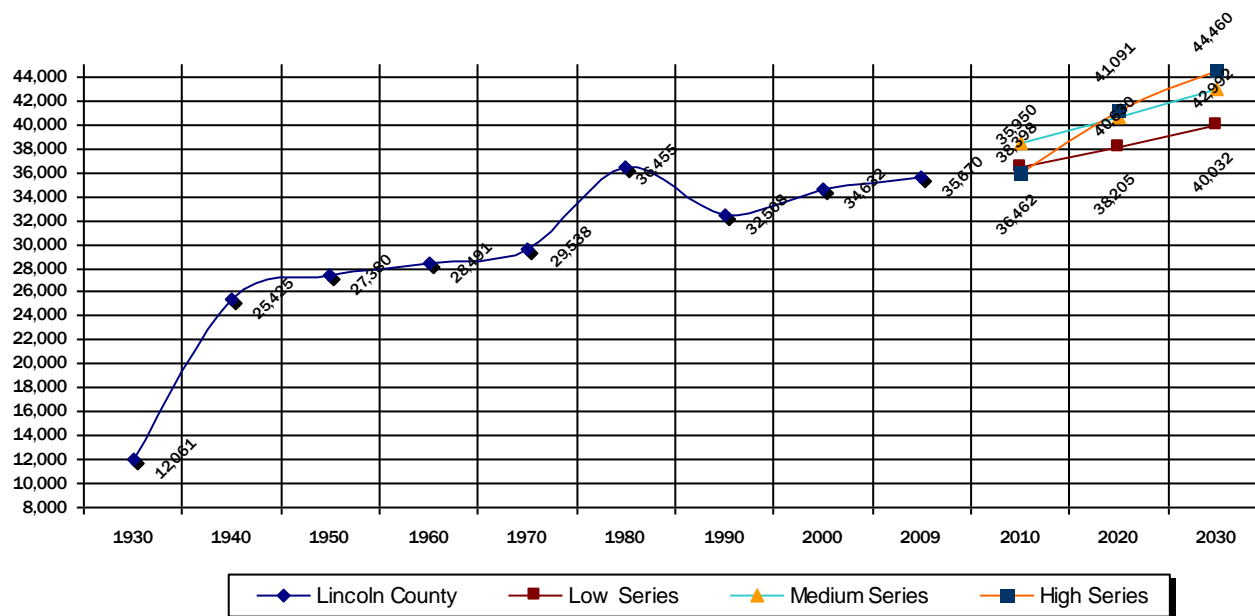
Year	Cohort Survival Model
2020	35,950 persons
2030	41,091 persons
2040	44,460 persons

### Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the six population projections for Lincoln County through the year 2040 is shown in Figure 2. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. Two of the three projections forecast an overall increase for Lincoln County through the year 2040. The following population projections indicate the different scenarios that may be encountered by Lincoln County through the year 2040.

Year	Low Series = 00-10	Medium Series = 90-10	High Series = Cohort
2020	36,462 persons	38,398 persons	35,950 persons
2030	38,205 persons	40,630 persons	41,091 persons
2040	40,032 persons	42,992 persons	44,460 persons

Figure 2 reviews the population history of Lincoln County between 1930 and 2010, and identifies the three population projection scenarios into the years 2020, 2030, and 2040. Figure 2 indicates the peak population for Lincoln County occurred in 1980 with 36,455 people. Beginning in 1930, Lincoln County has had an overall steady population.

**FIGURE 2: POPULATION TRENDS AND PROJECTIONS, LINCOLN COUNTY, 1930 TO 2040**

Source: U.S. Census Bureau

As stated previously, the projections have been developed from data and past trends, as well as present conditions. A number of external and internal demographic, economic and social factors may affect these population forecasts. Lincoln County should monitor population trends, size and composition periodically in order to understand in what direction their community is heading.

## HOUSING PROFILE

The Housing Profile in this Plan identifies existing housing characteristics and projected housing needs for residents of Lincoln County. The primary goal of the housing profile is to allow the county 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 county.



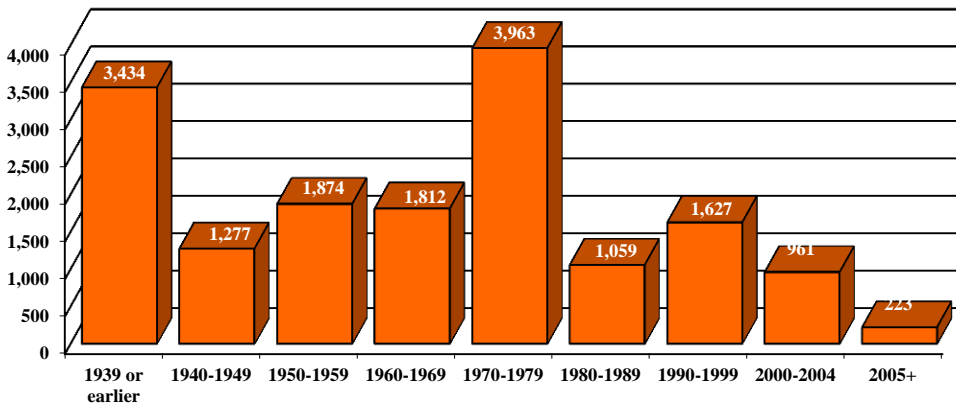
The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units, to determine if housing costs are a financial burden to Lincoln County residents.

To project future housing needs, several factors must be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Lincoln County.

### Age of Existing Housing Stock

An analysis of the age of Lincoln County's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the county. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life in Lincoln County.

**FIGURE 3: AGE OF EXISTING HOUSING STOCK, LINCOLN COUNTY, 2009**



Source: American Community Survey 2005-2009

Overall, Lincoln County has 16,230 housing units within the communities and rural areas. Figure 2 is a breakdown of the housing units built during certain periods of the county's history. The Figure indicates 3,434, or 21.2% of Lincoln County's 16,230 total housing units, were constructed prior to 1940. Housing units of this age need to be examined carefully to determine key issues such as dilapidation, deterioration as well as the presence of the hazard building materials of lead and asbestos.

However, between 1970 and 1979 there were 3,963 housing units, or 24.4% of the total, constructed. This time period has the greatest amount of housing units of any decade. The amount of construction during the 1970's indicates a strong economy during this time. Several of these homes may be in need of repair or demolition. Several different building practices were used during this period and in some cases the quality of materials and construction may not have been the same as other homes in the county.

Approximately 76% of all housing units in Lincoln County were constructed prior to 1980. These units may be in need of a special weatherization program in the county due to the age of the housing. These programs can assist with items such as replacement windows, insulation upgrades, heating and cooling system, weather-stripping, etc.

Finally, there have been only 1,184 housing units or 7.2% of the total units were built since 2000 (based upon data from the American Community Survey). This represents a major slowdown in construction and is reflective in the economy of the past decade.



## Housing Trends

An analysis of housing trends can reveal a great deal about the different sectors of the population in the county. Housing trends indicate the breakdown between owner- or renter-occupied housing as well as the number of people living in Group Quarters. Examining housing trends is important in order to understand the overall diversity of the population and their quality of life within Lincoln County.

**TABLE 6: COMMUNITY HOUSING TRENDS, LINCOLN COUNTY, 2000 AND 2009**

Selected Characteristics	2000	2009	% Change 2000-2009
Population	34,632	35,481	2.5%
Persons in Household	33,962	34,715	2.2%
Persons in Group Quarters	670	766	14.3%
Persons per Household	2.41	2.35	-2.5%
<b>Total Housing Units</b>	<b>15,438</b>	<b>16,230</b>	<b>5.1%</b>
Occupied Housing Units	14,076	14,802	5.2%
Owner-occupied units	9,734	10,104	3.8%
Renter-occupied units	4,342	4,698	8.2%
Vacant Housing Units	1,362	1,428	4.8%
Owner-Occupied vacancy rate	2.1%	0.1%	-
Renter-Occupied vacancy rate	8.2%	7.1%	-
Single-family Units	11,634	12,608	8.4%
2 units	572	507	-11.4%
3 or 4 units	360	306	-15.0%
5 to 9 units	340	425	25.0%
10-19 units	246	267	8.5%
20 or more units	646	641	-0.8%
Mobile Homes, trailer, other	1,577	1,476	-6.4%
<b>Median Contract Rent - 2000 and 2009</b>			
Lincoln County	\$427	\$589	37.9%
<b>Nebraska</b>	<b>\$491</b>	<b>\$632</b>	<b>28.7%</b>
<b>Median Value of Owner-Occupied Units - 2000 and 2009</b>			
Lincoln County	\$78,200	\$103,800	32.7%
<b>Nebraska</b>	<b>\$88,000</b>	<b>\$119,700</b>	<b>36.0%</b>

Source: U.S. Census Bureau, 1990, 2000

### Persons in Households/Group Quarters

In 2009 there were 753 more people living in households than in 2000, this represents an increase of 2.2%. This represents a stable household population. This increase in household population was most likely locating in single-family units throughout Lincoln County; considering the solid increase seen in the single-family units.

The largest component in the increasing population was with group quarters. Between 2000 and 2009, the number of people living in group quarters increased by 96 or approximately 14.3%. However, North Platte saw an overall increase in group quarters population of 142 people; therefore, there were decreases within other facilities in Lincoln County. Group Quarters identifies people that are living in special housing conditions such as a nursing home facility. Therefore, this increase is likely due to increases in group homes and convalescent care facilities.

### Persons per Household

Table 6 also indicates that the number of persons per household decreased from 2.41 to 2.35 persons. The trend nationally has been towards a declining household size; however, the person per household in Lincoln County is lower than several other similar counties:

- Buffalo County has 2.46 persons per household
- Platte County has 2.52 persons per household
- Madison County has 2.42 persons per household
- Hall County has 2.57 persons per household
- Scotts Bluff County has 2.36 persons per household
- Keith County has 2.08 persons per household
- Dawson County has 2.78 persons per household

Finally, the person per household for the state of Nebraska is 2.45, nearly 5% higher than Lincoln County.

#### ***Occupied vs. Vacant Housing Units***

Table 6 also indicates the number of occupied housing units increased from 15,438 in 2000 to 16,230 in 2009, or 5.1%; however, vacant housing units also increased, going from 1,362 in 2000 to 1,428 in 2009, or 4.8%. For the period vacant units increased at approximately the same rate as occupied units. The occupancy type with the highest vacancy rate for both 2000 and 2009 was rental units at 8.2% and 7.1% respectively. The vacancy rate for rental occupied is very comparable to the state of Nebraska which was at 7.9% in 2009.

#### ***Median Contract Rent***

Median contract rent in Lincoln County increased from \$427 per month in 2000 to \$589 per month in 2009, or 37.9%. The State's median monthly contract rent increased by 28.7%. This indicates Lincoln County has seen contract rent increase at a greater rate than the state but was still less than the state's average.

Comparing changes in monthly rents between 2000 and 2009 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2000 and 2009 increased at a rate of 21.3%, indicating Lincoln County rents increased at a rate over 1 ½ times faster than the rate of inflation. Thus, Lincoln County tenants were paying considerably higher monthly rents in 2009, in terms of real dollars, than they were in 2000, on average.

#### ***Median Value of Owner-occupied Units***

The Median value of owner-occupied housing units in Lincoln County increased from \$78,200 in 2000 to \$103,800 in 2009 and represents an increase of 32.7%. The median value for owner-occupied housing units in the state showed an increase of 36.0%. Housing values in Lincoln County increased at a rate less than equal to the statewide average.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate of more than 1 ½ times the CPI. This indicates housing values statewide and in the county increased in value in terms of real dollars when accounting for inflation.

#### ***Conclusion***

In terms of real dollars, tenants and homeowners in Lincoln County were seeing greater contract rent. This trend is consistent with the state, as data show housing costs across Nebraska have equaled or exceeded inflation. With the economic downturn in recent years it is likely that some of these increases have been or may be eliminated. It may take several years of this planning period to fully see the complete and eventual impact of the present time.

**TABLE 7: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, LINCOLN COUNTY, 2000 TO 2009**

Householder Characteristic	2000				2009				O.O.	R.O.
	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	2,082	21.4%	1,898	43.7%	2,100	20.8%	2,052	43.7%	0.9%	8.1%
2 persons	3,968	40.8%	1,102	25.4%	4,413	43.7%	1,000	21.3%	11.2%	-9.3%
3 persons	1,431	14.7%	597	13.7%	1,394	13.8%	809	17.2%	-2.6%	35.5%
4 persons	1,368	14.1%	415	9.6%	1,374	13.6%	534	11.4%	0.4%	28.7%
5 persons	613	6.3%	214	4.9%	594	5.9%	197	4.2%	-3.1%	-7.9%
6 persons or more	272	2.8%	116	2.7%	229	2.3%	106	2.3%	-15.8%	-8.6%
TOTAL	9,734	100.0%	4,342	100.0%	10,104	100.0%	4,698	100.0%	3.8%	8.2%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	205	2.1%	698	14.9%	64	0.6%	945	20.1%	-68.8%	35.4%
25 to 34 years	1,114	11.4%	1,089	23.2%	1,276	12.6%	1,234	26.3%	14.5%	13.3%
35 to 44 years	1,950	20.0%	872	18.6%	1,697	16.8%	722	15.4%	-13.0%	-17.2%
45 to 54 years	2,276	23.4%	584	12.4%	2,315	22.9%	629	13.4%	1.7%	7.7%
55 to 64 years	1,529	15.7%	359	7.6%	2,055	20.3%	496	10.6%	34.4%	38.2%
65 to 74 years	1,390	14.3%	303	6.4%	1,358	13.4%	246	5.2%	-2.3%	-18.8%
75 years and over	1,270	13.0%	437	9.3%	1,339	13.3%	426	9.1%	5.4%	-2.5%
TOTAL	9,734	100.0%	4,342	92.4%	10,104	100.0%	4,698	100.0%	3.8%	8.2%

Source: U.S. Census Bureau, 2000; American Community Survey 2006-2008

Table 7 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data gives Lincoln County the opportunity to determine where there may be a need for additional housing. In addition, Lincoln County could work with the different communities to target efforts for housing rehabilitation and construction at those segments of the population exhibiting the largest need.

## 2000

The largest section of owner-occupied housing in Lincoln County in 2000, based upon number of persons, was two person households, with 3,968 units, or 40.8% of the total owner-occupied units. By comparison, the largest household size for rentals was the single person households which had 1,898 renter-occupied housing units, or 43.7% of the total renter-occupied units.

Lincoln County was comprised of 9,050 1-or 2-person households, or 64.3% of all households. Households having 5-or more persons comprised only 9.1% of the owner-occupied segment, and 7.6% of the renter-occupied segment. Countywide, households of 5-or more persons accounted for only 1,215 units, or 8.6% of the total.

In 2000, the age cohorts representing the largest home ownership group was 45 to 54 years. Of the total residents that lived in owner-occupied housing units, 23.4% were between the age of 45 and 54 years. This group was closely followed by the 35 to 44 year cohort at 20.0%.

The renter occupied housing was dominated by three cohort groups; the 15 to 24 years (14.9%), the 25 to 34 years (23.2%), and the 35 to 44 years (18.6%). These three cohorts represent 56.7% of all the renter-occupied units in 2000.

## 2009

In 2009, the largest section of owner-occupied housing in Lincoln County was still the two person households, with 4,413 units, or 43.7% of the total owner-occupied units; an increase of 11.2% over 2000. By comparison, the largest household size for rentals was again, the single person households which had 2,052 renter-occupied housing units, or 43.7% of the total renter-occupied units; an increase of 0.9% over 2000.

Lincoln County was comprised of 9,565 1-or 2-person households, or 64.6% of all households; which represents a slight change from 2000. Households having 5-or more persons comprised only 8.2% of the owner-occupied segment, and 5.5% of the renter-occupied segment. Countywide, households with 5-or more persons accounted for only 1,126 units, or 7.6% of the total, representing a decrease of 7.3% from 2000.

**TABLE 8: SELECTED HOUSING CONDITIONS, LINCOLN COUNTY, 2000 AND 2009**

Housing Profile	Lincoln County		State of Nebraska	
	Total	% of Total	Total	% of Total
2000 Housing Units	15,438		722,668	
2000 Occupied Housing Units	14,076	91.2%	666,184	92.2%
2000 Owner-occupied Units	9,734		449,317	
2000 Renter-occupied Units	4,342		216,867	
2009 Housing Units	16,230		778,882	
2009 Occupied Housing Units	14,802	91.2%	702,637	90.2%
2009 Owner-occupied Units	10,104		476,856	
2009 Renter-occupied Units	4,698		225,781	
<b>Change in Number of Units 2000 to 2009</b>				
Total Change	792	5.1%	56,214	7.8%
Annual Change	99.0	0.6%	7,027	1.0%
Total Change in Occupied Units	726	5.2%	36,453	5.5%
Annual Change in Occupied Units	90.8	0.6%	4,557	0.7%
Total Change in Owner-occupied Units	370	3.8%	27,539	6.1%
Total Change in Renter-occupied Units	356	8.2%	8,914	4.1%
<b>Characteristics</b>				
2000 Units Lacking Complete Plumbing Facilities	30	0.2%	6,398	0.9%
2000 Units with More Than One Person per Room	405	2.6%	17,963	2.5%
2009 Units Lacking Complete Plumbing Facilities	21	0.1%	2,614	0.3%
2009 Units with More Than One Person per Room	149	0.9%	11,649	1.5%
<b>Substandard Units</b>				
2000 Total	435	2.8%	24,361	3.4%
2009 Total	170	1.0%	14,263	1.8%

Source: U.S. Census Bureau, 2000 and American Community Survey 2006-2008

In 2009, the age cohorts representing the largest home ownership group was still the 45 to 54 years. Of the total residents that lived in owner-occupied housing units, 22.9% were between the age of 45 and 54 years. This group was closely followed by the 55 to 64 year cohort at 20.3%. In 2009, there was a decline in the



owner-occupied units for the cohort 35 to 44 years but an increase in the 25 to 34 years. Using the 10-year cohort shift, similar to Table 3, one can find that in reality some of the cohorts from 2000 actually saw increases in ownership by 2009; however, the largest cohort in 2000 lost 221 units or -9.7% during the period.

The renter occupied housing was again dominated by the same three cohort groups; the 15 to 24 years (20.1%), the 25 to 34 years (26.3%), and the 35 to 44 years (15.4%). These three cohorts represent 61.8% of all the renter-occupied units in 2009. This is a significant increase over 2000, with the largest increases being in the two younger cohorts. The increase in the 25 to 34 years cohort (2009) is even more dominate when you use the 10-year cohort shift which indicates an increase of 536 units or 76.8% from 2000.

### ***Occupied Units***

Table 8 indicates changes in housing conditions and includes an inventory of substandard housing for Lincoln County. The household occupancy rate in Lincoln County remained the same, 91.2%, from 2000 to 2009. The annualized change in occupied units was identical to the annualized change in total units for 2000 to 2009.

The county saw an annual average of 99 new housing units constructed between 2000 and 2009; while the occupied units only increased by an average of 90.8 units per year. During this period the type of housing that increased the fastest was renter-occupied units, which grew by 8.2% during the period. Owner-occupied units grew by only 3.8% from 2000 to 2009. Therefore, Lincoln County was seeing a considerably higher investment in rental property between 2000 and 2009 then in owner-occupied units; this is likely being driven by the fact that 62.6% of the rental increases were located in North Platte.

### ***Substandard Housing***

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are 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.

These criteria when applied to Lincoln County indicate 435 housing units, or 2.8% of the total units, were substandard in 2000. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding. In 2009 the total number of substandard housing units decreased to 170 units or a decrease of 60.9%. Again the largest contributing factor was overcrowding which was nearly 90% of substandard problem.

As is the case with owner-occupied and renter-occupied units, North Platte is the major contributor to this issue as well. In 2009, North Platte's substandard units accounted for 72.9% of Lincoln County's substandard units. Comparing Lincoln County to the state of Nebraska as a whole, the percent of substandard housing units in Lincoln County was less than the state.

What these data fail to consider are housing units that have met both criterion and counted twice. Even so, the county and the communities should not assume that these data overestimate the number of substandard housing. 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 that a county or community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

## ECONOMIC AND EMPLOYMENT PROFILE

Economic data are collected in order to understand area markets, changes in economic activity and employment needs and opportunities within Lincoln County. In this section, employment by industry, household income statistics, commuter analyses and agricultural statistics were reviewed for Lincoln County and Nebraska.

### Income Statistics

Income statistics for households are important for determining the earning power of households in a county. The data presented here show household income levels for Lincoln County in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

**TABLE 9: HOUSEHOLD INCOME, LINCOLN COUNTY, 1990 AND 2009**

Household Income Ranges	2000				2009			
	Lincoln County	% of Total	State of Nebraska	% of Total	Lincoln County	% of Total	State of Nebraska	% of Total
Less than \$10,000	1,405	10.0%	55,340	8.3%	815	5.5%	47,902	6.8%
\$10,000 to \$14,999	1,064	7.6%	43,915	6.6%	1,003	6.8%	41,039	5.8%
\$15,000 to \$24,999	2,271	16.1%	98,663	14.8%	2,172	14.7%	82,906	11.8%
\$25,000 to \$34,999	1,953	13.9%	97,932	14.7%	1,821	12.3%	83,822	11.9%
\$35,000 to \$49,999	2,631	18.7%	122,654	18.4%	2,188	14.8%	109,525	15.6%
\$50,000 to \$74,999	2,702	19.2%	136,141	20.4%	2,865	19.4%	146,852	20.9%
\$75,000 to \$99,999	1,144	8.1%	58,361	8.7%	1,840	12.4%	87,734	12.5%
\$100,000 to \$149,999	657	4.7%	36,565	5.5%	1,440	9.7%	69,882	9.9%
\$150,000 to \$199,999	154	1.1%	8,551	1.3%	286	1.9%	17,498	2.5%
\$200,000 or more	110	0.8%	8,873	1.3%	372	2.5%	15,477	2.2%
<b>Total</b>	<b>14,091</b>	<b>100.0%</b>	<b>666,995</b>	<b>100.0%</b>	<b>14,802</b>	<b>100.0%</b>	<b>702,637</b>	<b>100.0%</b>
<b>Median Household Income</b>	\$36,568		\$39,250		\$44,667		\$47,995	
<b>Number of Households</b>	14,091		666,995		14,802		702,637	

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

Table 9 indicates the number of households in each income range for Lincoln County for 2000 and 2009. In 2000, the household income range most commonly reported was \$50,000 to \$74,999, which accounted for 18.7% of all households. By 2009, the income range reported remained the same but accounted for 19.4% of the total.

Those households earning less than \$15,000 decreased from 17.6% in 2000 to 12.3% in 2009. These household groups account for the poorest of the poor in the county. However, the decrease between 2000 and 2009 was 26.4%, which indicates solid improvement. The biggest improvement came with those households earning less than \$10,000, which declined by 42.0%.

Households in Lincoln County earning \$50,000 or more saw an increase of 42.7% from 2000 to 2009. In 2000, 34.8% of the households earned \$50,000 or more; while in 2009, 45.9% were earning over that amount. The categories showing the greatest increases were those households earning over \$200,000, which rose from 0.8% in 2000 to 2.5% in 2009, an increase of 212.5% during the time period.

The median household income for Lincoln County was \$36,568 in 2000, which was over \$2,500 less than the State median income. By 2009, the median household income increased to \$44,667 or an increase of 22.1% but was still less than the state average. The CPI for this period was 21.3%, which indicates household incomes in Lincoln County barely kept up with inflation. Therefore, households were actually earning slightly more in real dollars in 2009 than in 2000. This difference basically indicates that for every \$1.00 earned in a household during 2000, it was earning \$1.03 in 2009.

**TABLE 10: HOUSEHOLD INCOME BY AGE, LINCOLN COUNTY, 2009**

Income Categories	under 25 years	25 to 44 years	45 to 64 years	65 years and older	Total	% of Total Households age 65 & over
Less than \$10,000	144	187	267	217	815	26.6%
\$10,000 to \$14,999	149	89	218	547	1,003	54.5%
\$15,000 to \$24,999	230	542	452	948	2,172	43.6%
\$25,000 to \$34,999	289	648	490	394	1,821	21.6%
\$35,000 to \$49,999	78	980	600	530	2,188	24.2%
\$50,000 to \$74,999	81	1,449	1,047	288	2,865	10.1%
\$75,000 to \$99,999	14	600	1,049	177	1,840	9.6%
\$100,000 to \$124,999	0	220	612	147	979	15.0%
\$125,000 to \$149,000	24	93	257	87	461	18.9%
\$150,000 to \$199,999	0	48	236	2	286	0.7%
\$200,000 or more	0	73	267	32	372	8.6%
<b>Total</b>	<b>1,009</b>	<b>4,929</b>	<b>5,495</b>	<b>3,369</b>	<b>14,802</b>	<b>22.8%</b>

Source: American Community Survey 2005 -2009

Table 10 indicates household income for Lincoln County householders by age group in 2009. The purpose for this information is to determine the income level of Lincoln County by age group, especially the senior households.

The Table indicates 3,369 households with the primary member being 65 years or older. Of the 3,369 households in Table 10, 1,712 or 50.8% had incomes less than \$25,000 per year. Furthermore, 764 of these households, or 22.7% of the total households, had incomes less than \$15,000 per year; in addition, these 764 households accounted for 42.0% of all households in the community earning less than \$15,000.

On the other side of the income spectrum, those households 65 years and older only account for 10.8% of all households earning \$50,000 or more. The largest portion of the senior households earn between \$10,000 and \$34,999 or 56.1% of these older households.

The household age group that appears to have the best, most distributed income structure is the 45 to 64 years group. This group, in Lincoln County, has the best earning potential. There are households in all income classes with no specific area of the range being more dominate than another (not too many on the low income side with no one on the upper level and vice versa).

This information indicates many of these households could be eligible for housing assistance to ensure they continue to live at an appropriate standard of living. The number of senior households will likely continue to grow during the next twenty years. Typically, as the size of the 65 and over age cohort increases, these fixed income households may be required to provide their entire housing needs for a longer period. In addition, the fixed incomes that seniors tend to live on generally decline at a faster rate than any other segment of the population, in terms of real dollars. As data from future US Census surveys and the American Community Survey become available the community may need to review these statistics for additional changes.

#### Income Source and Public Assistance

The table below shows personal income by source for Lincoln County and the State. These data are compared to the CPI, in order to determine if increases are consistent with inflation and in terms of real dollars. Between 1970 and 2008, the CPI was 429.4%.

**TABLE 11: INCOME BY SOURCE - STATE AND LINCOLN COUNTY, 1970 TO 2008**

Income Characteristics	1970	1980	1990	2000	2008	% Change 1970-2008	% Annual Change	2008 Lincoln County vs. State of Nebraska
<b>Lincoln County</b>								
Total Personal Income	\$106,740,000	\$333,627,000	\$515,536,000	\$861,685,000	\$1,301,830,000	1119.6%	29.5%	1.8%
Non-farm Income	\$99,260,000	\$332,102,000	\$492,989,000	\$845,291,000	\$1,173,327,000	1082.1%	28.5%	1.8%
Farm Income	\$7,480,000	\$1,525,000	\$24,201,000	\$16,394,000	\$128,593,000	1619.2%	42.6%	1.2%
Per Capita Income	\$3,597	\$9,181	\$15,857	\$24,878	\$36,494	914.6%	24.1%	87.0%
<b>State of Nebraska</b>								
Total Personal Income	\$5,648,337,000	\$14,578,213,000	\$28,591,103,000	\$48,997,941,000	\$69,820,901,000	1136.1%	29.9%	
Non-farm Income	\$5,108,567,000	\$14,482,219,000	\$26,437,554,000	\$47,577,270,000	\$66,419,046,000	1200.2%	31.6%	
Farm Income	\$539,770,000	\$95,994,000	\$2,153,549,000	\$1,420,671,000	\$3,401,855,000	530.2%	14.0%	
Per capita income	\$3,796	\$9,272	\$18,088	\$28,598	\$39,182	932.2%	24.5%	

Source: Bureau of Economic Analysis, Regional Economic Information System, 2008

#### Non-farm and Farm Income

Non-farm income increased from \$156,728,000 in 1970 to \$1,301,830,000 in 2008, or an increase of 1,119.6%, which was well over 2 ½ times the CPI. By 2008, farm income had risen from \$7,480,000 to \$128,593,000, or 1,619.2%, which is over 3 ½ times the CPI.



When compared to the state of Nebraska totals, Lincoln County had 1.8% of the state's non-farm income. In addition, Lincoln County had 1.2% of the total state Farm Income in 2008.

### Per Capita Income

The per capita income in Lincoln County increased from \$3,597 in 1970 to \$36,494 in 2008, or an increase of 914.6%, which was over twice the CPI. Unfortunately, Lincoln County's per capita income was only 87% of the state's per capita income level of \$39,182.

**TABLE 12: TRANSFER PAYMENTS - STATE OF NEBRASKA AND LINCOLN COUNTY, 1970 TO 2008**

Payment Type	1970	1980	1990	2000	2008	% Change 1970 to 2008	% Change Per Year
<b>Lincoln County</b>							
Government payments to individuals	\$10,036,000	\$36,658,000	\$77,852,000	\$138,573,000	\$230,116,000	2192.9%	57.7%
Retirement, Disability & Insurance Benefits	\$6,595,000	\$24,431,000	\$77,852,000	\$71,538,000	\$107,039,000	1523.0%	40.1%
Medical Payments	\$1,168,000	\$5,848,000	\$19,996,000	\$48,703,000	\$85,519,000	7221.8%	190.0%
Income Maintenance Benefits (SSI, AFDC, Food Stamps, etc)	\$731,000	\$2,213,000	\$5,357,000	\$10,538,000	\$18,559,000	2438.9%	64.2%
Unemployment Insurance Benefits	\$254,000	\$1,489,000	\$1,192,000	\$1,739,000	\$3,699,000	1356.3%	35.7%
Veteran's Benefits	\$1,044,000	\$2,024,000	\$2,311,000	\$3,045,000	\$6,963,000	567.0%	14.9%
Federal Education and Training Assistance	\$244,000	\$650,000	\$1,608,000	\$2,945,000	\$5,126,000	2000.8%	52.7%
Payment to Non-profit Institutions	\$362,000	\$1,339,000	\$1,537,000	\$2,881,000	\$3,690,000	919.3%	24.2%
Business Payments	\$313,000	\$1,010,000	\$2,286,000	\$3,915,000	\$2,320,000	641.2%	16.9%
<b>Total</b>	<b>\$10,711,000</b>	<b>\$39,007,000</b>	<b>\$81,675,000</b>	<b>\$145,369,000</b>	<b>\$236,126,000</b>	<b>2104.5%</b>	<b>55.4%</b>
Transfer Payments Per Capita	\$361	\$1,073	\$2,512	\$4,197	\$6,619	1733.5%	45.6%
Total Per Capita Income	\$3,597	\$9,181	\$15,857	\$24,878	\$36,494	914.6%	24.1%
Per Capita Transfer Payments as % of Per Capita Income	10.0%	11.7%	15.8%	16.9%	18.1%	80.7%	2.1%
<b>State of Nebraska</b>							
<b>Total</b>	<b>\$497,553,000</b>	<b>\$1,693,794,000</b>	<b>\$3,365,241,000</b>	<b>\$6,088,074,000</b>	<b>\$10,076,098,000</b>	<b>1925.1%</b>	<b>50.7%</b>
Transfer Payments Per Capita	\$334	\$1,077	\$2,128	\$3,553	\$5,655	1593%	42%
Total Per Capita Income	\$3,793	\$9,155	\$17,948	\$28,598	\$39,182	933%	25%
Per Capita Transfer Payments as % of Per Capita Income	8.8%	11.8%	11.9%	12.4%	14.4%	-100.0%	-2.6%

Source: Bureau of Economic Analysis, Regional Economic Information System, 2008

Another income source that deserves examination is the amount of Transfer Payments to individuals in Lincoln County from 1970 to 2008, which is provided in Table 12. Note the total amount of Transfer Payments equals Government Payments to Individuals plus Payments to Non-Profit Institutions plus Business Payments. The remaining categories listed in the table are subsets of the Government Payments to Individuals category.

In 1970, Total Transfer Payments to Lincoln County were \$10,711,000, and the State was \$497,553,000. By 2008, Total Transfer Payments to Lincoln County were \$230,116,000, or an increase of 2,192.9%, and the State total was \$10,076,098,000, or an increase of 1,925.1%. In 2008, transfer payments per capita in Lincoln County were \$6,619, and the State was \$5,655.

Total transfer payments between 1970 and 2008 have shown an increase in each reporting period. Government payments, retirement and disability insurance benefits, and medical payments comprised the majority of total transfer payments. The largest percentage increase occurred within Medical Payments, which increased by nearly \$85 million, or 7,221.8%. Income Maintenance Payments also increased dramatically; these payments include SSI, AFDC, and food stamps, increased by \$17.8 million, or 2,438.9% since 1970.

The trend for transfer payments per capita between 1970 and 2008 indicates payments increased significantly to individuals in Lincoln County, increasing by over 1,733% in 38 years. However, transfer payments, as a proportion of per capita income, increased at a much lower rate between 1970 and 2008. In 1970, transfer payments comprised 10.0% of total per capita income, and in 2008, transfer payments were 18.1% of total per capita income, which is an annual increase of two percent. Transfer payments per capita are increasing at a rate nearly 2 times greater than the total per capita income. In addition, the per capita transfer payments in Lincoln County are increasing at a slightly higher rate than the State of Nebraska.

### Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industry that makes up the local economy, as well as identifying particular occupations that employ residents. Table 13 indicates employment size by industry for North Platte and the State of Nebraska for 2000 and 2009 (these data indicate the types of jobs residents have, not the number of jobs locally).

**TABLE 13: EMPLOYMENT BY INDUSTRY, LINCOLN COUNTY AND THE STATE OF NEBRASKA, 2000 AND 2009**

Industry Categories	Lincoln County				State of Nebraska			
	2000	% of Total	2009	% of Total	2000	% of Total	2009	% of Total
Agriculture, Forestry, Fishing and Hunting and Mining	1,093	6.5%	879	4.9%	48,942	5.6%	45,560	4.9%
Construction	1,091	6.4%	1,241	7.0%	56,794	6.5%	61,965	6.7%
Manufacturing	642	3.8%	614	3.5%	107,439	12.2%	100,665	10.9%
Wholesale Trade	487	2.9%	396	2.2%	31,265	3.6%	30,401	3.3%
Retail Trade	2,340	13.8%	2,555	14.4%	106,303	12.1%	108,917	11.8%
Transportation and warehousing and utilities	3,200	18.9%	3,341	18.8%	53,922	6.1%	55,922	6.0%
Information	225	1.3%	251	1.4%	21,732	2.5%	19,001	2.1%
Finance, insurance, real estate, and rental and leasing	962	5.7%	719	4.0%	67,370	7.7%	70,886	7.7%
Professional, scientific, management, administrative, and waste management	701	4.1%	837	4.7%	63,663	7.3%	72,999	7.9%
Educational, health, and social services	3,323	19.6%	3,650	20.5%	181,833	20.7%	208,607	22.6%
Arts, entertainment, recreation, accommodation and food services	1,417	8.4%	1,578	8.9%	63,635	7.3%	72,529	7.8%
Other services (except public administration)	844	5.0%	827	4.6%	40,406	4.6%	41,024	4.4%
Public Administration	603	3.6%	909	5.1%	33,933	3.9%	36,093	3.9%
<b>Total Employed Persons</b>	<b>16,928</b>	<b>100.0%</b>	<b>17,797</b>	<b>100.0%</b>	<b>877,237</b>	<b>100.0%</b>	<b>924,569</b>	<b>100.0%</b>

Source:

U.S. Census Bureau 2000 and American Community Survey 2005-2009

Table 13 shows that the employment sector with the greatest number of employees was the Educational, health and social services. This sector employed 3,323 people or 19.6% of the total employed residents in 2000. By 2009, this sector had grown to 3,650 employees or 20.5% of the total. Lincoln County, as a whole, is in line with the totals seen in the state of Nebraska.

Overall the top five industries in Lincoln County stayed the same from 2000 to 2009. These five sectors are:

1. Educational, health, and social services
2. Transportation and warehousing and utilities
3. Retail trade
4. Arts, entertainment, recreation, accommodation and food services
5. Construction

The top five sectors make sense when the major employers in Lincoln County are added to this list:

1. North Platte Public Schools, Hershey Public Schools, Brady Public Schools, Maxwell Public Schools, Sutherland Public Schools, Wallace Public Schools, Mid-Plains Community College, Great Plains Regional Medical Center, State of Nebraska
2. Union Pacific Railroad, Nebraska Public Power District, City of North Platte Utilities
3. Wal-Mart, Shop-Ko, Platte River Mall, Menards, (North Platte regional retail center)
4. Hotels and restaurants to serve Interstate 80

### Regional Basic/Non-Basic Analysis

The following data examine six occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

- Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.
- Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

In order to establish a number of Basic jobs, a comparative segment or entity must be selected. For purposes of this analysis, the state of Nebraska will be used. This allows the analysis to establish where Lincoln County is seeing exports from the state as a whole.

This analysis is used to further understand which occupational areas are exporting goods and services outside the area, thus importing dollars into the local economy. The six occupational categories used in the analysis are listed below:

- Managerial and Professional specialty occupations
- Technical, sales and administrative support occupations
- Service occupations
- Farming, forestry, and fishing occupations
- Precision production, craft and repair occupations
- Operators, fabricators, and laborers

A related concept to the basic/non-basic distinction is that of a Base Multiplier. The base multiplier is a number, which represents how many non-basic jobs are supported by each basic job. A high base multiplier means that the loss of one basic job will have a large potential impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for workers in that economy. Therefore, more money brought in by basic jobs creates more non-basic jobs that are supported.

**TABLE 14: BASIC / NON-BASIC EMPLOYMENT – LINCOLN COUNTY, 2009**

Occupation Category	Basic	Non-Basic	% of Lincoln County Workforce	% of State workforce
Management, professional, and related occupations	0.0%	27.8%	27.8%	34.0%
Service occupations	0.0%	15.7%	15.7%	16.3%
Sales and office occupations	0.0%	24.7%	24.7%	25.4%
Farming, fishing and forestry occupations	0.3%	1.6%	1.9%	1.6%
Construction, extration, maintenance and repair occupations	2.7%	8.9%	11.6%	8.9%
Production, transportation, and material moving occupations	4.5%	13.8%	18.3%	13.8%
<b>TOTAL</b>	<b>7.5%</b>	<b>92.5%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Economic Base Multiplier</b>	<b>12.33</b>			

Source: American Community Survey 2005-2009

### **Basic Employment**

The occupation categories are compared to the same categories for the state and where Lincoln County's percentage exceeds the state's percentage there is Basic employment. Table 14 indicates that there are three categories that have Basic employment with the largest being Production, Transportation, and material moving occupations. This again is not unexpected considering Union Pacific Railroad and their facilities in and around North Platte.



Other categories that contain Basic Employment are:

- Construction, extraction, maintenance and repair occupations (this too could be tied into Union Pacific)
- Farming, fishing and forestry occupations

Overall, 7.5% of the employment base in Lincoln County is tied to exportation of goods or services. The county needs to continually work on their Business Retention and Expansion process in order to make these employers stay in Lincoln County. A major part of this scenario is tied into Union Pacific and NPPD.

### **Base Multiplier**

The information in Table 14 shows that Lincoln County has a base multiplier of 12.33, which means that for every job that falls into the basic category, 12.33 other jobs in the county are supported and/or impacted. This is illustrated by comparing the basic and non-basic percentages against each other. This indicates that for every job tied to exportation of goods or services, there are 12.33 jobs created/supported by the dollars coming into the county. Therefore, if Lincoln County lost just one of the jobs tied to exports (regardless of the community) then there is the potential to lose approximately 12.33 jobs from the non-basic employment side.

There is not a magical multiplier that a county can aim to achieve. Every county is different and the dynamics involved are different. The unique and ever changing dynamics are what make a particular community or county unique and attractive to different employers. It is critical for a county to determine their future vision for business and industry and work towards that end. As previously mentioned it is also critical to diligently work towards a successful Business Retention and Expansion program to support those employers already located in the county. Some communities or counties become too focused on attracting that next big catch and forget about the opportunities that existing employers can offer through expansion of their operations.

**TABLE 15: REGIONAL AND STATE LABOR FORCE COMPARISONS – LINCOLN COUNTY, 2009**

Location	Management, professional, and related occupations	Service occupations	Sales and office occupations	Farming, fishing and forestry occupations	Construction, extraction, maintenance and repair occupations	Production, transportation, and material moving occupations	Base Multiplier
Lincoln County	27.8%	15.7%	24.7%	1.9%	11.6%	18.3%	13.33
Dawson County	21.5%	15.8%	18.4%	3.3%	11.1%	29.9%	5.00
Hall County	25.0%	16.7%	26.8%	1.7%	9.3%	20.5%	11.11
Keith County	31.2%	15.5%	25.4%	4.0%	13.0%	10.9%	15.38
Nebraska	34.0%	16.3%	25.4%	1.6%	8.9%	13.8%	N/A

Source: American Community Survey 2005-2009

Table 15 compares employment (by occupation) in Lincoln County to similar counties in south central Nebraska. In addition the Table also lists the Base Multiplier for each county. The table shows that Lincoln County has one of the highest base multipliers of any location, with Keith County having the highest.

Again, higher base multipliers mean more non-basic jobs are impacted by a single basic job. In addition, a higher base multiplier **could** create more instability in the overall economy of the county. Finally, note Lincoln

County has three categories with Basic Employment compared to only two for Keith County; Keith County will tend to have a less balanced economy, especially if either of the two have a major economic downturn.

### **Basic/Non-basic relative to Employment by Industry**

Table 16 shows the relationship of Lincoln County employment industries compared to the state as a whole. For example, examining the basic and non-basic percentages shows that Lincoln County meets or exceeds employment by industry in seven industry categories. Those industries are:

- Transportation and warehousing and utilities
- Retail Trade
- Public Administration
- Arts, entertainment, and recreation, and accommodation, and food service
- Construction
- Other services, except public administration
- Agriculture, forestry, fishing and hunting and mining

**TABLE 16: BASIC/NON-BASIC EMPLOYMENT BY INDUSTRY – LINCOLN COUNTY VS. NEBRASKA, 2009**

Industry Categories	Lincoln County		State of Nebraska		Lincoln County minus State of Nebraska	Basic	Non-Basic
	2009	% of Total	2009	% of Total			
Agriculture, forestry, fishing and hunting and mining	879	4.94%	45,560	4.93%	0.01%	0.01%	4.93%
Construction	1,241	6.97%	61,965	6.70%	0.27%	0.27%	6.70%
Manufacturing	614	3.45%	100,665	10.89%	-7.44%	0.00%	3.45%
Wholesale Trade	396	2.23%	30,401	3.29%	-1.06%	0.00%	2.23%
Retail Trade	2,555	14.36%	108,917	11.78%	2.58%	2.58%	11.78%
Transportation and warehousing, and utilities	3,341	18.77%	55,922	6.05%	12.72%	12.72%	6.05%
Information	251	1.41%	19,001	2.06%	-0.64%	0.00%	1.41%
Finance and insurance, and real estate and rental and leasing	719	4.04%	70,886	7.67%	-3.63%	0.00%	4.04%
Professional, scientific, and management, and administrative and waste management services	837	4.70%	72,999	7.90%	-3.19%	0.00%	4.70%
Educational services, and health care and social assistance	3,650	20.51%	208,607	22.56%	-2.05%	0.00%	20.51%
Arts, entertainment, and recreation, and accommodation, and food services	1,578	8.87%	72,529	7.84%	1.02%	1.02%	7.84%
Other services, except public administration	827	4.65%	41,024	4.44%	0.21%	0.21%	4.44%
Public Administration	909	5.11%	36,093	3.90%	1.20%	1.20%	3.90%
Total	17,797	100.00%	924,569	100.00%		18.02%	
Basic Multiplier	4.55	-	N/A	-			

Source: American Community Survey 2005-2009

When examining the Base Multiplier from this perspective, the number becomes 4.55 which is about 1/3 of the other approach. It is critical to remember that these numbers are not specifically jobs in Lincoln County but the jobs held by the residents and these may be in other locations of the state or region. The data in Table 16 represents the potential for the importation of income as opposed to just exportation of a good or service. Therefore, when examining the data in both Table 14 and 16, the true Base Multiplier is likely somewhere in between the 4.55 and 13.33.

Tables 17 and 18 show the commuter characteristics for Lincoln County. Table 17 indicates where residents of Lincoln County are actually working, on a county level. Table 18 indicates the number of workers that are traveling to Lincoln County for employment and from which county they are traveling from. These data aid in understanding the overall dynamics of the employment conditions in Lincoln County. Finally, please note these data are only available up to the year 2000.

### ***Commuter Exports***

The data in Table 17 illustrates that the majority of Lincoln County residents both lived and worked within the county. The 2000 statistics indicate that 96.1% of the Lincoln County residents also worked in the county; this was up from 91.9% in 1970. Although all other counties shown in Table 17 reported less than four percent of Lincoln County's population working in their respective counties. The counties with the second and third percentages of workers from Lincoln County were Dawson and Frontier Counties with 1.2% and 0.5% respectively.

Between 1970 and 2000 the total number of Lincoln County residents commuting out of the county fell from 914 to 644 or a change of -23.7% over the 30 year period. In 1970, 8.1% of the residents commuted out of Lincoln County; by 2000 this number was down to 3.9%.

**TABLE 17: COMMUTER POPULATION TRENDS - RESIDENTS OF LINCOLN COUNTY, 1970 TO 2000**

County of Residence	Work County	1970	1980	1990	2000	Change 1960-2000	% of 1970 Total	% of 2000 Total
Lincoln County	Adams	-	-	-	8	8	0.0%	0.0%
	Buffalo	12	12	22	16	4	0.1%	0.1%
	Chase	-	-	-	8	8	0.0%	0.0%
	Cherry	-	11	27	-	-	0.0%	0.0%
	Custer	10	10	21	26	16	0.1%	0.2%
	Dawson	71	130	204	197	126	0.6%	1.2%
	Douglas	-	21	34	18	18	0.0%	0.1%
	Frontier	11	91	35	79	68	0.1%	0.5%
	Furnas	-	-	27	-	-	0.0%	0.0%
	Hall	-	-	-	19	19	0.0%	0.1%
	Jefferson	-	-	-	10	10	0.0%	0.1%
	Keith	101	64	54	70	(31)	0.9%	0.4%
	Lancaster	-	63	26	57	57	0.0%	0.3%
	Lincoln	10,368	15,281	13,948	15,865	5,497	91.9%	96.1%
	Logan	7	15	23	31	24	0.1%	0.2%
	McPherson	5	-	-	-	(5)	0.0%	0.0%
	Perkins	-	7	42	30	30	0.0%	0.2%
	Red Willow	-	-	-	63	63	0.0%	0.4%
	Scotts Bluff	-	-	-	12	12	0.0%	0.1%
	Laramie, WY	-	42	18	-	-	0.0%	0.0%
	Elsewhere	350	222	227	-	(350)	3.1%	0.0%
	Not Reported	347	-	-	-	(347)	3.1%	0.0%
	<b>Total</b>	<b>11,282</b>	<b>15,969</b>	<b>14,708</b>	<b>16,509</b>	<b>5,227</b>	<b>100.0%</b>	<b>100.0%</b>
	Total Commuter	914	688	760	644	-270		
	% Commuter	8.1%	4.3%	5.2%	3.9%	-36.2%		

Source: Bureau of Economic Analysis, Regional Economic Information System, 2010

**Commuter Imports**

Table 18 indicates that the majority, or approximately 15,800 or 94.6% of those working in Lincoln County were from the county itself. The remaining 5.4% were commuting into Lincoln County from other counties. The county with the next largest portion of the workforce was Keith County. Keith County was followed by Dawson and Logan Counties.

Table 18 also shows that there were 905 workers commuting into Lincoln County in 2000. Compare the number of workers commuting into Lincoln County with the number leaving the county for employment (644 workers); the county has a net of 261 workers commuting into the county. These 261 workers can be examined in a couple of ways; 1) these are workers that are earning money in Lincoln County and then taking the money home with them, or 2) these workers are working and earning a wage in Lincoln County and spending part of the money in the county prior to going home. Chances are the latter is the reality; thus these workers are earning money in Lincoln County and helping to fuel the local economy. Finally, the farthest commuters in 2000 were from Niobrara County, Wyoming which is approximately 300 miles from North Platte and Lincoln County.

**TABLE 18: COMMUTER POPULATION TRENDS - WORKERS IN LINCOLN COUNTY, 1970 TO 2000**

Work County	County of Residence	1970	1980	1990	2000	Change 1970-2000	% of 1970 Total	% of 2000 Total
Lincoln County	Arthur	0	0	0	16	16	0.0%	0.1%
	Buffalo	0	25	18	16	16	0.0%	0.1%
	Chase	0	0	0	8	8	0.0%	0.0%
	Cherry	0	0	0	16	16	0.0%	0.1%
	Cheyenne	0	24	12	0	0	0.0%	0.0%
	Custer	11	30	40	69	58	0.1%	0.4%
	Dawes	0	0	0	8	8	0.0%	0.0%
	Dawson	35	98	104	119	84	0.3%	0.7%
	Douglas	0	0	0	30	30	0.0%	0.2%
	Frontier	23	43	35	83	60	0.2%	0.5%
	Garden	0	0	0	8	8	0.0%	0.0%
	Gosper	0	0	0	8	8	0.0%	0.0%
	Hayes	0	0	22	16	16	0.0%	0.1%
	Keith	66	184	96	218	152	0.6%	1.3%
	Lancaster	0	0	26	0	0	0.0%	0.0%
	Lincoln	10,368	15,281	13,948	15,865	5,497	98.2%	94.6%
	Logan	32	57	72	98	66	0.3%	0.6%
	McPherson	13	24	46	61	48	0.1%	0.4%
	Perkins	15	34	47	52	37	0.1%	0.3%
	Red Willow	0	0	0	12	12	0.0%	0.1%
	Scotts Bluff	0	4	33	18	18	0.0%	0.1%
	Sherman	0	0	0	4	4	0.0%	0.0%
	Thomas	0	0	0	16	16	0.0%	0.1%
	Sandoval, NM	0	0	59	0	0	0.0%	0.0%
	Laramie, WY	0	0	0	25	25	0.0%	0.1%
	Niobrara, WY	0	0	0	4	4	0.0%	0.0%
	<b>Total</b>	<b>10,563</b>	<b>15,804</b>	<b>14,558</b>	<b>16,770</b>	<b>6207</b>	<b>100.0%</b>	<b>100.0%</b>
	Total Commuters	195	523	610	905	6,177		
	% Commuters	1.8%	3.3%	4.2%	5.4%	99.5%		

SOURCE: BUREAU OF ECONOMIC ANALYSIS, REGIONAL ECONOMIC INFORMATION SYSTEM, 2010

Table 19 indicates the workforce for 1990, 2000, and 2009 had fluctuation in the average travel time to work; ranging from 13.0 minutes to 16.0 minutes. During this period the drive time with the greatest increase was the 20 to 29 minutes, which had an increase of 80.0% from 1990 to 2009. The second largest increase was in the 60 minutes or more range which grew by 79.6% for the same period. However, while more people were commuting, the number of people working from home also rose by 28.0%.

The overall make-up of the commuter population did not change drastically from 1990 to 2009. The same top three groupings stayed unchanged for all three time periods. This is a major factor why the average travel time to work remained within a few minutes from period to period.



**TABLE 19: TRAVEL TIME TO WORK, LINCOLN COUNTY, 1990 TO 2009**

Travel Time Categories	1990	% of Total	2000	% of Total	2009	% of Total	% Change
Less than 5 minutes	1,053	7.2%	1,112	6.7%	1,267	7.3%	20.3%
5 to 9 minutes	4,023	27.4%	3,950	23.7%	4,213	24.4%	4.7%
10 to 19 minutes	6,460	43.9%	7,094	42.6%	6,835	39.6%	5.8%
20 to 29 minutes	1,192	8.1%	1,907	11.4%	2,146	12.4%	80.0%
30 to 44 minutes	893	6.1%	1,180	7.1%	1,304	7.6%	46.0%
45 to 59 minutes	207	1.4%	259	1.6%	229	1.3%	10.6%
60 minutes or more	269	1.8%	495	3.0%	483	2.8%	79.6%
Worked at home	611	4.2%	669	4.0%	782	4.5%	28.0%
<b>Total</b>	<b>14,708</b>	<b>100.0%</b>	<b>16,666</b>	<b>100.0%</b>	<b>17,259</b>	<b>100.0%</b>	<b>17.3%</b>
<b>Mean Travel Time (minutes)</b>	<b>13.0</b>		<b>16.0</b>		<b>15.6</b>		<b>20.0%</b>

Source: U.S. Census Bureau, 1990, 2000 and American Community Survey 2006-2008

**Pull Factors**

Pull factors are an economic analysis tools that examines a community's ability to attract retail trade into the community. The process compares a number of key data such as total population and total net taxable sales for a community and then converts these data to a ratio per capita number called the Retail Sales per Capita. Once these numbers have been converted then they can be compared to other communities and even the state of Nebraska. It is the comparison to the state of Nebraska that provides the Pull Factor ratio. As with the Dependency Ratio, this ratio works on a scale of "1", "> 1", and "< 1". If the Pull Factor ratio is equal to "1" then the community is supporting its own local economy; if the ratio is less than "1" then the community is actually spending more dollars outside the community than inside; and finally if the ratio is greater than "1" then there is additional spending coming into the community from those not living in the community.

**TABLE 20: PULL FACTORS – LINCOLN COUNTY AND COMMUNITIES, 2000, 2008**

County or Municipality	2000 Population	2000 Taxable Sales	2000 Retail Per Capita	2000 Pull Factor
<b>Lincoln</b>	<b>34,632</b>	<b>309,614,862</b>	<b>8,940</b>	<b>0.858</b>
Brady	366	107,639	294	0.028
Hershey	572	4,211,791	7,363	0.706
Maxwell	315	729,196	2,315	0.222
North Platte	23,878	296,613,512	12,422	1.192
Sutherland	1,129	5,053,223	4,476	0.429
Wallace	329	1,135,963	3,453	0.331
Wellfleet	76	137,855	1,814	0.174
<b>State</b>	<b>1,711,263</b>	<b>17,838,106,268</b>	<b>10,424</b>	
County or Municipality	2008 Population	2008 Taxable Sales	2008 Retail Per Capita	2008 Pull Factor
<b>Lincoln</b>	<b>35,672</b>	<b>435,083,356</b>	<b>12,197</b>	<b>0.941</b>
Brady	366	813,986	2,224	0.172
Hershey	572	4,474,945	7,823	0.604
Maxwell	315	1,405,010	4,460	0.344
North Platte	23,878	419,226,313	17,557	1.355
Sutherland	1,129	5,360,400	4,748	0.366
Wallace	329	1,370,232	4,165	0.321
Wellfleet	76	408,686	5,377	0.415
<b>State</b>	<b>1,768,331</b>	<b>22,911,125,614</b>	<b>12,956</b>	

Source: University of Nebraska – Lincoln, Department of Agricultural Economics, 2009

Table 20 indicates that North Platte is truly the retail trade center that it appears to be. The city has seen its pull factor increase from 1.192 in 2000 to 1.355 in 2008, an increase of 13.7%. The other communities within Lincoln County have remained relatively the same during the time period, with smaller fluctuations. Lincoln County as a whole has been slightly below a “1.0” with a 0.858 in 2000 and a 0.941 in 2008, an increase of 9.7%.

## AGRICULTURAL PROFILE

The agricultural profile evaluates key elements of the agriculture industry. Since most Nebraska counties were formed around county seats and agriculture, the agricultural economy, historically, has been the center of economic activity for counties. The U.S. Census Bureau, Census of Agriculture tracks agricultural statistics every five years. Since that frequency does not coincide with the decennial U.S. Census, it is difficult to compare sets of census data.

### Agriculture Trends

Table 21 identifies key components affecting Lincoln County's agricultural profile. This Table examines the number of farms, size of these farms, cropland data, and certain value criteria for these farms. The data are for 1992 through 2007.

#### Number of Farms

The table indicates the number of farms within Lincoln County actually increased between 1992 and 2007, which has not been the norm across Nebraska. However, there were individual declines in 1997 and 2002 but the overall number rebounded in 2007. The total number of farms increased from 1,031 in 1992 to 1,053 in 2007, an increase of 2.1%. The state of Nebraska, for the same period, saw a decrease of over 5,200 farms for a total change of -9.8%. Lincoln County is by far in better shape agriculturally than the state as a whole.

**TABLE 21: AGRICULTURAL PROFILE, LINCOLN COUNTY, 1992-2007**

Agricultural Characteristics	1992	1997	2002	2007	% Change 1992-2007
Number of Farms	1,031	1,019	959	1,053	2.1%
Land in Farms (acres)	1,450,481	1,420,421	1,529,011	1,601,185	10.4%
Average size of farms (acres)	1,407	1,394	1,594	1,521	8.1%
Total area for Lincoln County	1,648,064	1,648,064	1,648,064	1,648,064	0.0%
Percentage of land in farm production	88.0%	86.2%	92.8%	97.2%	10.4%
Total cropland (acres)	464,028	433,719	431,478	527,021	13.6%
Harvested cropland (acres)	300,328	323,917	289,405	470,131	56.5%
Estimated Market Value of Land & Bldg (avg./farm)	\$476,821	\$736,768	\$846,826	\$1,268,708	166.1%
Estimated Market Value of Land & Bldg (avg./acre)	\$321	\$494	\$509	\$834	159.8%

Source: U.S. Census of Agriculture, 1992, 1997, 2002, 2007

#### Land in Farms/Average size of Farms/Cropland

Table 22 also shows the total land in farms within Lincoln County. From 1992 to 2007, Lincoln County actually had an increase in the total land considered to be in farms. The overall increase was 10.4% or an approximate increase of 150,700 acres. The total land in farms accounts for 97.2% of the total acres in Lincoln County, which is an increase from 88.0% in 1992. This specific increase seems to indicate a potential change in the

definition of farm land by the USDA, considering the geography and topography of Lincoln County.

The table indicates the number of farms within Lincoln County actually increased between 1992 and 2002, which is been the norm across Nebraska. However, there were individual declines in 1997 and 2002 but the overall number rebounded in 2007. The total number of farms increased from 1,031 in 1992 to 1,053 in 2007, an increase of 2.1%. The state of Nebraska, for the same period, saw a decrease of over 5,200 farms for a total change of -9.8%. Lincoln County is by far in better shape agriculturally than the state as a whole.

The average size of each farm increased from 1,407 acres in 1992 to 1,521 in 2007. This trend has been the norm across Nebraska and the United States for the last several decades. The overall increase from 1992 to 2007 was 8.1%. Lincoln County's farms are considerably larger on average than the state of Nebraska. The average farm in Nebraska was 839 acres in 1992 and increased to 953 acres in 2007, an increase of 13.6%.

The total cropland in Lincoln County increased from 464,028 acres in 1992 to 527,021 acres in 2007. A key to these data compared to total farm land is that in 1992 only 32% of the Land in Farms was considered cropland. By 2007 the percent of cropland to Total Land in Farm was nearly 33%, a very slight increase.

The next term/data to review is harvested cropland. Harvested cropland is as it sounds cropland that was actually harvested and yielded a crop. In 1992 the Harvested Cropland in Lincoln County was 300,328 (64.7% of Total Cropland and only 20.7% of the Total Land in Farms). By 2007 the Harvested Cropland increased to 470,131 acres (89.2% of Total Cropland and only 29.4% of the Total Land in Farms).

### ***Estimated Market Value***

Table 22 also shows the Estimated Market Values of Land and Buildings, both by average per farm and average per acre. In 1992 the average value per farm acre was \$321. The average value increased in every Census of Agriculture until it reached an average per acre of \$834 in 2007; an increase of 159.8% from 1992. The CPI for this same period was approximately 50%; therefore the average value per acre increased at nearly three times the rate of inflation in Lincoln County.

The increase in the average per acre also translates into an increase in the average per farm. The average value per farm in 1992 was \$476,821 and increased to \$1,268,708 in 2007, an overall increase of 166.1%. Again, this increase exceeded the CPI and the rate of inflation for the period. The average per farm, statewide, was \$429,188 in 1992 and \$1,104,392 in 2007, an increase of 157.3%. Therefore, the average farm value in Lincoln County is higher than the state average and the value has been increasing at rate greater than the state.

**TABLE 22: NUMBER OF FARMS BY SIZE, LINCOLN COUNTY, 1992-2007**

Farm Size (acres)	1992	1997	2002	2007	% Change 1992-2007
<b>1 to 9</b>	72	51	46	50	-30.6%
<b>10 to 49</b>	86	110	101	160	86.0%
<b>50 to 179</b>	168	153	173	178	6.0%
<b>180 to 499</b>	158	171	150	159	0.6%
<b>500 to 999</b>	201	159	152	145	-27.9%
<b>1,000 or more</b>	346	375	337	361	4.3%
<b>Total</b>	<b>1,031</b>	<b>1,019</b>	<b>959</b>	<b>1,053</b>	<b>2.1%</b>

Source: U.S. Census of Agriculture, 1992, 1997, 2002, 2007

Table 22 shows the number of farms by size (in acres) in 1992, 1997, 2002, and 2007. The table between 1992 and 2007 there was a mixed change with regard to farm size. Farms 1 to 9 acres in size saw a -30.6 change while those 10 to 49 acres saw an increase of 86.0%. Furthermore, the number of farms between 180 acres and 499 acres stayed basically the same from 1992 to 2007. Ironically as farms are getting larger on average, the number of farms between 500 and 999 acres decreased by 56 for a change of -27.9%. Finally, those farms over 1,000 acres had a slight increase (15 farms) which accounted for an overall increase of 4.3%.

Table 23 indicates the number of farms and livestock by type for Lincoln County between 1992 and 2007. The predominant livestock raised in Lincoln County are cattle and calves. All livestock production, except for chickens, showed a decline in the number of farms raising animals. Two areas have been showing an increase in the total number raised, cattle and calves and Beef cows (unfortunately in 2007 beef cows had a disclosure problem and the actual number was not revealed).

Cattle and calves operations have declined in number (658 farms in 1992 to 537 farms in 2007), but the total number of animals raised increased between 1992 and 2007; the total number was 167,703 animals in 1992 and 248,876 animals in 2007, an increase of 48.4%. The average livestock numbers per farm have also increased from 255 animals per farm to 463 animals per farm in 2007, an increase of 81.8%.

Beef cow operations have decreased from 588 farms in 1992 to 485 farms in 2007, a decrease of 17.5%. Unfortunately, the figures for 2007 beef cows are not available; however, in 1992 there were a total of 67,389 animals and by 2002 the number of animals increased to 73,899, an increase of 9.7%. It is safe to assume that the number of beef cows continued to increase into 2007. As with the Cattle and calves, the number of animals per farm has also continued to increase during this period.

The other livestock operations in Lincoln County have seen drastic declines from 1992 to 2007. The largest decline in terms of farms has been Milk Cows which lost 91.9% of its operators between 1992 and 2007. Milk cows were followed closely by Hogs and pigs which lost 78.7% of the producers in Lincoln County. In addition to losing operators in the hogs and pigs, the numbers have been cut drastically as well; going from 22,649 animals in 1992 to 4,572 animals in 2007, a decrease of 79.8%.

**TABLE 23: NUMBER OF FARMS & LIVESTOCK BY TYPE, LINCOLN COUNTY, 1992 TO 2007**

Type of Livestock	1992	1997	2002	2007	% Change 1992 to 2007
<b>Cattle and Calves</b>					
farms	658	680	583	537	-18.4%
animals	167,703	206,398	220,518	248,876	48.4%
average per farm	255	304	378	463	81.8%
<b>Beef Cows</b>					
farms	588	591	511	485	-17.5%
animals	67,389	73,593	73,899	(D)	-
average per farm	115	125	145	-	-
<b>Milk cows</b>					
farms	37	20	12	3	-91.9%
animals	897	1,044	611	(D)	-
average per farm	24	52	51	-	-
<b>Hogs and Pigs</b>					
farms	94	41	21	20	-78.7%
animals	22,649	16,535	8,596	4,572	-79.8%
average per farm	241	403	409	229	-5.1%
<b>Sheep and lambs</b>					
farms	45	36	39	28	-37.8%
animals	1,792	1,413	1,346	1,162	-35.2%
average per farm	40	39	35	42	4.2%
<b>Chickens (layers and pullets)</b>					
farms	40	29	31	49	22.5%
animals	939	(D)	644	1,278	36.1%
average per farm	23	-	21	26	11.1%

Source: U.S. Census of Agriculture, 1992, 1997, 2002, 2007

Livestock production in Lincoln County is apparently shifting heavily towards cattle in some form. However, Lincoln County only has 3.8% of the total cattle and calves in the state of Nebraska.

Table 24 indicates the number of farms and crop by type for the period from 1992 to 2007. The table shows the prominent crops grown in the county. In addition, the table indicates the total number of farms producing the specific crop and finally an average per farm.

Corn and wheat have been the two most frequently raised crops in Lincoln County since 1992. Four of the six categories showed an increase in acres farmed; these include Corn for grain, Corn for silage, Wheat, and Soybeans. The crop with the largest percentage increase (acres) is Soybeans at 747.5%, while Corn for grain increased by 93.7%. In 2007, the total acres harvested of corn for grain was 308,156 which accounted for 65.5% of all harvested cropland. Wheat accounted for 43,837 acres of cropland in Lincoln County during 2007, which was 9.3% of all harvested cropland. Finally, soybeans had a total of 31,342 acres which was 6.7% of the harvested cropland. Corn for grain is the dominate crop in Lincoln County by a large margin.



**TABLE 24: NUMBER OF FARMS & CROPS BY TYPE, LINCOLN COUNTY, 1992 TO 2007**

Type of Crop	1992	1997	2002	2007	% Change 1992 to 2007
<b>Corn for Grain</b>					
farms	433	410	282	362	-16.4%
acres	159,049	180,075	146,599	308,156	93.7%
average per farm	367	439	520	851	131.7%
<b>Corn for Silage</b>					
farms	78	74	76	52	-33.3%
acres	3,796	3,381	7,890	6,040	59.1%
average per farm	49	46	104	116	138.7%
<b>Sorghum</b>					
farms	11	9	5	7	-36.4%
acres	856	455	563	653	-23.7%
average per farm	78	51	113	93	19.9%
<b>Wheat</b>					
farms	227	183	140	196	-13.7%
acres	38,402	29,244	23,603	43,837	14.2%
average per farm	169	160	169	224	32.2%
<b>Oats</b>					
farms	26	13	7	3	-88.5%
acres	875	598	587	120	-86.3%
average per farm	34	46	84	40	18.9%
<b>Soybeans</b>					
farms	45	66	103	97	115.6%
acres	3,698	8,525	20,216	31,342	747.5%
average per farm	82	129	196	323	293.2%

Source: U.S. Census of Agriculture, 1992, 1997, 2002, 2007

Agriculture has historically been a major part of the Lincoln County economy. It appears that its importance will only grow during the planning period of this document. It will be critical to maintain a balance in the type of livestock and grains raised in order to minimize future economic downturns.

## COUNTY 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 that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, well being and enjoyment of the residents of Lincoln County. 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 that are 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.

### Community Facilities Profile

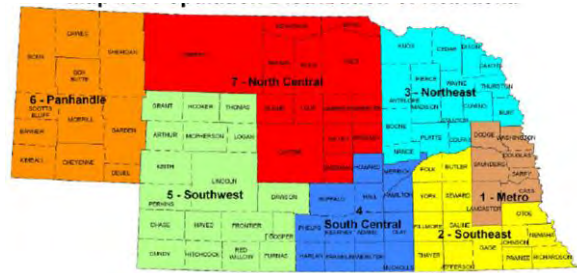
The Facilities Profile component of a Comprehensive Development Plan reviews present capacities of all public and private facilities and services.

The Facilities Profile for Lincoln County is divided into the following categories:

- Recreational Facilities
- County Buildings
- Educational Facilities
- Fire and Police Protection
- Health Facilities
- Transportation Facilities
- Communication Facilities
- Public Utilities

## RECREATIONAL FACILITIES

Lincoln County and North Platte are located in Nebraska's Southwest Recreation Planning, Region II, and a region within the Nebraska Department of Game and Parks system. Region 5 includes all or portions of 19 counties in southwest Nebraska. The Nebraska Game and Parks Commission have established standards for different communities in Nebraska based upon population levels.



Source: Nebraska Game and Parks

## Parks

The following facilities and programs can be found in the identified communities of Lincoln County:

Community	Amenity
<b>Brady</b>	<b>Facilities</b> Palmer Park (9-hole disc golf course, ball fields, playground equipment, tennis courts, campgrounds)
<b>Hershey</b>	<b>Facilities</b> Three City Parks totaling 14 acres and including playground equipment and picnic facilities. The sports complex includes a walking path, two baseball/softball fields, picnic areas, a concession/restroom facility and parking. (Source: <i>Hershey Comprehensive Plan</i> )
<b>Maxwell</b>	<b>Facilities</b> One park containing play structures for children, picnic shelter, volleyball area, tennis, basketball, and horseshoe courts and a grass play area. The high school football field and support facilities are collocated in this park. (Source: <i>Maxwell Comprehensive Plan</i> )
<b>Sutherland</b>	<b>Facilities</b> <i>Railroad Park</i> (Large pavilion, playground equipment, barbecue grill and picnic tables, horseshoe pits), <i>Swimming Pool Park</i> (Outdoor pool, playground equipment, sand volleyball, and a baseball and softball complex)
<b>Wallace</b>	<b>Facilities</b> Information was requested but was not submitted
<b>Wellfleet</b>	<b>Facilities</b> Information was requested but was not submitted

## North Platte

Some of the following information was taken from "City of North Platte Parks, Recreation and Open Space Master Plan 2025"

The North Platte Park System is comprised of 12 primary park and recreation areas. The primary park system includes the developed parks of Cody Park, Centennial Park, Orabella Square, Iron Horse Park, Memorial Park, Kriz Park, St. Mary Park, Eisenhower Park, and Pioneer Park, along with Wilderness Park Open Space, the City's 18-hole golf course, and the undeveloped parks of 2<sup>nd</sup> Street and South Park.

## Cody Park

Cody Park has a small amusement ride and concessions area, restroom facilities, 12 ball fields, a tree nursery, a fishing pond, playground equipment, eight tennis courts, picnic shelter,



swimming pool, historical train display, Wild West Memorial, camping area and wildlife area and is a total of 123.89 acres.

**Cody Park Railroad Museum** (Source: <http://www.visitnorthplatte.com/CodyParkRailroadMuseum.html>)

On display at the Cody Park Railroad Museum is the Union Pacific's **Challenger 3977**, one of the largest steam locomotives ever built. It was one of 105 Challenger class steam locomotives built by the American Locomotive Company of New York. There are two remaining "3900" class locomotives. One is operated by the Union Pacific steam department and resides in Cheyenne Wyoming, and the other is on display in North Platte - the home of Union Pacific's Bailey Yard, the largest railroad yard in the world.

Also on display in the Cody Park Railroad Museum is **Union Pacific DD40AX, #6922**. Built by the Electro-Motor division of General Motors, all 47 of these locomotives were owned by Union Pacific. At the time, they were billed as "The World's Most Powerful Land Vehicle." The locomotives were designated with the "6900" series in honor of the completion of the transcontinental railroad in 1869.



Together these two locomotives have a combined horsepower of over 12,000. Rounding out the exhibit is a baggage car, mail car, caboose, and the restored Hershey, Nebraska depot. All are filled with Union Pacific memorabilia, historical and educational displays. Other displays include a semaphore type block signal, telephone and telegraph equipment, baggage truck, order board and water spout.

### Centennial Park

Centennial Park offers a wide range of services including playground equipment, two tennis courts, 12 soccer fields, seven ball fields, one picnic shelter, a gazebo, 6,000 sq. ft. skate park. 1.5 constructed miles of hiker/biker trails, four sand volleyball courts, and 36,000 sq. ft. Indoor Recreation Complex

### St Mary, Orabella Square and Kriz Park

These facilities offer playground equipment and basketball courts. St. Mary Park is 3.0 acres, Orabella Square is 1.7 acres and Kriz Park is two acres.

A train display can be found at the seven acre Memorial Park along with two tennis courts, basketball court, playground equipment and restroom facilities

### Iron Horse Park

Iron Horse Park is a total of 50 acres and offers a fishing lake, and veterans' memorial.

### **Eisenhower Park**

Eisenhower Park is located adjacent to Eisenhower Elementary School, offers playground equipment and is a total of three acres.

### **South Park (Source: <http://www.ci.north-platte.ne.us/recreation/parks/south.asp>)**

South Park is approximately 100 acres of undeveloped pasture ground that can be used by the public for open area activities such as kite flying, etc. South Park is located south of North Platte off Highway 83, just east of Indian Meadows Golf Course.

### **Wilderness Park (Source: <http://www.ci.north-platte.ne.us/recreation/parks/wilderness.asp>)**

Wilderness Park includes acres along the South Platte River which were given to the city through the creation of subdivisions. To find this natural area look just south of the edge of Centennial Park.

### **Undeveloped Parks**

The undeveloped parks are South Park with 112 acres, located on the Buffalo Bill Corridor south of I-80 and 2<sup>nd</sup> Street Park with 10 acres located adjacent to the City's newly constructed Fire Station

### **Open Space**

A total of 146 acres of open space is located in Wilderness Park on the North Side of the South Platte River. An additional 150 acres on the North Side of the South Platte River has been identified as potential additional open space for protection to buffer a planned retail and office development. The development includes a small lake and considerable river environs adjacent to the south side of the river. A trail connection to the Centennial Park trail and the soon to be built Buffalo Bill extension may provide a complete loop encircling the South Platte River crossing at Buffalo Bill Avenue and the current crossing at Highway 83 and linking up with the current Sandhills Convention Center.

### **North Platte Public Schools Facilities**

The North Platte Public Schools currently maintains 65 acres of public recreational areas at 11 school district facilities

### **Golf Courses**

The following is a brief description of the local golf courses in Lincoln County and North Platte.

#### **Indian Meadows Golf Course**

Indian Meadows is a 9-hole course covering 3,250 yards. The course is located at 2746 W. Walker Rd in North Platte. Indian Meadows is a public course.

#### **Iron Eagle Municipal Golf Course**

Iron Eagle Municipal Golf Course is an 18-hole course covering 6,401 yards. Par for the course is 72. The course is located at 2401 Halligan Drive in North Platte.



### Lake Maloney Golf Club

Lake Maloney Golf Club is an 18-hole course that lists at 6,660 yards. Par for this course is 72. Lake Maloney is a public course. The facility is located at 608 Birdie Lane, south of North Platte.

### North Platte Country Club

The North Platte Country Club is an 18-hole course. The course yardage is listed as 6,392 yards and is a par 70. The facility is a private non-equity course. The Country Club is located at 1008 W. 18<sup>th</sup> Street

Other golf courses serving the Lincoln County area include:

Course	Community
Broken Tee Par 3 Golf Course	McCook
Heritage Hills Golf Course	McCook
Wild Horse Golf Club	Gothenburg
Westwind Country Club	Ogallala
Pelican Beach Golf Club	Hyannis
Thedford Golf Course	Thedford
Dismal River Club LLC	Mullen
Mullen Golf Club	Mullen
Sandhills Golf Course	Mullen

### State Recreational Facilities

All of the facilities listed below are located in or near Lincoln County and provide special recreational resources to the residents of the county. A general distance of 30 miles was used when determining what sites to include in the following:

**Buffalo Bill Ranch State Historical Park** encompasses 16 acres of the 4,000 acres of Buffalo Bill's Ranch or Scout's Rest. The house, barn, and outbuildings are preserved and house Buffalo Bill and Wild West memorabilia and artifacts from Chief Sitting Bull. The three-story Victorian house was built in 1886, and was the home for Buffalo Bill, now it is open for the public to see what the times were like when this most famous showman lived. Also located at the State Recreation Area are camping facilities, and opportunities are available for horseback riding and crane viewing. (Source: directly from <http://www.byways.org/explore/byways>)



**Buffalo Bill State Recreation Area** is a 233 acre recreational area located northwest of North Platte. The area allows camping (both primitive and recreational vehicle), hiking, picnic shelters and public hunting. See <http://outdoornebraska.ne.gov/parks/places/campmaps/maps/lakemaloney.pdf> for a complete layout of the facility as well as Buffalo Bill State Historical Park.



**Lake Maloney State Recreation Area** contains a total of 1,132 acres and is located south of North Platte to the west of US Highway 83. The Recreation Area provides locations for camping, fishing, playgrounds, boat ramps, showers, and swimming. See <http://outdoornebraska.ne.gov/parks/places/campmaps/maps/lakemaloney.pdf> for a layout of the area.

**North Platte Fish Hatchery** is located one mile south of North Platte, Nebraska on Highway 83 and ½ mile east on State Farm Road. The facility started with nine one acre ponds in 1943 and has grown to 43 ponds totaling 41.3 acres of water.

The hatchery produces warm and cool water species of fish including northern pike, walleye, channel catfish, white bass, wipers, yellow perch, black crappie, bluegill, and largemouth bass.



Northern pike, walleye, and white bass eggs are hatched at the facility. Most hatching activity occurs during late March through May. After hatching, the fry are placed in ponds and allowed to grow.

The North Platte hatchery is open to the public. Tours are given during normal working hours.

(Source: <http://outdoornebraska.ne.gov/fishing/programs/hatcheries/northplatte.asp> )

**Sutherland Reservoir State Recreation Area** contains a total of 3,053.71 acres and is located adjacent to the Sutherland Reservoir, south of Sutherland and Interstate 80. The facility contains boat ramps, camping facilities, and fishing. See <http://outdoornebraska.ne.gov/parks/places/campmaps/maps/sutherland.pdf> for more information.



Table 25 lists the State Wildlife Areas throughout Lincoln County. Overall there are 21 areas owned and managed by the Nebraska Game and Parks Commission, besides the State Recreation Areas and the Historical Park discussed above. The Wildlife Management areas will allow a varying leveling of hunting and fishing depending upon the mission of the specific location.

These Wildlife Areas consist of five primary types of land use; water, marshes, pastures area, crop ground, and timber areas. Overall there is a total of 4,741.98 acres held by the State of Nebraska as Wildlife Areas; equaling nearly 7.5 square miles of wildlife areas in Lincoln County.

**TABLE 25: NEBRASKA STATE WILDLIFE AREAS – LINCOLN COUNTY**

State Wildlife Areas	Water (acres)	Marsh (acres)	Pasture (acres)	Crops (acres)	Timber (acres)	Total
Birdwood Lake	20.00	0	13.00	0	0	33.00
Box Elder Canyon	0	0	26.00	0	0	26.00
Brady	24.70	0	16.11	0	0	40.81
Cedar Valley	0	0	695.00	105.00	80.00	880.00
Chester Island	5.00	0	0	5.00	59.21	69.21
East Hershey	20.00	0	19.84	0	0	39.84
East Sutherland	27.00	0	7.73	0	0	34.73
Fremont Slough	30.00	0	11.04	0	0	41.04
Hansen Memorial Reserve	1.00	0	79.00	0	0	80.00
Hershey	53.00	0	80.18	0	0	133.18
Jeffrey Canyon	0	0	4.60	0	0	4.60
Muskrat Run	30.00	10.00	38.05	77.96	77.04	233.05
North River	88.00	0	131.00	125.00	337.13	681.13
Pawnee Slough	30.00	0	40.00	0	0	70.00
Platte	0	0	40.00	57.00	144.64	241.64
Wapiti	0	0	1,600.00	0	320.00	1,920.00
Wellfleet	50.00	0	62.57	0	0	112.57
West Brady	5.60	0	9.78	0	0	15.38
West Gothenburg	15.10	0	36.07	0	0	51.17
West Hershey	6.00	0	15.74	0	0	21.74
West Maxwell	7.00	0	5.89	0	0	12.89
<b>Total</b>	<b>412.40</b>	<b>10.00</b>	<b>2,931.60</b>	<b>369.96</b>	<b>1,018.02</b>	<b>4,741.98</b>

Source: Nebraska Game and Parks Commission

### Other Recreational opportunities

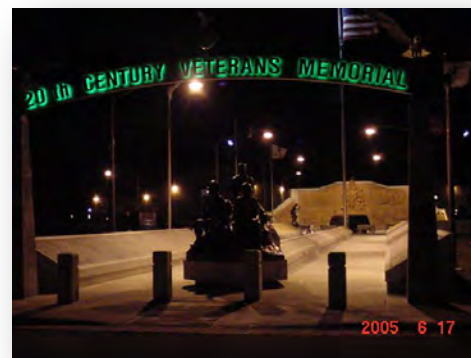
Jeffrey Reservoir is a 750-acre reservoir owned and operated by Central Nebraska Public Power District and Irrigation. The reservoir is located south of Brady on the eastern side of Lincoln County. The reservoir feeds a hydroelectric generator at the dam site. Besides the benefits of hydroelectric power the reservoir provides an excellent recreational opportunity for the Lincoln County area. The reservoir area contains boat ramps, primitive campgrounds, picnic facilities and private cabins.

### 20<sup>th</sup> Century Veterans Memorial

(Source: <http://www.visitnorthplatte.com/20thCenturyVeteransMemorial.html>)

The five major branches of the armed forces and the five major conflicts of the 20th Century are memorialized by larger than life bronze statues and a fifteen foot tall brick bas relief mural.

The Memorial is conveniently located in the southeast quadrant of Interstate 80 exit 177. It is the crossroads of the "Veterans of Foreign Wars Memorial Highway (U.S. Highway 83), and the Eisenhower Interstate system (I-80), which is also the "Purple Heart Trail" through Nebraska.



### North Platte Children's Museum

(Source: <http://www.visitnorthplatte.com/NorthPlatteChildrensMuseum.html>)

The North Platte Area Children's Museum is a place for children and parents to enjoy a hands-on experience in learning. The Museum offers visitors a place to experience the wonders of science, technology, culture and the arts in a unique and interactive atmosphere.

Located in the historic Carnegie Library building, the Museum provides many exhibits for children and their parents to interact with.

Those exhibits include:

- Experiencing Agriculture
- Commerce Room
- Laser Light Room
- Media Center Science Discovery
- Reading Castle
- Kids Corral
- Bubble Experience
- Puppet Theatre
- Medical Center
- Nebraska History
- Construction House
- Music Exploration
- Transportation Area
- Life Size Operation Game

### Golden Spike Tower and Visitor Center

(Source: <http://www.visitnorthplatte.com/GoldenSpikeTower.html>)

The eighth floor observation deck of the Golden Spike Tower and Visitor Center offers a panoramic view of Union Pacific's Bailey Yard. The top of the tower is reached by an elevator and is complete with coin-operated binoculars and is completely enclosed from the elements.

The seventh floor observation deck is open to the air, so you can hear the rumble of the diesel engines and the clang of the box cars as they come together to make new trains on one of the bowl tracks.



### *Just how big is Bailey Yard?*

The massive yard covers 2,850 acres, and includes one of UP's largest repair facilities, with space enough to house 3 football fields.

- Bailey Yard handles 150 trains daily bound for cities as distant as the East, West, and Gulf Coasts.
- Every 24 hours, Bailey Yard handles 15,000 railroad cars.
- 70% of train traffic through Bailey Yard is composed of unit trains (coal, auto, refrigerated, grain, etc.). These trains pass directly through the yard without being sorted.
- Classification bowls for eastbound and westbound traffic contain 114 tracks and thousands of cars.
- Over 14 million gallons of diesel fuel is used monthly.
- The car repair facility repairs 50 cars daily, and replaces 10,000 pairs of wheels yearly.

Union Pacific has recently constructed a facility on the east end of the yard (adjacent to Buffalo Bill Avenue) which x-rays the wheels of coal trains on-the-fly to detect cracks.

### Lincoln County Museum

(Source: <http://www.visitnorthplatte.com/LCHM.html>)

The Museum is home of the famous World War II Canteen display. The interpretative display details the story of volunteers that for 54 months, 24 hours per day, 7 days a week, throughout World War II, met every U.S. Military train, providing food, treats, and hospitality to its passengers. Over six and a half million servicemen and women were served during the Canteens existence.



A western prairie village is housed behind the museum. All the structures have been restored and furnished and are open to visitors. The history, heritage and frontier spirit of Lincoln County are captured at the Lincoln County Historical Museum. The Museum contains treasures of life in Lincoln County, including a large collection of Native American artifacts.

### Feather River Vineyard

(Source: [http://www.visitnorthplatte.com/Feather\\_River\\_Vineyard.html](http://www.visitnorthplatte.com/Feather_River_Vineyard.html))

Located in the lush Loess Hills of the southern Platte Valley, Feather River Vineyard is proud to introduce wines that reflect the character and history of our geological heritage. River and windblown sediment have developed a mineral rich soil that nurtures vines that produce grapes of a distinctive quality.

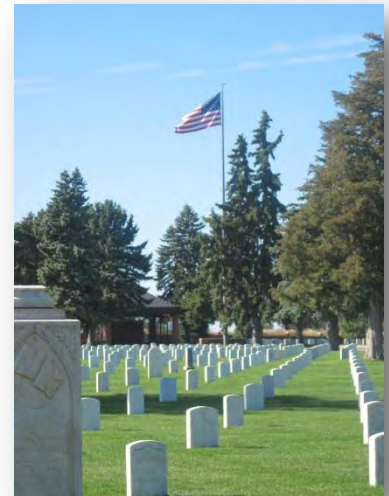
### Fort McPherson National Cemetery

(Source: <http://www.visitnorthplatte.com/FortMcPherson.html>)

Established on September 27, 1863, Fort McPherson provided protection for traders and trappers in their search for furs, settlers in their quest for land and freedom, miners seeking the riches of the Rocky Mountains, and the first transcontinental railroad linking the East and West Coast.

On March 3, 1873, the Fort McPherson National Cemetery was established on a 107-acre tract of the Fort McPherson Military Reservation. Fort McPherson is the only National Cemetery in Nebraska, and about 6,500 United States veterans and their spouses are buried here.

Over the years, this small piece of Nebraska has become the final resting place for four recipients of the Medal of Honor, two of which are Buffalo Soldiers. The Medal of Honor is earned by a deed of personal bravery and self-sacrifice, above and beyond the call of duty.



### Prairie Sands Hunting

(Source: [www.visitnorthplatte.com/recreation.cfm?recreationid=3&action=showrecreation&rtypeid=All#\\_top](http://www.visitnorthplatte.com/recreation.cfm?recreationid=3&action=showrecreation&rtypeid=All#_top))

Prairie Sands Hunting is a Nebraska pheasant hunting outfitter and guide service located in the Sandhills of Western Nebraska. Their modern, comfortable pheasant hunting lodge, professional pheasant hunting guides, and developed pheasant habitat ensure this is the pheasant hunting trip you have been looking for. Come with shotgun in hand following a trained upland bird hunting dog and experience the pheasant hunt of a lifetime. In addition to pheasant hunting, we also offer chukar hunting, sharptail grouse hunting, prairie chicken hunting

### Medicine Creek Outfitters

(Source: [www.visitnorthplatte.com/recreation.cfm?recreationid=5&action=showrecreation&rtypeid=All#\\_top](http://www.visitnorthplatte.com/recreation.cfm?recreationid=5&action=showrecreation&rtypeid=All#_top))

Located in south central Lincoln County, on McDermott Ranch 22 miles south of North Platte, NE on Hwy 83 and 6 1/4 miles west on Hwy 23. McDermott Ranch was established in the 1920's in the sandy, rolling hills of south



central Nebraska. Current owners-managers, Bruce and Thad McDermott represent the third and fourth generations of the family to operate the diversified operation. The headwaters of Medicine Creek and the deep canyons cut by ancient glaciers serve to provide excellent habitat for upland and large game. The Medicine Creek valley and the southwest prairie of Nebraska has been an excellent place to open the McDermott Ranch Resort and Medicine Creek Outfitters. Hunts are available from September 1st through March 31st.

### Seifer Farms Sporting Clays

(Source: [www.visitnorthplatte.com/recreation.cfm?recreationid=14&action=showrecreation&rtypeid=All#\\_top](http://www.visitnorthplatte.com/recreation.cfm?recreationid=14&action=showrecreation&rtypeid=All#_top))

A scenic and challenging course. It is complete with a ten-station course, 40-foot tower, and a trap station.

### Potter's Pasture Mountain Bike Trail

(Source: [www.visitnorthplatte.com/recreation.cfm?recreationid=19&action=showrecreation&rtypeid=All#\\_top](http://www.visitnorthplatte.com/recreation.cfm?recreationid=19&action=showrecreation&rtypeid=All#_top))

Located 3 miles south of I-80 exit 199 on Brady-Moorefield road. More than 20 miles of easy, moderate and advanced single-track mountain bike trails. Some of the best mountain biking in western Nebraska. Campouts in the spring and fall with kids' adventure races.

## EDUCATIONAL FACILITIES

### 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**

***Any school district that maintains only elementary grades under the direction of a single school board. Recently dissolved by Legislative action***

#### **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 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.

There are six public school districts based in Lincoln County. Figure 4 indicates the boundaries of the different districts. The school districts include Brady Public Schools, Hershey Public Schools, Maxwell Public Schools, North Platte Public Schools, Sutherland Public Schools and Wallace Public Schools.

**Brady Public Schools** are classified as a Class 2 district. The district designation is 56-0006-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has two buildings within the district. The school district is based within the village of Brady.

**Hershey Public Schools** are classified as a Class 3 district. The district designation is 56-0037-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has one main facility within the district. The school is located within the village of Hershey.

**Maxwell Public Schools** are classified as a Class 3 district. The district designation is 56-0007-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has one main facility within the district. The school is located within the village of Maxwell.

**North Platte Public Schools** are classified as a Class 3 district. The district designation is 56-0001-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has 13 school buildings within the district; these include:

- Adams Middle School
- Buffalo Elementary School
- Cody Elementary School
- Eisenhower Elementary School
- Hall School
- Jefferson Elementary School
- Lake Maloney School
- Lincoln Elementary School
- Madison Middle School
- North Platte High School
- Osgood Elementary School
- Washington Elementary School



The schools are located throughout the city of North Platte and in the immediate outlying areas of the city's corporate limits.

**Sutherland Public Schools** are classified as a Class 3 district. The district designation is 56-0055-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has one main facility within the district. The school is located within the village of Sutherland.



**Wallace Public Schools** are classified as a Class 2 district. The district designation is 56-0565-000. The school district is made up of grades Pre-Kindergarten through 12<sup>th</sup> grade. The district has one main facility within the district. The school is located within the village of Wallace.

The following are data received through the Nebraska Department of Education and is for the 2010-2011 school year:

**TABLE 26: SCHOOL DISTRICT ENROLLMENT 2010-2011**

Enrollment	Pre-K	K through 5	6 through 8	9 through 12	Total
Brady Public Schools	3	75	53	74	205
Hershey Public Schools	19	175	122	203	519
Maxwell Public Schools	1	109	65	100	275
North Platte Public Schools	160	2,030	865	1,146	4,201
Sutherland Public Schools	4	142	42	119	307
Wallace Public Schools	1	68	42	75	186

Source: Nebraska Department of Education 2011

Table 27 shows the assessed valuation, tax levies and per pupil costs for the six districts based in Lincoln County. When compared to the state of Nebraska as a whole, only the North Platte Public Schools is below the average cost per pupil for both ADA and ADM. However, Table 29 does also indicate that the General Tax levies by each of the districts is relatively close. However, North Platte Public Schools has the highest of the “Other Levies” which is likely due to the outstanding bonds for the recent improvements at the High School facility.

**TABLE 27: SCHOOL DISTRICT TAX/COST INFORMATION 2008-2009**

District	Assessed Valuation	Levies per \$100 of Valuation		Per pupil Costs (ADA)	Per pupil Costs (ADM)
		General	Total Other Levies		
Brady Public Schools	\$142,290,049	\$1.0491	\$0.2842	\$12,045.95	\$11,801.42
Hershey Public Schools	\$253,017,479	\$1.0102	\$0.0393	\$11,210.44	\$10,742.94
Maxwell Public Schools	\$129,261,312	\$1.0475	\$0.0467	\$12,585.95	\$12,025.34
North Platte Public Schools	\$1,613,828,049	\$1.0000	\$0.1821	\$9,299.61	\$8,762.47
Sutherland Public Schools	\$202,241,373	\$0.9576	\$0.1495	\$12,561.01	\$12,081.41
Wallace Public Schools	\$189,913,521	\$0.9953	\$0.1049	\$15,198.94	\$14,653.66
State of Nebraska				<b>\$10,568.59</b>	<b>\$10,568.59</b>

Note: ADA = Average Daily Attendance

ADM = Average Daily Membership

Besides the public school districts listed there are three parochial schools systems that serve the Lincoln County area. These school systems are:

- Our Redeemer Lutheran Elementary School in North Platte
- Platte Valley Christian Academy in North Platte
- North Platte Catholic Schools in North Platte
  - St. Patrick's Elementary
  - St. Patrick's Jr.-Sr. High School

### Post-Secondary Education

There are several post-secondary education opportunities for students in Lincoln County. There is one that is located in North Platte, which is Mid-Plains Community College. The school has two campuses in North Platte,

one in McCook and one extended campus in each of these communities Ogallala, Broken Bow, Imperial and Valentine.

**The North Campus** ([http://www.mpcc.edu/North\\_Campus.html](http://www.mpcc.edu/North_Campus.html))

The North Campus central facility was constructed in 1970 and enlarged in 1972. Adjacent shop buildings have subsequently been added throughout the past ten years.

A variety of technical educational programs are available on the North Campus in health, transportation, building construction, electronics and information technology. Following is a partial list of current program offerings:

- Business/Computer Programs
- Construction/Design Programs
- Health Occupation Programs
- Transportation Programs
- Community Support Programs

**The South Campus** ([http://www.mpcc.edu/South\\_Campus.html](http://www.mpcc.edu/South_Campus.html))

North Platte Community College's South Campus has grown to serve over 3,250 academic transfer and vocational program students. The dedication and support by citizens and alumni speak well for the institution and its programs.

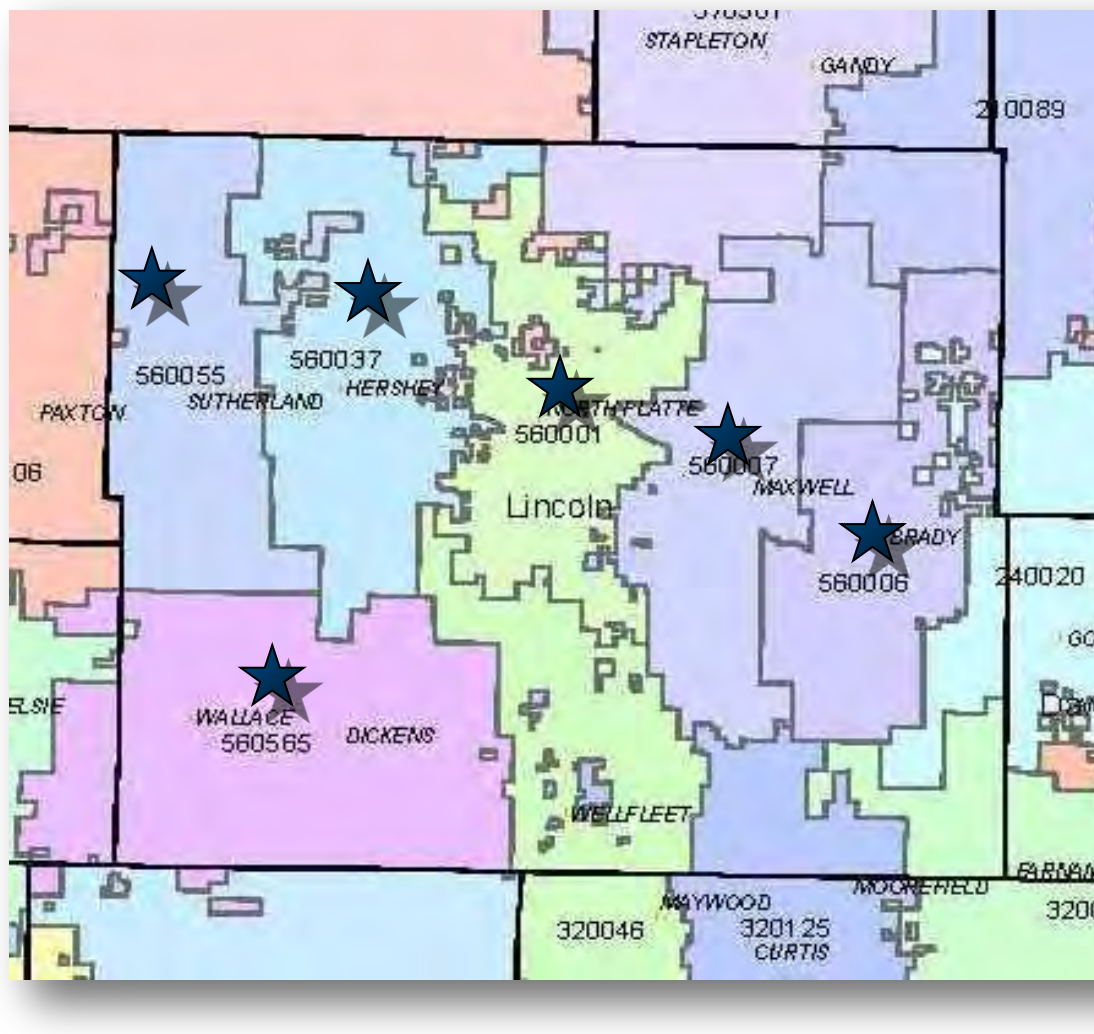
**The NPCC's South Campus** was partially constructed in 1974 and completed in 1981, took the place of the North Platte Junior College Building at Fifth and Jeffers.

**The McDonald-Belton building** houses the academic transfer, business/office technology, health occupations, community services, music, art, drama, and athletic programs. Construction was completed and the first group of students occupied residence halls constructed on the South Campus.

There are several other post-secondary level educational opportunities located near Lincoln County, which include:

▪ University of Nebraska	Lincoln
▪ Nebraska Wesleyan	Lincoln
▪ University of Nebraska	Kearney
▪ University of Nebraska	Omaha
▪ Creighton University	Omaha
▪ Western NE Comm. College	Scottsbluff, Sidney, Alliance
▪ Bellevue University	North Platte
▪ Nebraska College of Technical Agriculture	Curtis
▪ Northwest Kansas Technical College	Goodland, KS
▪ Colby Community College	Colby, KS
▪ Morgan Community College	Ft. Morgan, CO
▪ University of Colorado	Boulder, CO
▪ Colorado State University	Ft. Collins, CO
▪ Northern Colorado University	Greeley, CO
▪ Chadron State College	Chadron

FIGURE 4: PUBLIC SCHOOL DISTRICTS BASED IN LINCOLN COUNTY 2006 - 2007



Source: NE Department of Education 2006 - 2007

## FIRE AND POLICE PROTECTION

### Enhanced 9-1-1

(Source: [http://www.ci.north-platte.ne.us/community\\_safety/police/e911.asp](http://www.ci.north-platte.ne.us/community_safety/police/e911.asp))

The North Platte Police Department's 9-1-1 Communications Center is the answering point for all emergency and non-emergency calls for the City of North Platte, Lincoln County, Maxwell, Hershey, Sutherland, and Wallace. Police, Fire and Rescue Units are dispatched through the 9-1-1 Communications Center.

Enhanced 9-1-1 is available to all residents of North Platte and Lincoln County. When you call 9-1-1; your name, telephone number, and address is displayed on a computer screen. Also displayed on this screen are the police, fire, and ambulance agencies that service the area from which the call is made

### Fire and Rescue

There are seven different fire districts based in Lincoln County and five others that have responsibility for areas of Lincoln County. The seven districts are located in Brady, Hershey, Maxwell, North Platte, Sutherland, Wallace, and Wellfleet. The four other districts are based in Arnold, Curtis, Farnam, Gothenburg, and Stapleton. See Figure 5 for boundaries.

**North Platte Fire Department** (Source: [http://www.ci.north-platte.ne.us/community\\_safety/fire/](http://www.ci.north-platte.ne.us/community_safety/fire/))

The North Platte Fire Department has both a paid and volunteer component within the umbrella of the department. The department operates three different stations in North Platte.

The North Platte Fire Department operates three shifts. Each shift is on duty 24 hours, off duty 24 hours for five shifts and then observes Kelly Days (6 days off). Our department is a combination department of 41 paid personnel and 25 volunteers.

The **North Platte Volunteer Fire Department** consists of 36 active members, who serve not only the city of North Platte, but an additional 370 square miles. Within this scope of protection, property ranges from manufacturing, industrial, recreational areas, to those of farming, ranching and residential subdivisions. Volunteers, used within the city along with the 40 career firefighters, make this combination department an outstanding asset to this community.

### Fire Station #1 - 715 S. Jeffers Street

Fire Station #1 is the central Fire Station. It is the former Memorial Hospital building. Station #1 is the largest of the three fire stations. Five North Platte Fire Department Personnel are stationed at Station #1 twenty-four hours a day, seven days a week. They include a Battalion Chief, a Lieutenant, two Firefighter/Paramedics, and a Firefighter/EMT.

Station #1 maintains the following apparatus:

- 1997 Ford Type III Ambulance
- 2004 Ford Type I Ambulance
- 2004 Chevy 100 GPM Grass Rig



- 1988 Smeal 1250 GPM Pumper
- 1989 Smeal 1000 GPM Pumper
- 1980 Pierce 1250 GPM Aerial Platform
- 1997 Chevy 90 GPM Grass Rig
- 1985 GMC 500 GPM Tanker

When a fire or emergency call comes in, personnel from Fire Station #1 typically respond if the call area is between south of 4th Street and east of the 1500 block of McDonald Avenue.

### **Fire Station #2 - 1302 North Sycamore**

Fire Station #2 personnel currently have over 116 years of combined fire department experience. This fire station was built in 1961.

Four North Platte Fire Department personnel are stationed at Fire Station #2. They include two Firefighter/Paramedics, a Captain, and a Firefighter/EMT.

Apparatus at Station #2 includes:

- 2004 Chevy Type I Ambulance
- 1994 Ford Type III Ambulance
- 1999 Dodge 90 GPM Grass Rig
- 1999 E-One 1250 GPM Engine

When a fire or emergency call comes in, personnel from Fire Station #2 typically respond if the call is on or north of the 1500 block of 4th Street and north of the 2500 block on Front Street.

### **Fire Station #3 - 3501 W. 2nd Street**

Fire Station #3 was built in 2000. Four North Platte Fire Department personnel are station at Fire Station #3. They include 2 Firefighter/Paramedics, a Captain, and a Firefighter/EMT.

Apparatus at Station #3 includes:

- 1992 Ford Type III Ambulance
- 2000 Ford Type III Ambulance
- 1985 Chevrolet 90 GPM Grass Rig
- 1980 Seagraves 1250 Engine
- 1999 Smeal 1500 GPM Quint

Station #3 personnel typically respond to calls south of the Union Pacific Railroad and west of McDonald Road, or north of the Union Pacific Railroad and west of Buffalo Bill.

**Brady Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Brady Volunteer Fire Department is located at 207 E. Commercial Street. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Ford Grass Rig	1992	300	250
Ford Grass Rig	2006	300	250
Ford Grass Rig	2003	300	250
Ford Grass Rig	2006	300	250
Ford Pumper	1996	1000	1500
Ford Tanker	1986	1000	250
Ford Rescue	2001	2 patient	
Ford Rescue	1991	2 patient	

**Hershey Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Hershey Volunteer Fire Department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Dodge Grass Rig	1990	225	-
Dodge Grass Rig	1978	225	-
Ford Grass Rig	1997	275	-
Ford Pumper	1947	300	500
Simon Pumper	1992	1000	1250
Freit Tanker	1997	2000	250
Peterbuilt Tanker	2008	3000	250
Ford Rescue Truck	2002		

**Maywood/Wellfleet Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Maywood/Wellfleet Volunteer Fire Department is located at 403 Nile Avenue. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Chevy Grass Rig	1987	250	-
Chevy Grass Rig	1975	250	-
Ford Grass Rig	2005	500	-
International Pumper	1960	500	-
Ford Pumper	1962	300	500
Dodge Tanker	1974	1200	-
Chevy Utility	1972	-	-
Ford Rescue Truck	1989	3 patient	

**Maxwell Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Maxwell Volunteer Fire Department is located at 103 W. First Street. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Chevy Grass Rig	1978	250	-
Ford Grass Rig	1966	500	-
Ford Pumper	1972	-	500
Chevy Mini-pumper	1993	260	500
Ford Tanker	1984	1500	-
Ford Ambulance	1992	2 patient	
Ford Ambulance	1978	2 patient	
Jeep Grass Rig	1967	300	-
International Grass Rig	1961	150	-
GMC Utility	1962		

**Sutherland Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Sutherland Volunteer Fire Department is located at 1200 1<sup>st</sup> Street. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Ford Grass Rig	2009	400	250
Ford Grass Rig	2002	400	250
Chevy Grass Rig	1992	800	150
Freightliner Tanker	1997	2000	250
GMC Pumper	1984	500	750
Ford Utility Van	1990	-	-
Ford Rescue	2008	3 patient	
Ford Rescue	2002	2 patient	

**Wallace Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Wallace Volunteer Fire Department is located at 109 S. Commercial Avenue. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Dodge Grass Rig	1990	300	-
Dodge Grass Rig	1976	300	-
Ford Grass Rig	1972	300	-
Ford Grass Rig	1999	300	-
GMC Pumper	1985	500	750
Amert Utility	1993	-	-
Freightliner Tanker	1999	2000	-
Ford Equipment Truck	1981	-	-
Ford Rescue	2006		
Ford Rescue	1996		

**Arnold Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Arnold Volunteer Fire Department is located at 206 S. Broadway Street. Arnold is located in Custer County and is northeast of Lincoln County. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Dodge Grass Rig	2001	300	-
Ford Grass Rig	2005	400	750
Chevy Equipment Truck	1982	-	-
Ford Pumper	1981	500	-
Ford Grass Rig	1977	250	110
Ford Tanker	1986	2000	-
Ford Pumper	1963	500	-
Ford Rescue	1995	4 patient	
Ford Rescue	2001	4 patient	

**Curtis Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Curtis Volunteer Fire Department is based in Curtis, Nebraska in Frontier County. Frontier County is due south of Lincoln County. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Ford Grass Rig	1999	200	-
Chevy Grass Rig	1980	200	-
International Pumper	1961	500	-
Chevy Tanker	1972	2000	-
Chevy	1984	-	-
Chevy Rescue	1990		
Ford Rescue Unit	1995	2 patient	
Chevy Rescue Unit	1988	2 patient	

**Gothenburg Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Gothenburg Volunteer Fire Department is located in Gothenburg, Nebraska in Dawson County. Dawson County is due east of Lincoln County. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Chevy	2006	500	-
International	1981	200	750
Freightliner Pumper	1995	2000	-
GMC Grass Rig	2007	500	-
Ford Grass Rig	2003	450	-
Freightliner Utility	1996		
Freightliner Pumper	2001	1500	-
Ford Rescue Unit	2008		
Ford Rescue Unit	2003		

**McPherson County Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The McPherson County Volunteer Fire Department is located at 620 Anderson Street in Tryon. Tryon is in McPherson County, on the northern edge of Lincoln County. The department has the following apparatus on hand to assist with fighting fire and emergency response.

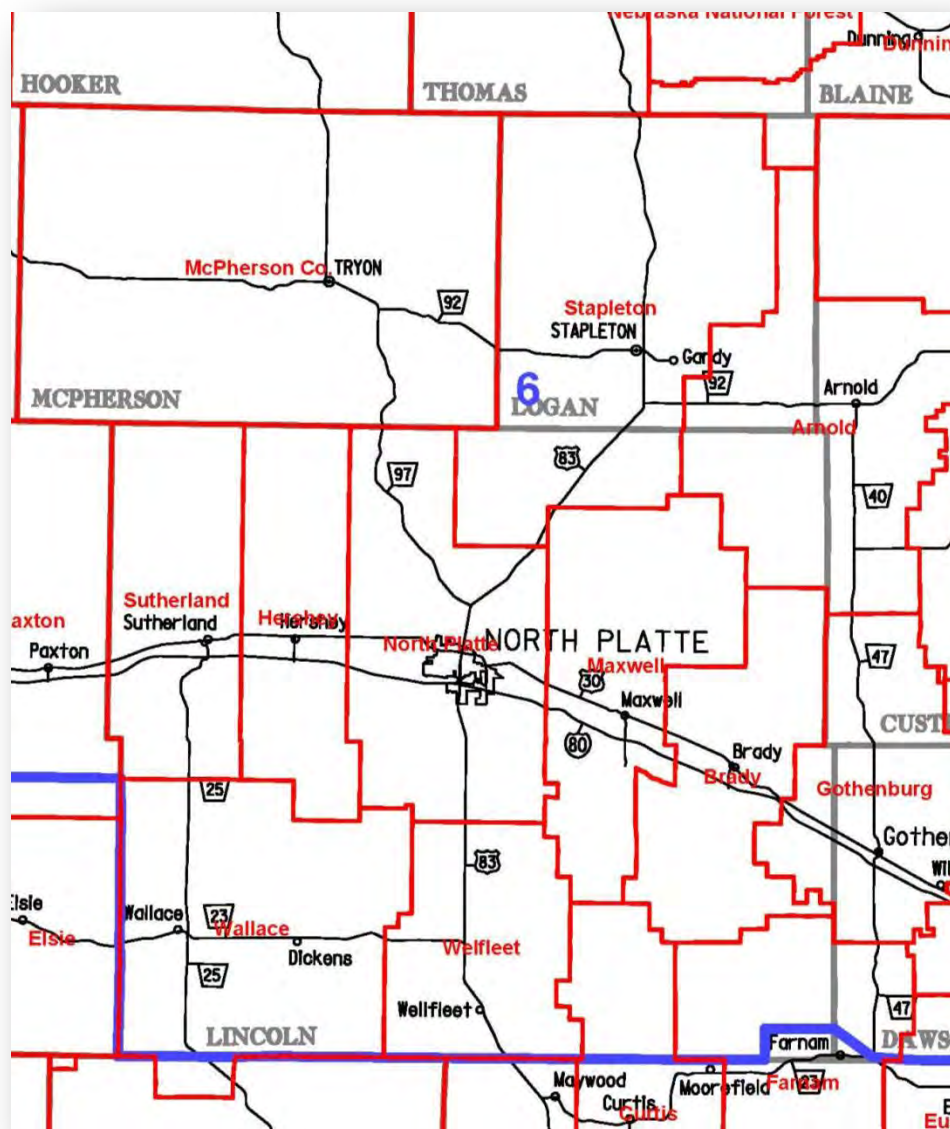
Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Chevy Grass Rig	1991	300	-
Chevy Grass Rig	1994	300	-
Ford Grass Rig	2003	300	-
Ford Rescue Unit	2001	2 patient	
Dodge Rescue Unit	1974	2 patient	

**Stapleton Volunteer Fire Department** (Source: Lincoln County Mutual Aid)

The Stapleton Volunteer Fire Department is located at 302 F Street. Stapleton is in Logan County, which is along the northern edge of Lincoln County. The department has the following apparatus on hand to assist with fighting fire and emergency response.

Equipment	Year	Storage Capacity (gallons)	Pump (gpm)
Dodge Grass Rig	1999	300	-
Dodge Grass Rig	1994	300	-
Dodge Grass Rig	2005	300	-
American General Truck	1969	1200	-
American General	1971	2000	-
Pierce	1987	500	-
Dodge Rescue	1974	3 patient	
Dodge Rescue	1966	2 patient	

Figure 5: Fire District Map



## LAW ENFORCEMENT

Law enforcement in Lincoln County is the responsibility of the Lincoln County Sheriff. The office of the Lincoln County Sheriff is located at 302 North Jeffers Street in North Platte.

Based upon data from the Nebraska Commission on Law Enforcement and Criminal Justice, Lincoln County had 23 sworn officers in all three year of Table 28. When examining the number of sworn officers per 1,000 people, the Lincoln County Sheriff's office had an average of two sworn officers per 1,000 people in the county during all three years. Table 28 also shows the number of sworn officers and officers per 1,000 persons in the surrounding counties. Dawson County to the east had the largest number of sworn officers as well as the largest number of sworn officers per 1,000 people; the Dawson County totals were 28 and 27 in 2008 and 2009 respectively (no data available for 2007). However, Dawson County has had 4.2 and 4.0 sworn officers per 1,000 people for both those years which is double the ratios found in the other counties.

**TABLE 28: SWORN OFFICERS, LINCOLN COUNTY AND SURROUNDING COUNTIES, 2007-2009**

County	2007		2008		2009	
	Sworn Officers	Officers per 1,000	Sworn Officers	Officers per 1,000	Sworn Officers	Officers per 1,000
McPherson	1	2.0	10	2.0	1	1.9
Keith	8	2.2	6	1.7	8	2.4
Dawson	-	-	28	4.2	27	4.0
Logan	1	1.3	2	2.7	2	2.7
Frontier	5	1.9	5	1.9	5	2.0
Lincoln	23	2.0	23	2	23	2.0

Source: Nebraska Commission on Law Enforcement and Criminal Justice 2009

The ratio of law enforcement officers per 1,000 persons in the population for any given area is influenced by many factors. The determination of law enforcement strength for a certain area is based on such factors as population density, size and character of the community, geographic location and other conditions that exist in the area. The data indicate that Lincoln County has been maintaining a ratio of two sworn officers per 1,000 people over a period of time; apparently this is a good balance for Lincoln County.

### Lincoln County Detention Center

The current Lincoln County Detention Center is located at 302 N. Jeffers. The current facility is outdated and a new modern facility is currently under construction adjacent to the existing location. The new facility was completed in July of 2011.



## COUNTY BUILDINGS

### County Courthouse

Lincoln County's primary public building is the County Courthouse. The Courthouse is located at 301 N. Jeffers Street in North Platte. The first courthouse in Lincoln County was built in 1876 but was destroyed by fire on April 30, 1923. However, in 1921, the county had begun construction on a new Beaux Arts-style building that was completed in 1924.



The courthouse had an addition constructed to the east in 1967 in order to provide more space for the offices housed in the courthouse. Functions that are present in the Courthouse include:

- Board of Commissioners
- County Assessor's office
- County Attorney's office
- County Clerk's office
- Clerk of the District Court
- County Court
- Election Commissioner's office
- Register of Deeds office
- Treasurer's office

### County Shop

The County Shop is located at 2010 Rodeo Road in North Platte. The facility houses the following offices:

- County Highway Superintendent
- County Surveyor

## HISTORIC BUILDINGS AND SITES

### Scout's Rest Ranch

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

"Scout's Rest" was the home of William F. "Buffalo Bill" Cody, the premier showman whose Wild West shows embodied the legend of the American West. Located near North Platte, ranch buildings include the 1886 French Second Empire house, a one-and-one-half-story frame dwelling that features a prominent tower; the late 1880s barn; a cobhouse; icehouse; and a wine cellar. Sixty-five acres of the original four-thousand-acre ranch have been preserved as Buffalo Bill Ranch State Historical Park by the Nebraska Game and Parks Commission.



### O'Fallon's Bluff

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

O'Fallon's Bluff is a section of hills located along the South Platte River near Sutherland. Because the bluffs come very close to the river, early travelers were forced to traverse the bluffs above the bottom land. Some of the most

clearly defined and well preserved remnants of the Oregon-California Trail remain here as evidence of the great westward migration of the mid-nineteenth century.

### Sutherland State Aid Bridge

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

Located near the town of Sutherland the significance of this bridge to the history of Nebraska bridge building can hardly be overstated. This remarkable structure is significant as perhaps the best remaining example of the state aid bridges. Although some seventy-seven structures were built throughout the state under this program between 1912 and 1936, only seventeen remain in use. The Sutherland Bridge is also technologically significant as the best example in the state of concrete arch construction. Moreover, of the seventeen multiple-span concrete arch bridges built under the state aid program in the 1910s and 1920s, all but the Sutherland Bridge have been destroyed or substantially altered, leaving this structure as the sole intact example of this important construction trend.

### North Platte Post Office/Federal Building

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

Funding for this building was appropriated by Congress in 1908, and construction was completed in 1913. Architecturally, it is a fine and relatively rare example of the Renaissance Revival architectural style. Character-defining features of the style include wide overhanging eaves supported by brackets, clay tile covering the roof and impressive second story pilasters. The North Platte Post Office and Federal Building also represents an important period of growth and prosperity in North Platte that brought about a federal presence in the city.



### Fox Theater

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

Located in North Platte, the Fox Theater is a fine example of the "Picture Palace," a building type popular in America in the 1920s. A product of Eclecticism, the theater incorporates decorative features from various architectural styles, including Egyptian, Georgian, Moorish, and Roman. Keith Neville and Alex Beck of the North Platte Realty Company financed and erected the theater in 1929. Neville, governor of Nebraska 1917-19, also financed construction of the Hotel Yancey located across the street from the Fox Theater. Both buildings were designed by Omaha architect Frederick A. Henninger. The Fox Theater opened on November 24, 1929. It is named for William Fox, a pioneer in the movie industry of America.



### Hotel Yancey

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

The hotel is named for William L. Yancey, who became its proprietor after signing a lease with Keith Neville and Alex Beck in 1928. Construction began in March 1929, and the North Platte hotel opened in October. Yancey, who had been engaged in the hotel business since he was a teen-ager, also had interests in Grand Island's Yancey Hotel (see separate summary). The six-story steel and brick building, later known as the Hotel Pawnee, was designed in the Georgian Revival style. The interior is remarkably intact and features a lobby and mezzanine of eclectic design.



### Lincoln County Courthouse

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

Lincoln County was re-organized in 1866 out of an earlier county established in 1860. North Platte was named county seat in 1867. The first courthouse was completed in 1876. By the early twentieth century, county residents were prepared to replace the aging brick facility with a more substantial edifice. In an election held in July 1919, county residents approved a special tax to fund a new courthouse. Construction began in 1921. Because of financial problems the new Beaux Arts-style building was not completed until 1924.

### Johnston Memorial Building

(Source: <http://www.nebraskahistory.org/histpres/nebraska/lincoln.htm>)

The hall was built in 1921 as a memorial to John R. Johnston, a resident of Pennsylvania who was prominent in the glass industry. Johnston came to Wallace annually for twenty-four years to hunt and fish. His family and friends built the hall as a memorial after Johnston died of tuberculosis in 1920 at the age of fifty-three. The hall was designed by F. W. Fitzpatrick, a nationally known architect.

## COMMUNICATION FACILITIES

### Telephone Services

There are numerous telephone companies that serve the Lincoln County area.

### Radio Stations

There are eight over the air stations either located in or serving Lincoln County. These stations are:

- |        |          |              |
|--------|----------|--------------|
| • KPNE | 91.7 FM  | North Platte |
| • KJLT | 94.9 FM  | North Platte |
| • KELN | 97.1 FM  | North Platte |
| • KOGA | 99.7 FM  | Ogallala     |
| • KXNP | 103.5 FM | North Platte |
| • KJLT | 970 AM   | North Platte |
| • KODY | 1240 AM  | North Platte |
| • KOOQ | 1410 AM  | North Platte |

## Television Stations

Presently there are three television stations located in North Platte. These include KNOP-TV 2 (NBC), KPNE-TV 9 (PBS), and KIIT-TV 11 (FOX). Other over the air stations that serve the area originate out of Lincoln, Hastings and Grand Island:

- KOLN/KGIN CBS (Lincoln and Grand Island)
- KGHI-TV (ABC) (Hastings)

## Internet/World Wide Web Service Providers (ISP)

There are numerous internet providers in the Lincoln County area.

## Newspapers

The residents of Lincoln County are served locally by the North Platte Telegraph and the North Platte Bulletin. The North Platte Telegraph is published daily. There are various other newspapers serving the residents of Lincoln County. Listed below are other newspapers in circulation in the Lincoln County area:

- Omaha World Herald
- Lincoln Journal Star
- McCook Gazette
- Keith County News
- Sutherland Courier-Times
- Gothenburg Times

## PUBLIC UTILITIES

### Electricity

There are several public electricity providers within the county including NPPD, Dawson Public Power and Custer Rural Public Power.

### Natural Gas

There are two primary natural gas providers within the communities of Lincoln County. The two providers are KN Energy and KinderMorgan.

### Water Supply

The Villages of Brady, Maxwell, Hershey, and Sutherland provide water service to their residents.

Residents living within the unincorporated areas of Lincoln County are served by individual wells.

### Sanitary Sewer

All sanitary sewer systems outside of the incorporated municipalities are private systems.

### Solid Waste

Solid waste within Lincoln County is typically collected and hauled to a transfer station in North Platte or other communities and eventually transported to the landfill in Perkins County.

## HEALTH FACILITIES

### Hospital

Great Plains Regional Medical Center is located at 601 W. Leota in North Platte. The facility was first opened in 1975. The opening of Great Plains Regional Medical Center in 1975 marked the completion of one of the most successful cooperative efforts in North Platte's history.

In 1973 a volunteer building campaign, themed "One Hospital, More Doctors" exceeded its \$1.2 million fundraising goal, enabling a ground breaking for the new hospital. On August 9, 1975 GPRMC was dedicated, replacing the two smaller, aging hospitals (Memorial and St. Mary's).

Since then, GPRMC has continued to invest in the facilities, equipment and medical expertise to provide state-of-the-art health care in the heart of the state. This both drives and supports our mission: ***Providing the kind of health care we would want for ourselves and our families, in partnership with those we serve.***

Below is a timeline of major accomplishments.

1976 - A medical arts building was built just west of the hospital.

1990 - A \$7.5 million expansion project - added space for Physical Therapy, Renal Dialysis and a new Emergency Department.

1996 - A major renovation of Women's Services.

2003 - A joint venture saw the opening of the North Platte Surgery Center.

2003 - Completion of a \$23 million expansion adding 63,000 square feet to the hospital for Same Day Surgery, Recovery, Central Sterile and the Emergency Department.

2004 - Opening of the North Platte Heart Institute in conjunction with the Nebraska Heart Institute marked the opening of the cardiac catheterization lab.

March 2009 - Completion of the Great Plains Imaging Center.  
(Source: <http://www.gprmc.com/body.cfm?id=448>)

Some of the general services include:

- 24 Hour Emergency Room Coverage
- Hospitalist Program
- General Surgery
- Neurology
- Endocrinology
- Infectious Disease
- Pain Management
- Weight Loss Management
- Radiology
- Imaging Center
- Women's Services
- Callahan Cancer Center
- Sports and Therapy Center
- Meals on Wheels
- Behavioral Health Services
- Homecare Equipment
- Home Care Services – Healthy Start
- Home Care Services – Home Health
- Home Care Services – Hospice
- Laboratory Services
- Nebraska Heart Institute
- Outpatient Services
- Rehabilitation Services
- Sleep Lab

### Nursing Home Facilities

There are six Nursing Home facilities in Lincoln County. Five of the facilities are located in North Platte and one in Sutherland.

### **Centennial Park Retirement Village**

(Source: <http://centennialparkretirement.com> )

Centennial Park Retirement Village is located at 510 Centennial Circle in North Platte. The facility has 31 independent living apartments, 39 assisted living apartments as well as skilled nursing accommodations for 68 residents.

### **Premier Estates Senior Living**

Premier Estates Senior Living is located at 2900 West “E” Street in North Platte. Premier Estates is an assisted living facility.

### **Linden Court**

Linden Court is located at 4000 West Philip Avenue in North Platte. The facility has 125 beds with nursing services. The primary concern of the facility is Alzheimer's.

### **Sutherland Care Center**

(Source: <http://sutherlandcarecenter.com>)

Sutherland Care Center is located at 333 Maple Street in Sutherland. Sutherland Care Center offers skilled nursing care and rehabilitation services. This setting is appropriate for individuals who are recovering from surgery or illness, which may require concentrated rehabilitation, or need continuous nursing care. Sutherland Care has Skilled Nursing accommodations for 60 residents.

### **Pawnee Assisted Living Hotel**

Pawnee Assisted Living Hotel is located at 221 East 5<sup>th</sup> Street in North Platte. The facility is located in the old Pawnee Hotel (Yancey Hotel) in downtown North Platte.

### **Linden Estates**

Linden Estates is located at 3700 West Philip Avenue in North Platte. The facility is designed in a campus layout with two options, Linden Court and Linden Estates. The facility offers both independent living and assisted living options.



## ENVIRONMENT, NATURAL AND MAN-MADE RESOURCES

### INTRODUCTION

In order to formulate a truly valid and “comprehensive” plan for the future development of Lincoln County, it is first necessary to evaluate the environment and man-made conditions which currently exist to determine the impacts that these factors may have on limiting future land uses in the County. This component of the Lincoln County Comprehensive Development Plan provides a general summary of the environmental and man-made conditions, which are present in the County, and identifies and qualifies the characteristics of each which will directly or indirectly impact future land uses in the County.

### NATURAL ENVIRONMENTAL CONDITIONS

- Climate
- Geology
- Relief and Drainage
- Wildlife
- Wetlands
- Soil Association
- Capability Grouping
- Prime Farmland
- Soil Limitations

### NATURAL CONDITIONS

**Climate** (This information was taken from the Lincoln County Soil Survey by the United States Department of Agriculture – Soil Conservation Service – August 1978)

The climate of Lincoln County is characterized by frequent and rapid changes in the weather throughout the year. Annual precipitation is intermediate between that of humid and arid regions. Summers are warm and winters are cold, although warming Chinook winds blowing off of the east slopes of the Rockies provide mild interludes in the middle of winter.

**Geology** (This information was taken from the Lincoln County Soil Survey by the United States Department of Agriculture – Soil Conservation Service – August 1978)

Rock ledges in the valley side slopes south and southeast of North Platte and in a few places along Red Willow and Medicine Creeks in southern Lincoln County are outcrops of indurated beds in the Ogallala Formation of Tertiary age. Consisting mostly of calcareous siltstone and calcareous sandstone, this formation underlies the entire county and is the first hard rock encountered when holes are dug or drilled. The upper surface of the Ogallala was shaped by erosion into a complex of hills and valleys, now almost completely buried beneath a mantle of unconsolidated sediments of Quaternary age ranging in thickness from less than a foot to as much as 400 feet or more. Creighton soils formed in the few places where residuum of weathered Ogallala is at the surface or is very thinly mantled by wind-deposited sediments. The principal areas of these soils are on the lower slopes of the upland breaks southwest of North Platte and on the lower slopes of the upland area between the North Platte and South Platte Rivers.

The unconsolidated Quaternary deposits consist of alluvium, loess, and eolian sand.

Alluvium deposited early in Quaternary time partly fills valleys in the Ogallala surface. This old alluvium is exposed in at least two places—on the upland between the North Platte and South Platte Rivers and on the east valley slopes of Birdwood Creek. Dix soils formed where these materials are at the land surface. Much younger alluvium underlies the terraces and bottom lands in the principal present-day valleys. Thinly mantled in most places by wind-deposited sediments, the alluvium beneath terraces is the principal parent material for Anselmo, Cozad, Hall, and Hord soils. Similarly mantled in many places, the alluvium beneath bottom lands is the parent material for Alda, Bankard, Caruso, Cass, Elsmere, Humbarger, Inavale, Lawet, Lex, Loup, McCook, Platte, Silver Creek, and Wann soils.

Loess is an extensive deposit beneath much of the upland area in the northern and southern parts of Lincoln County. However, it is the surface material in only part of its extent—primarily, much of the southeastern part of the county, an area of about 42 square miles at the southwest corner of the county, and several small areas along the east and north county lines in the northeastern part of the county. Loess is especially thick in southeastern Lincoln County, where streams have incised deep canyons into this material. Three principal episodes of loess deposition are recognized. The earliest, the Loveland Formation, is exposed on the lower part of steep canyon walls and is distinguished by its reddish tinge. No soils formed in this material were named or recognized in the Lincoln County survey. The next younger loess, the Peoria, is much more widely exposed in the upland but in places is thinly mantled by the Bignell loess. These two younger loesses are the parent material for Coly, Fill-more, Holdrege, Scott, and Uly soils.

Eolian sand, probably younger than the Peoria loess, is the most widespread of the upland deposits. It is the surface material throughout most of the area north of the Platte Rivers and throughout much of the western half of the upland south of those rivers. In many places it rests on loess, but in some places it rests on the old alluvium that partly fills valleys in the Ogallala Formation. Locally it may directly overlie buried hills of the Ogallala Formation. Anselmo, Hersh, and Vetal soils formed in loamy eolian sand in valleys and swales within the sandhills area. Dunday and Valentine soils formed in the rolling and hilly areas of eolian sand.

**Relief and Drainage** (This information was taken from the Lincoln County Soil Survey by the United States Department of Agriculture – Soil Conservation Service – August 1978)

In Lincoln County, four kinds of landscape have resulted from the sculpturing action of wind and water: *sandhills, loess hills and plains, sand-loess transition areas, and alluvial valleys.*

The *sandhills* consist mainly of lines of stabilized rolling hills and dunes that alternate with nearly level valleys. Some areas have a choppy appearance. The crests of the dunes range from 50 to 250 feet above the valley floors. Little surface drainage occurs in the sandhills because precipitation is readily absorbed by the sandy soils. No lakes or marshes occur in the sandhills areas of Lincoln County.

The main area of *loess hills and plains* is in the southeastern part of the county, but small areas are in the northeastern and southwestern parts. These areas are strongly dissected. Relief from the tablelands to

the narrow flood plains of streams ranges from 50 to 100 feet. Drainage generally is well established. Some parts of the plains drain into small depressions, which then become intermittent ponds.

*Sandloess transition areas* are between the sandhills and the loess hills and plains and are characterized by features of both landscapes. These areas consist of nearly level sandy upland, occasional choppy sand features, nearly level loess upland, and dissected loess hills. Long low ridges formed by wind action are common in the more sandy parts of the transition areas. Where such ridges interrupt drains, they have created depressions in which runoff accumulates in intermittent ponds. Some of the nearly level areas have poorly defined surface drains. For the most part, however, the transition areas are well drained either internally or by surface drains.

*Alluvial valleys* consist of stream terraces and bottom lands. The more extensive of these are along the North Platte, South Platte, and Platte Rivers. Others are the narrower bottom lands along Red Willow and Medicine Creeks in southwestern and south-central Lincoln County, along Birdwood Creek in the northwestern part of the county, and along numerous smaller streams. The most extensive terrace is on the south side of the South Platte River valley in the vicinity of North Platte and continues southeastward along the south side of the Platte River to and beyond the east county line. This terrace is nearly level to gently sloping, is well drained, and ranges in width from about 1 mile to nearly 3 miles. The bottom lands are mostly well drained or moderately well drained but in places are somewhat poorly to very poorly drained. Marshes and lakes occur in abandoned channels of the Platte Rivers.

The North Platte and South Platte Rivers enter the county from the west and flow eastward. They roughly parallel each other until they join to form the Platte River just east of North Platte. From the point of confluence the Platte flows east-southeasterly across the eastern part of the county. The principal perennial tributaries entering the Platte Rivers from the north are Birdwood, White Horse, and Pawnee Creeks and from the south are Bear and Fremont Sloughs. The flow of these streams consists almost wholly of ground-water seepage because the sandy soils in their drainage areas absorb most of the precipitation. Several intermittent streams enter the Platte River from the south. These streams occupy deep canyons cut into loess uplands in the southeastern part of the county.

The southern part of Lincoln County is drained by south-flowing tributaries of the Republican River. Two of these streams—Red Willow and Medicine Creeks—are perennial and the others are intermittent. A small area at the northeast corner of the county is drained by intermittent streams flowing northward to the South Loup River. Most of the intermittent streams occupy deep canyons in loess uplands.

### Wildlife

(This information was taken from the Lincoln County Soil Survey by the United States Department of Agriculture – Soil Conservation Service – August 1978)

The various kinds of wildlife can be classified according to habitat. These classes are described in the following paragraphs.

*Open land wildlife* consists of birds and mammals that live in croplands, pastures, meadows, lawns, and areas overgrown with grasses, herbs, shrubs, or vines. Bobwhite quail, pheasant, meadowlark, killdeer, cottontail rabbit, red fox, and woodchuck are examples.

*Woodland wildlife* consists of birds and mammals that find food or cover in wooded areas containing either hardwood or coniferous trees and shrubs, or a mixture of both. Wild turkey, ruffed grouse, thrushes, vireos, woodpeckers, squirrels, gray fox, raccoon, and white-tailed deer are examples.

*Wetland wildlife* consists of birds and mammals indigenous to swampy, marshy, or open-water areas. Ducks, geese, herons, shore birds, rails, kingfishers, muskrat, mink, and beaver are examples.

*Rangeland wildlife* consists of birds and mammals that obtain food or cover from native rangeland. Antelope, white-tailed deer, mule deer, lark bunting, meadowlark, and prairie dog are examples.

Some kinds of wildlife can be classified in more than one group. For example, white-tailed deer find cover in woodland and food in woodland or on native range and thus can be considered as *woodland wildlife* and as *rangeland wildlife*.

### Wetlands

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods during the year, including during the growing season. Water saturation (hydrology) largely determines the soil development and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Two general categories of wetlands are recognized: coastal or tidal wetlands and inland or non-tidal wetlands.

**Inland wetlands** found in Lincoln County are most common on floodplains along rivers and streams (riparian wetlands), in isolated depressions surrounded by dry land (for example, playas, basins, and "potholes"), along the margins of lakes and ponds, and in other low-lying areas where the groundwater intercepts the soil surface or where precipitation sufficiently saturates the soil (vernal pools and bogs). Inland wetlands include marshes and wet meadows dominated by herbaceous plants, swamps dominated by shrubs, and wooded swamps dominated by trees. Certain types of inland wetlands are common to particular regions of the country:

- wet meadows or wet prairies in the Midwest
- prairie potholes of Nebraska

Many of these wetlands are seasonal (dry one or more seasons every year). The quantity of water present and the timing of its presence in part determine the functions of a wetland and its role in the environment. Even wetlands that appear dry at times for significant parts of the year – such as vernal pools– often provide critical habitat for wildlife adapted to breeding exclusively in these areas.

The federal government protects wetlands through **regulations** (like Section 404 of the Clean Water Act), **economic incentives and disincentives** (for example, tax deductions for selling or donating wetlands to a qualified organization and the "Swampbuster" provisions of the Food Security Act), cooperative programs, and **acquisition** (for example, establishing national wildlife refuges). Beyond the federal level, a number of states have enacted laws to regulate activities in wetlands, and some counties and towns have adopted local wetlands protection ordinances or have changed the way development is permitted. Few states, however, have laws specifically regulating activities in inland wetlands, although some states and local governments have non-regulatory programs that help protect wetlands.

Partnerships to manage whole watersheds have developed among federal, state, tribal, and local governments; nonprofit organizations; and private landowners. The goal of these partnerships is to implement comprehensive, integrated watershed protection approaches. A watershed approach recognizes the inter-connection of water, land, and wetlands resources and results in more complete solutions that address more of the factors causing wetland degradation.

The government achieves the restoration of former or degraded wetlands under the Clean Water Act Section 404 program as well as through watershed protection initiatives. Together, partners can share limited resources to find the best solutions to protect and restore America's natural resources. While regulation, economic incentives, and acquisition programs are important, they alone cannot protect the majority of our remaining wetlands. Education of the public and efforts in conjunction with states, local governments, and private citizens are helping to protect wetlands and to increase appreciation of the functions and values of wetlands. The rate of wetlands loss has been slowing, but we still have work to do. You can be a part. Approximately 75 percent of wetlands are privately owned, so individual landowners are critical in protecting these national treasures.

Wetlands play an important role in the ecology of Lincoln County. Wetlands are home to many species of wildlife, many of which live only in wetland areas. Wetlands also provide an important service to nearby areas by holding and retaining floodwaters. These waters are then slowly released as surface water, or are used to re-charge groundwater supplies. Wetlands also help regulate stream flows during dry periods.

The U.S. Fish and Wildlife Service (FWS) produce information on the characteristics, extent, and status of the Nation's wetlands and deep-water habitats. This information has been compiled and organized into the National Wetlands Inventory (NWI).

Wetlands are categorized in several classifications, each more detailed and specific than the previous. The NWI uses five systems; marine, estuarine, riverine, lacustrine, and palustrine. Within each system, there are subsystems, classes, subclasses, and dominance types to describe different wetland characteristics. The system classification refers to wetlands that share similar hydrologic, geomorphologic, chemical, or biological factors. Following are definitions and examples of three of the five systems used to describe wetlands. The Marine and Estuarine wetland systems are located in and near the open ocean; therefore, they do not occur in Nebraska. Further information, through NWI, on specific classifications is available.

Lincoln County experiences each of these three other wetland systems. They tend to occur most often in west central Lincoln County and in southwester Lincoln County. However, wetlands of varying sizes and types are located throughout Lincoln County. The following figures depict common ways in which these three systems develop. These figures were produced by the United States Fish and Wildlife Service, and are taken from their 1979 publication entitled "Classification of Wetlands and Deepwater Habitats of the United States." Figures 6, 7, and 8 depict common examples of the riverine, lacustrine, and palustrine wetlands, respectively. Figure 9 shows the occurrence of wetlands in Lincoln County.

**FIGURE 6: RIVERINE WETLAND SYSTEM**

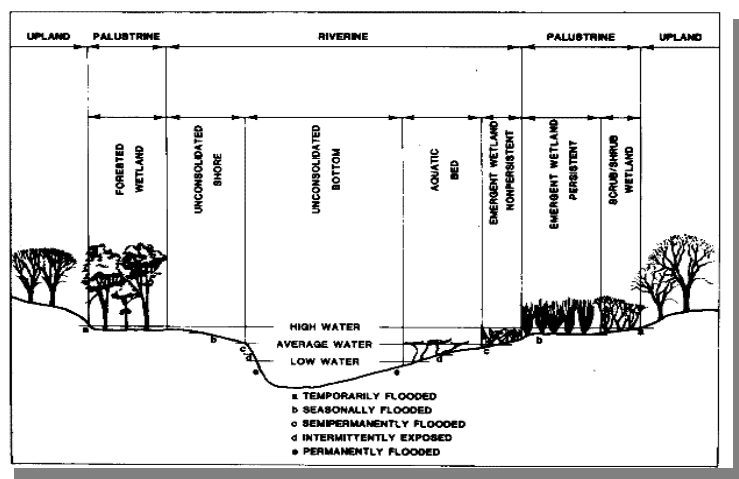
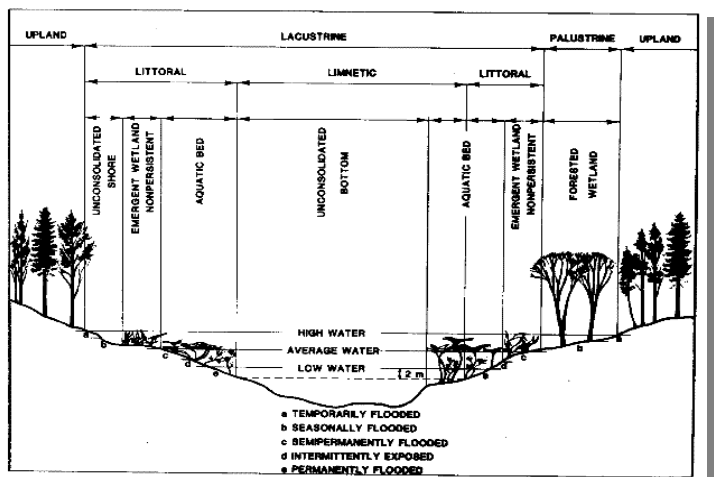


Figure 6 shows the riverine system includes all wetlands that occur in channels, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean derived salts in excess of 0.5%. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water. Therefore, water is usually, but not always, flowing in the riverine system.

Springs discharging into a channel are also part of the riverine system. Uplands and palustrine wetlands may occur in the channel, but are not included in the riverine system. Palustrine Moss-Lichen Wetlands, Emergent Wetlands, Scrub-Shrub Wetlands, and Forested Wetlands may occur adjacent to the riverine system, often in a floodplain.



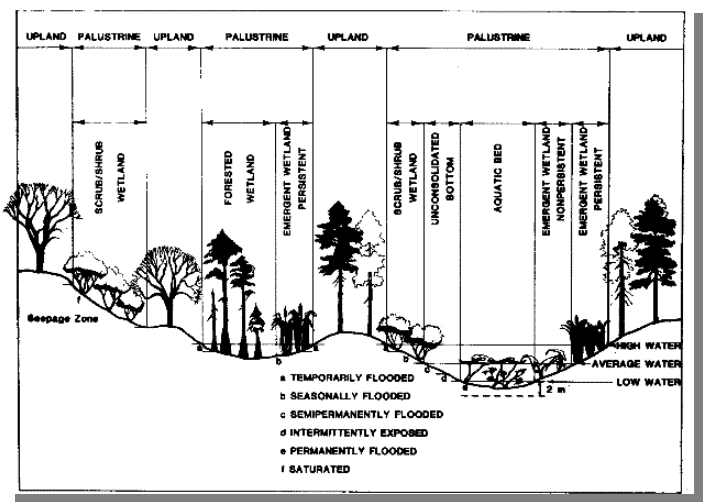
FIGURE 7: LACUSTRINE WETLAND SYSTEM



The Lacustrine System includes all wetlands with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent moss or lichens with greater than 30% area coverage; and (3) total area exceeds 20 acres. Similar wetland areas totaling less than 20 acres are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin exceeds 6.6 feet (2 meters) at low water.

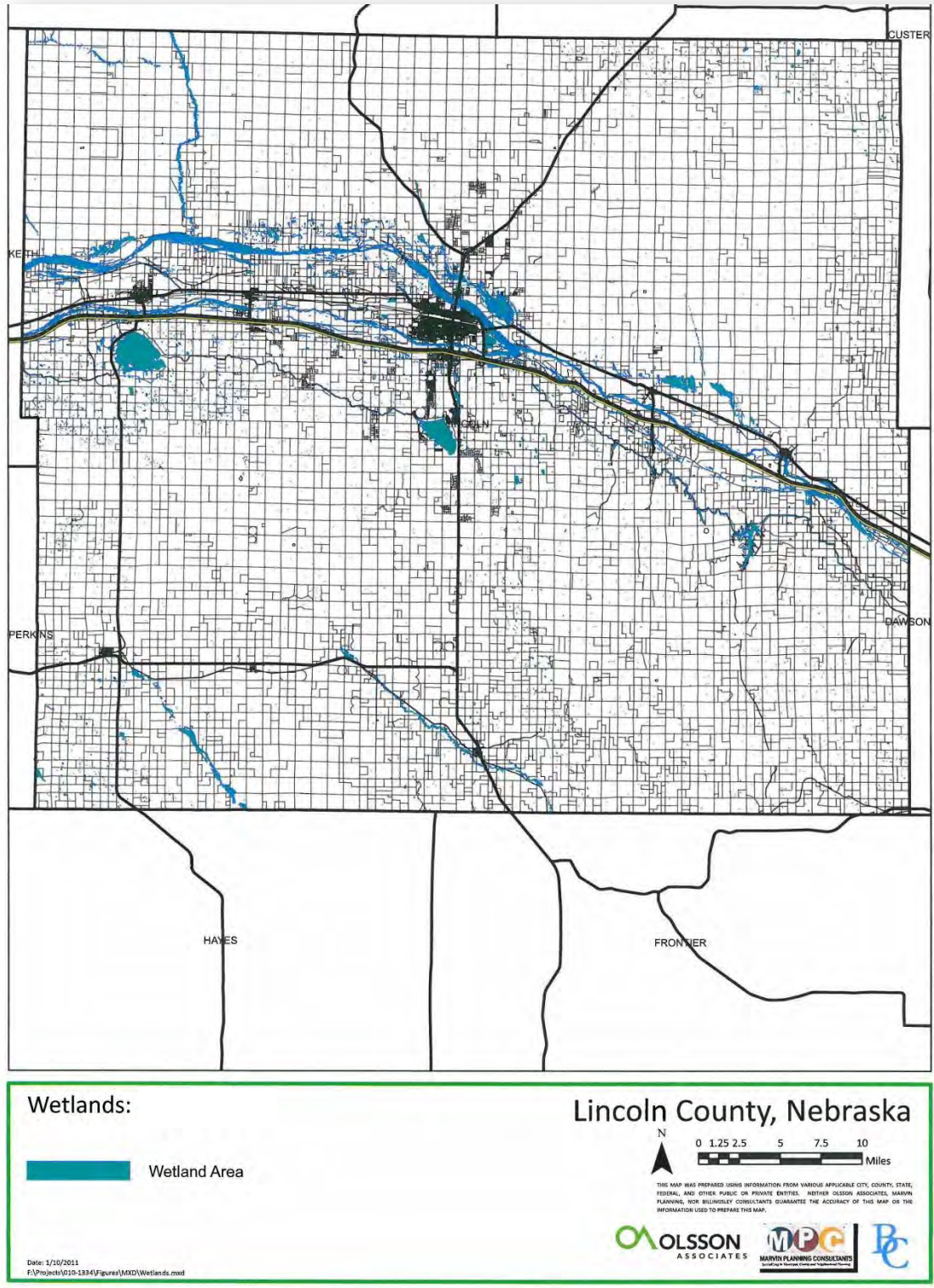
The Lacustrine System includes permanently flooded lakes and reservoirs (e.g. Lake Superior), intermittent lakes (e.g. playa lakes), and tidal lakes with ocean-derived salinities below 0.5% (e.g. Grand lake, Louisiana). Typically, there are extensive areas of deep water and there is considerable wave action. Islands of Palustrine wetlands may lie within the boundaries of the Lacustrine System.

FIGURE 8: PALUSTRINE WETLAND SYSTEM



The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 20 acres; (2) lacking active wave-formed or bedrock shoreline features; (3)

Figure 9: Wetlands Map



water depth in the deepest part of basin less than 6.6 feet (2 meters) at low water; and (4) salinity due to ocean-derived salts less than 0.5%.

The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent, or intermittent water bodies often called ponds. These wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.

## SOIL FORMATION AND CLASSIFICATION

### Factors of Soil Formation

Soil is produced through an interaction of materials that have been deposited or accumulated by geologic process. The characteristics of the soil at any given point are determined by (1) the physical and mineralogical composition of the parent material; (2) the climate under which the soil material has accumulated and existed since accumulation; (3) the plant and animal life on and in the soil; (4) the relief, or lay of the land; and (5) the length of time the forces of soil development have acted on the soil material.

Climate and vegetation are active factors of soil genesis. They act on the parent material that has accumulated through the weathering of rocks and slowly change it into a natural body with genetically related horizons. The effects of climate and vegetation are conditioned by relief. The parent material also affects the kind of profile that can be formed, and in extreme cases, determines it almost entirely. Finally, time is needed for the changing of the parent material into a soil profile. It may be much or little, but some time is always required for horizon differentiation. Generally, a long time is required for the development of distinct horizons.

The five factors of soil genesis are so closely interrelated in their effects on the soil that few generalizations can be made regarding the effect of any one factor unless conditions are specified for the other four. Many of the processes of soil development are unknown.

### Soil Association

The Soil Association data were taken directly from the Lincoln County Soil Survey by the United States Department of Agriculture – Soil Conservation Service – August 1978)

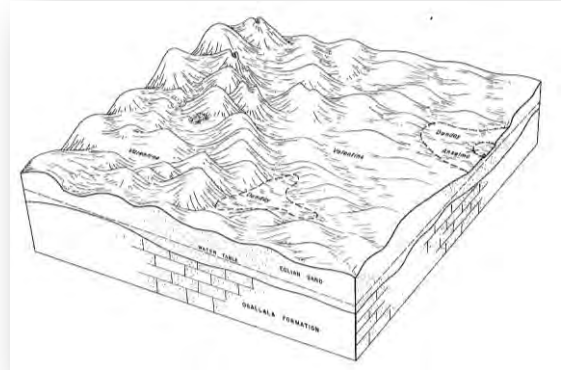
### Sandy Soils on Uplands

Only one association is in the group. It consists mainly of nearly level to very steep, excessively drained, sandy soils.

### Valentine Association

*Deep, nearly level to very steep, excessively drained, sandy soils on uplands*

This association consists mainly of sandhills and dry valleys. Smooth, undulating to rolling hills a choppy, steep to very steep hills are interspersed with gently undulating areas and small, enclosed, nearly level valleys. Crests of the steepest hills are the highest elevations in the landscape. Catsteps are common on the steepest slopes.



The Valentine association occupies about 52 percent of the county. Valentine soils make up about 98 percent of the association. The remaining 2 percent is minor soils and land types.

Valentine soils are in valleys and on hummocks, hills and dunes in the sandhills parts of the county. They are deep, excessively drained, and nearly level to very steep. The surface layer and underlying material generally are fine sand but are loamy fine sand in places.

Minor soils in this association are mainly in the Anselmo, Dunday, Hersh, Loup, and Vetal series. Blown-out land is also included. Anselmo soils are in swales and basins. Dunday soils generally are lower in elevation than Valentine soils and are in dry valleys and swales and on foot slopes. Hersh soils occur in small valleys and basinlike areas that have been or are cultivated. Loup soils are long the narrow flood plains of Birdwood, Pawnee, and White Horse Creeks. Vetal soils occupy basinlike areas. Blown-out land is mainly on hillsides and crest of the sandhills. It consists mostly of cup-shaped hollows and depressions that are being severely eroded by wind.

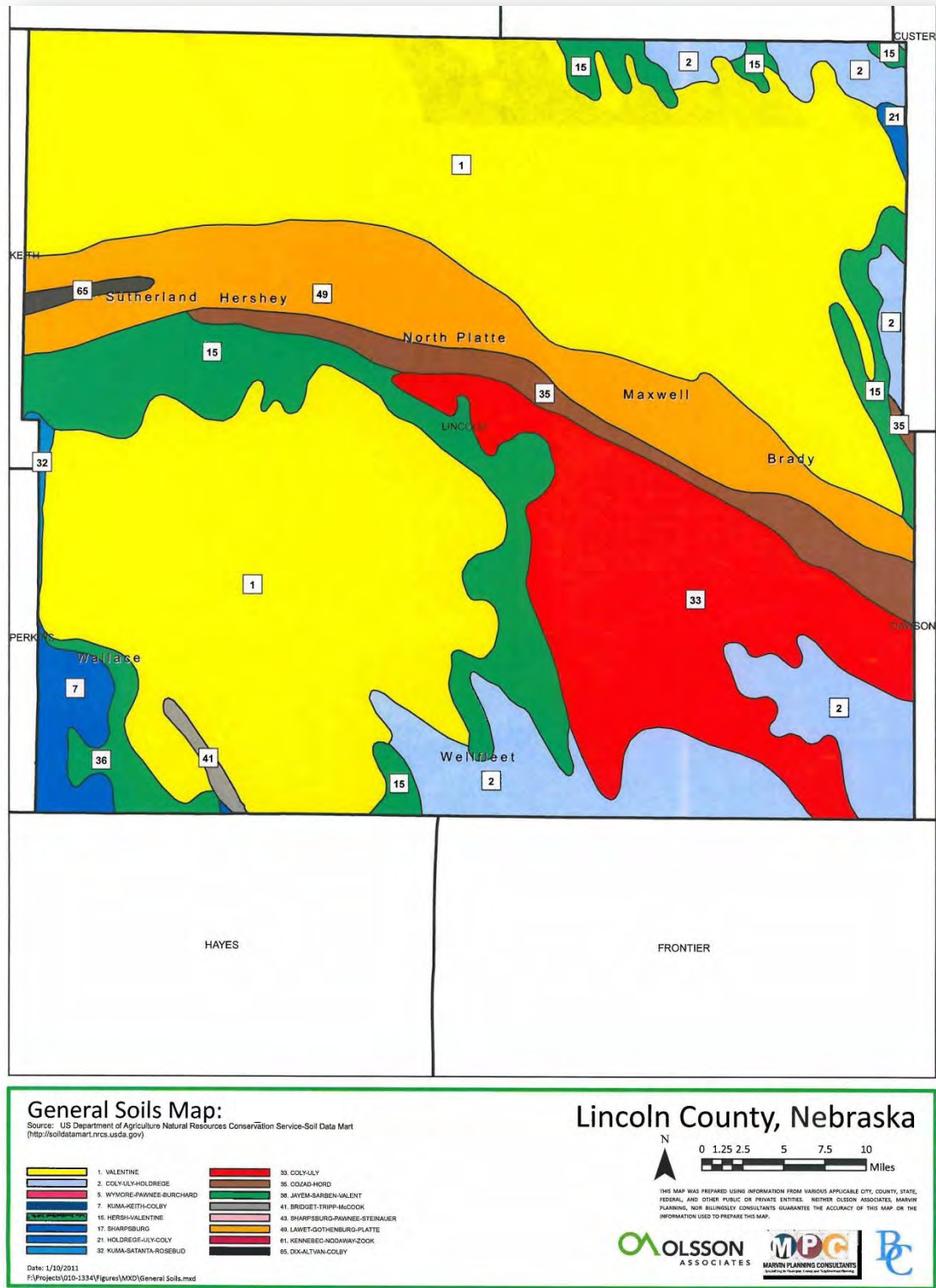
Nearly all of the Valentine association is in native grass. Where the association is hilly, the grass is used for grazing, and where nearly level or gently undulating, it is used for hay. A small acreage is cultivated. Corn, mixed grass and legume pasture, feed grains, and alfalfa are the principal crops. Some of the nearly level to gently undulating areas mostly in swales and valleys are irrigated by means of center-pivot or other types of sprinkler systems.

Ranching is well adapted to soils in this association. Maintaining desirable kinds of grass through a planned grazing system, establishing adequate and proper placement of water facilities and salt sources, and reseeding areas that have been cultivated in past years are the main concerns of management. On the less sloping soils, good potential exists for increasing the acreage of cultivated crops and pasture grasses through use of sprinkler irrigation systems. Soil blowing and drought are the main hazards. Fertilizers are needed because most of the soils are low in natural fertility.

Ranches in the Valentine association average about 5,500 acres in size. Most ranchers have a cow-calf operation, selling the calves locally in the fall. A few, however, purchase calves at a weight of about 450 pounds and sell them as yearlings or two-year-old feeders. Native grass provides grazing through summer, and prairie hay is the major feed supply during winter. Many ranchers purchase alfalfa hay and a protein supplement to be used with the prairie hay. Most cattle are marketed in local sale barns, but some are delivered to markets in



Figure 10: General Soil Associations



adjacent counties. Paved and improved gravel highways cross the association. Although few good roads are on section lines, most ranchers have access to the improved roads that lead to supply centers and markets. Roads are more common in the area south of the Platte Valley than in the area north of the valley. Many ranch headquarters are in this association, although some are in the Platte Valley where they are more readily accessible. A few ranch headquarters are in sparsely settled areas that can be reached only on poorly maintained roads.

### **Loamy and Sandy Soils on Uplands and Stream Terraces**

Two soil associations are in this group. They consist of nearly level to steep, well-drained and excessively drained, loamy and sandy soils.

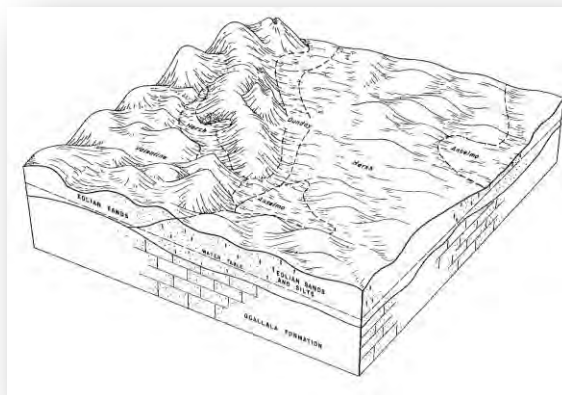
#### ***Hersh-Valentine-Anselmo Association***

*Deep nearly level to steep, well-drained and excessively drained, loamy and sandy soils on uplands and stream terraces.*

This association consists of uplands that are mostly in areas between soils formed in sandy parent material. The sandy and loamy materials are intermixed in these transition areas, although some soils are predominantly sandy and some are predominantly silty. A large part of the landscape was formed by the wind has low relief, and has poorly defined surface drainage. These upland areas are crossed by only a few small stream valleys. Isolated areas of sandy or silty soils also are included in this association.

The Hersh-Valentine-Anselmo association occupies about 9 percent of the county. Hersh soils make up about 31 percent of the association. Valentine soils 29 percent, and Anselmo soils 12 percent. The remaining 28 percent consists of minor soils and land types.

Hersh soils are on convex hillsides and ridges of the uplands and on a few old stream terraces. They are deep, well drained, and nearly level to steep. The profile is mostly fine sandy loam but is loamy fine sand in places.



Valentine soils are in dry valleys and on hummocks, hills, and dunes of uplands. They are deep, excessively drained and nearly level to steep. The surface layer and underlying material generally are fine sand but are loamy fine sand in places.

Anselmo soils are on convex ridges and hummocks of uplands and stream terraces. They are deep, well drained, and nearly level to moderately steep. The surface layer generally is fine sandy loam or sandy loam but is loamy fine sand in places. The subsoil is fine sandy loam or loam. The underlying material is fine sandy loam in the upper part and loamy fine sand in the lower part.



Minor soils in this association are mainly in the Dunday, Holdrege, and Hord series. Dunday soils are in dry valleys and in swales that are at lower elevations than Valentine ridges on the tableland and sideslopes of drainageways. Hord soils are silty and are in swalelike areas on the tableland.

Most of the acreage of the Hersh-Valentine-Anselmo association is dryfarmed. Wheat, grain sorghum, and alfalfa are the principal dryland crops. A small acreage is irrigated and corn is the principal irrigated crop. The moderately sloping and steep areas adjacent to drainageways and some sandy areas are used primarily for range.

Erosion by water, soil blowing, and drought are the main hazards on cultivated soils in this association. Proper range use and a planned grazing system are needed on much of the sandy rangeland. As a result of recently developed centerpivot sprinkler systems, the trend is toward the increased use of irrigation. Good potential exists for increasing the acreage of irrigated crops and pasture grasses where the water supply is adequate.

Farms in the Hersh-Valentine-Anselmo association average about 800 acres in size. They are diversified and consist primarily of the combination cash grain-livestock type. Ranches are larger than farms and commonly include land in adjacent associations. Gravel or improved dirt roads are on about a half of the section lines. A few areas of this association are crossed by major paved highways. Farm produce is marketed mainly at North Platte, but some is delivered to markets in smaller town in Lincoln County and in adjoining counties.

#### ***Dix-Hersh-Creighton Association***

*Deep and shallow over mixed sand and gravel, gently sloping to steep, well-drained and excessively drained, sandy and loamy soils on uplands.*

This association consists of a deeply dissected, narrow ridge between the North and South Platte Rivers in the western part of the county. Short, natural drainageways carry runoff to the adjacent valleys. Although small in size, this association is characterized by a wide variety of soils and parent materials.

The Dix-Hersh-Creighton association occupies only about 0.5 percent of the county. Dix soils make up about 42 percent of the association. Hersh soils 26 percent, and Creighton soils 20 percent. The remaining 12 percent is minor soils.

Dix soils are on upland hillsides and breaks. They are shallow over mixed sand and gravel, are excessively drained, and are gently sloping to steep. These soils have a sandy loam surface layer and a gravelly sandy loam transition layer. Mixed coarse sand and gravel is at a depth of about 16 inches.

Hersh soils occupy the highest elevations in this association. They are deep, well drained, and gently sloping to steep. The profile is mostly fine sandy loam but is loamy fine sand in places.

Creighton soils are on the lower side slopes of hills and are generally at lower elevations than Dix soils. They are deep, well drained, and moderately sloping to steep. The profile is mostly loam, but the surface layer is very fine sandy loam in places.

Minor soils in this association are mainly in the Anselmo and Coly series. Anselmo soils are on the upper part of the landscape with Hersh soils. Coly soils occupy some of the highest elevations in the western part of the association.

All of the Dix-Hersh-Creighton association is in native grass and is used for range. Little potential exists for other agricultural uses, because the landscape is rough and has a high proportion of shallow soils.

Proper range use and a planned grazing system are needed on the range in this association. Erosion is a hazard where adequate plant cover is not maintained.

No farmsteads or ranching headquarters are in the Dix-Hersh-Creighton association. Range areas are from 160 to 1,200 acres in size and commonly are part of farming units in adjacent soil associations. Roads crossing the association are few and generally not on section lines.

### **Silty Soils on Dissected Uplands**

Only one association is in this group. It consists of moderately sloping to very steep, well-drained and excessively drained, silty soils.

### ***Coly-Rough broken land, loess Association***

*Deep, moderately sloping to very steep, well-drained and excessively drained, silty soils on narrow divides and deep drainageways of loess uplands*

This association consists of alternating divides and natural drainageways in the loess uplands. The divides are mostly narrow and moderately sloping, and the drainageways mitten or spring-fed tributaries of the South Platte, Platte, and Republican Rivers. A few of the larger canyons and drainageways have narrow flood plains.

The Coly-Rough broken land, loess association occupies about 17 percent of the county. Coly soils make up about 49 percent of the association and Rough broken land, loess, 35 percent. The remaining 16 percent is minor soils and land types.

Coly soils are in narrow divides and on upper side slopes of valleys and canyons. They are deep, well drained, and moderately sloping to steep. These soils have a thin surface layer and are slit loam throughout the profile.

Rough broken land, loess, occupies that side walls of canyons and side slopes of drainageways. It is excessively drained and is steep to very steep. This land type is medium textured.

Minor soils in this association are in the Holdrege, Uly, Hobbs, Hord, Creighton, and McCook series. Holdrege are at lower elevations than Holdrege soils or on sideslopes at lower elevations than Coly soils. Hobbs soils occupy the narrow flood plains of canyons. McCook soils are on bottom areas on the broadest divides and commonly occur in slight swales. Creighton soils occupy lower parts of side slopes of uplands adjacent to the Platte Valley.

Nearly all of the steep and very steep areas in the ColyRough broken land, loess association are in native grass and are used for grazing beef cattle. Most of the less steep areas are cultivated. Corn and alfalfa are the

principal cultivated crops on the broader ridges; some wheat and grain sorghum also are grown. Alfalfa and feed grain are grown on bottom land in the narrow canyons and on ridges that are broad enough to cultivate. A few areas on the broader ridgetops are irrigated.

Erosion by water and gully cutting are very severe hazards on the rangeland. Soil blowing, erosion by water, and drought are the main hazards in cultivated areas. Runoff is rapid or very rapid from most areas. Proper range use and a planned grazing system are needed on the range. Fertilizers are needed on the cultivated soils.

Farms and ranches in the Coly-Rough broken land, loess association average about 2,500 acres in size. Some farms are diversified and are of the combination cash grainlivestock type. Most farmers and ranchers have a cow-calf operation and some have a feeder-calf program. Farm and a few roads are on section lines. But gravel and improved dirt roads traverse the narrow valleys and ridgetops. Farm produce is marketed mainly a t North Platte in Lincoln County and at Curtis in adjacent Frontier County.

### **Silty Soils on Smooth Uplands**

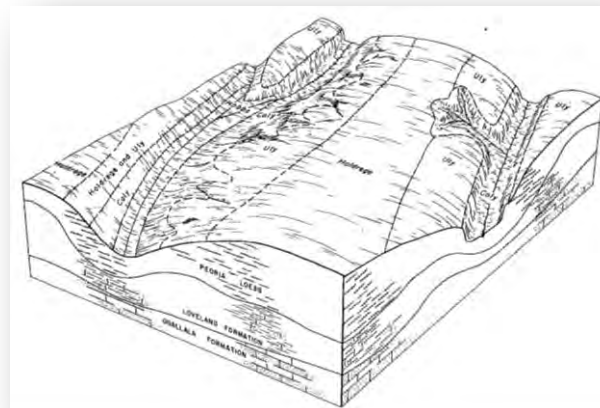
Two associations are in this group. They consist of nearly level to steep, well-drained, silty soils.

#### ***Uly-Holdrege-Coly Association***

*Deep, gently sloping to steep, well-drained, silty soils on broad divides and drainageways of loess uplands*

This association consists of alternating broad divides and drainageways in the loess uplands. The divides are which are mostly moderately steep or steep; contain intermittent tributaries of North Plum Creek, East Deer Creek Canyon, West Deer Creek Canyon, and Blackwood Valley.

The Uly-Holdrege-Coly association occupies about 3 percent of the county. Uly soils make up about 55 percent of the association, Holdrege soils 24 percent, and Coly soils 11 percent. The remaining 10 percent is minor soils and land types.



Uly soils are on ridgetops of the narrowest divides, on side slopes of the broader divides, and on hillsides adjacent to drainageways. They are deep, well drained, and gently sloping to steep. These soils are silt loam throughout the profile.

Holdrege soils are on broad divides and hillsides. They are deep, well drained, and gently sloping to moderately sloping. The surface layer of these soils is silt loam, the subsoil is silt loam in the upper part and light silty clay loam in the lower part, and the underlying material is silt loam.

Coly soils are mainly on hillsides and side slopes that border the intermittent drainageways. They are deep, well drained, and moderately sloping to steep. These soils have a thin surface layer and are silt loam throughout the profile.

Minor soils in this association are mainly in the Hobbs series or in Rough broken land, loess. Hobbs soils are in the flood plains of drainageways and in valleys of the larger streams. Rough broken land, loess, is on sides of canyons and is very steep. Catsteps are common and unaltered loess is exposed in many places.

The less sloping soils in the Uly-Holdrege-Coly association are cultivated under dryland management. Corn, wheat, and grain sorghum are the principal crops. The more sloping soils are mostly in native grass and are used for grazing beef cattle.

Erosion by water, soil blowing, and drought are hazards in areas of cultivated soils. Proper range use and a planned grazing system are needed on much of the range.

Farms in the Uly-Holdrege-Coly association average about 2,200 acres in size. They are diversified and consist mainly of the combination cash grain-livestock type. Small cow-calf herds are common, and some feeder livestock is fattened and marketed. Farm produce is marketed mostly at Curtis in adjoining Frontier County, but some is delivered to North Platte and some to Lexington in Dawson County. Gravel or improved dirt roads cross the association but only a few roads are on section lines.

#### ***Holdrege-Hord-Uly Association***

*Deep, nearly level to moderately sloping, well-drained, silty soils on tableland and broad ridges of loess uplands.*

This association consists of uplands that are mantled with a thick deposit of silty loess. It is mostly broad tableland but is dissected by shallow to moderately deep, intermittent drainageways in places. A few depressions and basins are on the tableland.

The Holdrege-Hord-Uly association occupies about 6 percent of the county. Holdrege soils make up about 37 percent of the association, Hord soils 32 percent, and Uly soils 14 percent. The remaining 17 percent is minor, but strikingly different, soils.

Holdrege soils are on broad divides and on side slopes to drainageways. They are deep, well drained, and nearly level to moderately sloping. The surface layer of these soils is silt loam, the subsoil is silt loam in the upper part and light silty clay loam in the lower part, and the underlying material is silt loam.

Hord soils are in concave or swalelike positions, generally at lower elevations than Holdrege soils. These soils have a silt loam surface layer. The subsoil, to a depth of 60 inches, is silt loam in the upper and low parts and light silty clay loam in the middle part.

Uly soils are on convex ridges and on side slopes of hills. They are deep well drained, and gently sloping to moderately sloping. These soils are silt loam throughout the profile.

Minor soils in this association are mainly in the Hall, Coly, Hobbs, Fillmore, Scott, Anselmo, and Hersh series. Hall soils are on the tableland at about the same elevation as Holdrege soils. Coly soils are on hillsides that slope to drainageways. Hobbs soils occupy low areas near drains and also are on foot slopes below Holdrege soils. Fillmore and Scott soils are in small depressions on the tablelands. Anselmo and Hersh soils occupy low ridges that extend across the tableland.

Most of the acreage of the Holdrege-Hord-Uly association is cultivated. Grain sorghum and winter wheat are the principal crops grown under dryland management. The wheat is raised under a fallow system. Some of the cultivated soils are irrigated. Corn, grain sorghum, and alfalfa are the principal irrigated crops. Some of the acreage is in native grass and is used for range.

This association is one of the besting the county for growing cultivated crops. Irrigation is an important practice and the crops respond well to the added water. Good potential exists for increasing the acreage under irrigation. Lack of sufficient moisture and soil erosion are the main hazards where the soils are dryframed. Maintaining fertility and efficient water management are the main concerns where the soils are irrigated. Runoff is slow or medium on the tablelands and medium or rapid on the side slops of drainageways.

Farms in the Holdrege-Hord-Uly association average about 480 acres in size. They generally are diversified and are o f the combination cash grain0livelstockc type. Most farmers have small cow-calf herds on grazing land. Farm produce is marketed mainly in North Platte but some is transported to Curtis in adjoining Frontier County. Gravel or improved roads are on most section lines.

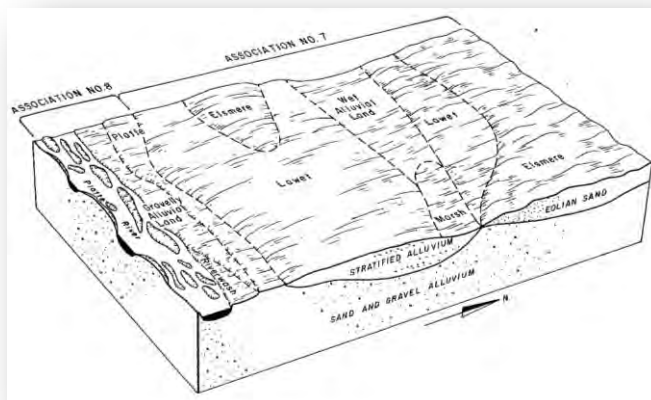
#### **Somewhat Poorly Drained to Very Poorly Drained soils on Bottom Lands**

Two soil associations are in this group. They consist of nearly level to gently sloping, silty, loamy, and sandy soils and land types.

##### ***Lawet-Elsmere-Wet alluvial land associations***

*Deep, nearly level to gently sloping, somewhat poorly drained to very poorly drained, silty and sandy soils on bottom lands*

This association consists of long, narrow areas of bottom lands in the valleys of the North Platte and Platte Rivers. Most of these bottom lands are nearly level to gently sloping, but some have a low hummocky topography. Depth to the water table is less than 5 feet in the most of the association but is as much as 10 feet or a little more at the highest elevations. Water is slightly above the surface in some places.



The Lawet-Elsmere-Wet alluvial land association occupies about 1.5 percent of the county. Lawet soils make up about 28 percent of the association, Elsmere soils 26 percent, and Wet alluvial land 18 percent. The remaining 28 percent is minor soils and land types.

Lawet soils occupy some of the lowest parts of the landscape. They are deep, poorly drained to somewhat poorly drained, and nearly level. The surface layer of these soils generally is fine sandy loam or silt loam but is loam in places. The transition layer is silt loam, and the underlying material is silt loam. Below a depth of 40 inches, it is commonly stratified with coarser and finer textured soil materials. These soils are calcareous throughout the profile.

Elsmere soils are at higher elevations than Lawet soils and commonly are in areas adjacent to the rolling sandhills. They are deep, somewhat poorly drained, and nearly level to gently sloping. The surface layer of these soils is generally loamy fine sand but it loamy sand commonly stratified with layers of loamy fine sand, sandy loam, or loam.

Wet alluvial land occupies low swales in the landscape. It is nearly level and very poorly drained. The surface layer is fine sandy loam that has layer of mucky silty clay loam in the upper 3 feet of the soil in places. The upper part of the underlying material is loam and sandy loam; the lower part is sand.

Minor soils in this association are mainly in the Anselmo, Dunday, Valentine, Platte, Wann, and Loup series. Tow land types – Marsh and Muck – also are included. The Anselmo, Dunday, and Valentine soils occupy the highest elevations in the area. Platte soils are in low areas and abandoned river channels. Wann soils are at slightly higher elevations than Lawet soils and at lower elevations than Elsmere soils. Loup soils along narrow drainageways that cross the association or in depressions at lower elevations than Elsmere Soils .Marsh is in the lowest elevations in the association, and Muck is commonly adjacent to Marsh at slightly higher elevations.

About 80 percent of the acreage of the Lawet-Elsmere-Wet alluvial land association is in native grass and is used for range and hay. The remainder is cultivated. Alfalfa is the principal crop. About one-half of the cultivated acreage is irrigated.

The high water table limits the use of the land in this association and also the choice of crops. Soil blowing and wetness are the main hazards where the soils are cultivated. Proper range use and a planned grazing system are needed on the large areas of native grass.

Farms and ranches in the Lawet-Elsmere-wet alluvial land association range from 160 to 9600 acres in size, but most have additional holdings in adjacent associations in the sandhills. The land is used mostly for maintaining cow-calf herds. Some farms are diversified and grow crops for cash. Most crops, however, are used as winter feed for livestock. U.S. Highway 30, parallel to the Platte River, crosses several areas of the association. Gravel roads are on some section lines.



### **Gravelly alluvial land-Platte-Riverwash association**

*Shallow and very shallow over mixed sand and gravel, nearly level and very gently sloping, somewhat poorly drained to very poorly drained, sandy and loamy soils on bottom lands*

This association consists of low bottom lands in the valleys of the North Platte, South Platte, and Platte Rivers. It includes the river channels. The bottom lands are in the lowest physiographic position and are nearly level to very gently sloping. In places water is not more than 5 feet.

The Gravelly alluvial land-Platte-Riverwash association occupies about 3 percent of the county. Gravelly alluvial land makes up about 42 percent of the association, Platte soils 31 percent, and Riverwash 15 percent. The remaining 12 percent is minor soils, land types, and areas of water.

Gravelly alluvial land occurs adjacent to the rivers and on islands in the rivers. It is very gently sloping. The upper 1 to 9 inches of the profile generally is stratified loamy soil material that ranges from clay to sand in texture. This is underlain by mixed sand and gravel. The water table is at or near the surface.

Platte soils are at slightly higher elevations than Gravelly alluvial land. They are shallow over mixed sand and gravel, are nearly level to very gently sloping, and are somewhat poorly drained. The surface and transition layer of these soils are loam, fine sandy loam, or silty clay loam. The upper part of the underlying material is fine sandy loam or very fine sandy loam. Mixed sand and gravel is at depth of 10 to 20 inches. Soil material above the mixed sand and gravel is calcareous. The water table is at a depth of 2 to 5 feet.

Riverwash consist of islands and sandbars in channels of the rivers. It is very poorly drained and nearly level or very gently sloping. Riverwash is made up almost entirely of alluvial mixed sand and gravel. The water table is at the same level as the river. When the river is high, Riverwash is flooded.

Minor soils in this association are mainly in the Bankard, Elsmere, Lawet, Lex, and Alda series. All of these soils are at higher elevations than the major soils and land types. Wet alluvial land and Marsh are near the river channels. Small areas of water created by pumping sand from pits are common in this association.

Most of the acreage of the Gravelly alluvial land-Platte-Riverwash association is in the native grass or trees. Some of this is used for range. Riverwash and Gravelly alluvial and afford little vegetation for grazing but commonly are used in winter as feeding sites for cattle. A small acreage of Platte soils is cultivated. Alfalfa and brome grass are the principal crops. This association provides habitat for many species of wildlife.

Soils in this association are marginal for cultivation. They are droughty late in summer when the water table is at its lowest level. Some areas are too wet to be used for range. Such areas have good potential for hunting of waterfowl, quail and deer and for other recreational uses.

Holdrege in this association generally are a part of farms or ranches that are headquartered are a part of farms or ranches that are headquartered and located mostly in adjacent associations. Few roads are on section lines in

this association, but all area of the association are within a short distance, generally less than a mile from a paved highway or some gravel or improved road.

### **Somewhat Poorly Drained Soils on Bottom Lands**

Only one association is in this group. It consists of nearly level, silty and loamy soils.

#### ***Lawet-Wann-Lex association***

*Deep and moderately deep over mixed sand and gravel, nearly level, somewhat poorly drained, silty and loamy soil on bottom lands*

This association consists of long, narrow areas on nearly level bottom lands in the valleys of the North Platte, South Platte, and Platte Rivers. Depth to the water table ranges from 2 to 5 feet.

The Lawet-Wann-Lex association occupies about 4 percent of the county. Lawet soils make up about 54 percent of the association, Wann soils 14 percent, and Lex soils 14 percent. The remaining 18 percent is minor soils and land types.

Lawet soils are at lower elevations than the other major soils in this association. They are deep, somewhat poorly drained, and nearly level. The surface layer generally is silt loam or fine sandy loam but is loam in places. The transition layer is silt loam and the underlying material is silt loam that, below a depth of 40 inches, commonly is stratified with layer of loamy fine sand, fine sandy loam, or clay loam.

Wann soils are at the highest elevations occupied by the major soils in this association. They are deep, somewhat poorly drained, and nearly level. The surface layer generally is fine sandy loam or loam but is loamy fine sand in places. The underlying material is fine sandy loam or loamy fine sand. These soils generally are calcareous throughout the profile.

Lex soils are at lower elevations than Wann soils but at higher elevations than Lawet soils. They are moderately deep over mixed sand and gravel, are somewhat poorly drained, and are nearly level. The surface layer is loam. The upper part of the underlying material ranges from very fine sandy loam to silty clay in texture. Mixed coarse sand and gravel occurs below a depth of about 30 inches. These soils are calcareous to a depth of about 20 inches.

Minor soils of this association are mainly in the Alda, Platte, McCook, Inavale, and Bankard series and in Wet alluvial land and Marsh. Alda and Platte soils are in former river channels or in other low areas that are at about the same elevation as Lex and Wann soils. McCook, Inavale, and Bankard soils occupy slightly higher elevations. Wet alluvial land and small areas of Marsh are in the lowest part of this association.

About three-fourths of the Lawet-Wann-Lex association is cultivated. The rest is in native grass and is used for range or hayland. Corn, alfalfa, and grain sorghum are the principal dryfarmed crops. Much of the cultivated acreage and some pastures are irrigated. Corn and alfalfa are the principal irrigated crops. Trees are common along shallow drains and creeks.

Soils in this association are well suited to cultivation although flooding and a moderately high water table causes the soils to warm more slowly than better drained soils and wetness delays tillage in spring. Balancing and maintaining the fertility are important management practices on irrigated land. A planned grazing system and proper range use is needed on most of the native grassland used for grazing. Good potential exists for increasing the acreage under cultivation and that under irrigation. Shallow wells and water diverted from the Platte River to canals provide an abundance of water for irrigation.

Farms average about 320 acres in size within the Lawet-Wann-Lex association but most have additional land in adjacent associations. They generally are diversified. Most operators have cattle, sheep, or hogs as part of their farming operation. Some sell grain for cash. Most of the produce is marketed in North Platte or Sutherland. Good gravel or asphalt roads cross the association.

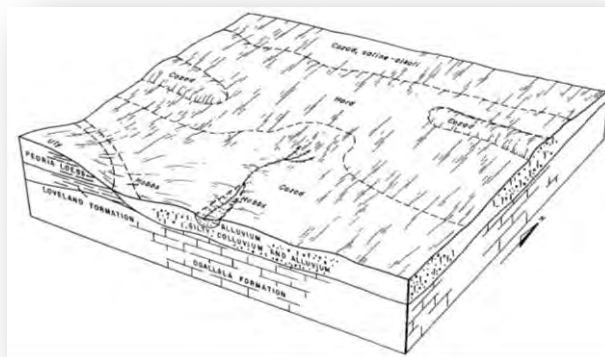
### **Well-Drained to Somewhat Poorly Drained Soils on Stream Terraces, Foot Slopes, and High Bottom Lands**

Two soil associations are in this group. They consist of nearly level to gently sloping, silty and loamy soils.

#### **Cozad-Hord association**

*Deep, nearly level to gently sloping, well-drained, silty soils on stream terraces and foot slopes*

This association consists of nearly level to gently sloping stream terraces and foot slopes in the valleys of the South Platte River, the Platte River, and Wild Horse Creek.



The Cozad-Hord association occupies about 2 percent of the county. Cozad soils make up about 50 percent of the association and Hord soils 37 percent. The remaining 13 percent is minor soils.

Cozad soils are in broad areas where intermittent upland drainageways terminate on stream terraces. They are also on foot slopes. These soils are deep, well drained, and nearly level to gently sloping. The surface layer generally is silt loam or very fine sandy loam.

Hord soils are on stream terraces. They are deep, well drained, and nearly level or very gently sloping. These soils have a silt loam or fine sandy loam surface layer. The subsoil, to a depth of 60 inches, is silt loam in the upper and lower parts and light silty clay loam in the middle part.

Minor soils in this association are mainly in the Hobbs, Uly, and Hall series. Hobbs soils are in drainageways at low elevations and on foot slopes in Wild Horse Valley. Uly soils occupy breaks from uplands to stream terraces and from stream terraces to bottom lands. They are also on areas bordering drainageways that dissect stream terraces. Hall soils are in concave areas at lower elevations than Cozad and Hord soils.

Much of the acreage of the Cozad-Hord association is cultivated. Corn, alfalfa, and grain sorghum are the principal crops. Most fields are irrigated. Soils on breaks and on side slopes along drainageways are used mainly for range and pasture.

Soil blowing is the main hazard where the soils are cultivated. Maintaining fertility and an efficient water distribution system are important concerns of management.

Farms in the Cozad-Hord association average about 400 acres in size, but farming operation commonly includes land in adjacent associations. Most farms are diversified and are the combination cash grain-livestock type. Moderately large cow-calf operations are common. Farm produce is marketed in North Platte and in Lexington, in adjacent Dawson County. Gravel or improved roads are on nearly all section lines and one asphalt road crosses the association.

### ***Caruso-Silver Creek-Humbarger association***

*Deep, nearly level, well-drained to somewhat poorly drained, loamy and silty soils on high bottom lands*

This association occupies nearly level to very gently sloping areas on high bottom lands in the valleys of the North Platte, South Platte, and North Platte Rivers. The major soils in the association have similar topographic position. Depth to the water table ranges from 3 to 10 feet.

The Caruso-Silver Creek-Humbarger association occupies about 2 percent of the county. Caruso soils make up about 25 percent of the association, Silver Creek soils 23 percent, and Humbarger soils 18 percent. The remaining 34 percent is minor soils.

Caruso soils are deep, moderately well drained, and nearly level. Depth to the water table is from 5 to 8 feet. These soils have a loam surface layer and a clay loam transition layer. The underlying material is clay loam in the upper part, mottled sandy loam and loamy sand in the middle part, and loamy sand and sand in the lower part.

Silver Creek soils are deep, somewhat poorly drained, and nearly level. Depth to the water table is from 3 to 6 feet. The surface layer generally is silt loam but it is silty clay loam in places. The subsoil is silty clay loam in the upper part, silty clay in the middle part, and clay loam in the lower part. The underlying material, below a depth of 39 inches, is sand in the upper part and mixed sand and gravel in the lower part.

Humbarger soils are deep, moderately well drained, and nearly level. Depth to the water table ranges from 6 to 10 feet. These soils have a loam surface layer, below which is a transition layer of loam, coarse sandy loam, light silty clay loam, or light clay loam. The underlying material, below a depth of about 40 inches, is calcareous loam in the upper part and mixed sand and gravel in the lower part.

Minor soils in this association are mainly in the McCook, Cass, and Anselmo series. McCook and Cass soils are on high bottom lands. In a few areas the McCook soils are at slightly lower elevations and are affected by alkalinity and salinity. Anselmo soils occupy narrow foot slopes and stream terraces adjacent to the uplands.

Most of the acreage in the Caruso-Silver Creek-Humbarger association is cultivated. Corn, alfalfa, and grain sorghum are the principal crops. Smaller amounts of sugar beets and potatoes also are grown. Most of the crops are irrigated.

This is one of the most intensely farmed associations in the county. Water from shallow wells and surface canals is plentiful for irrigation. The main concerns on the irrigated soils are maintaining fertility and proper water management. Soil blowing is a hazard in some areas. Where the water table is moderately high, the soils are slow to warm in the spring and wetness delays tillage.

Farms in the Caruso-Silver Creek-Humbarger association average about 300 acres in size. They are highly mechanized. A few are the cash-grain type but most are diversified. Some farmers have feedlots for cattle and hogs. Most ranchers have rangeland in the sandhills that is used for summer grazing by their cow-calf herds. Farm produce is marketed mainly in North Platte. Gravel or improved roads are on most section lines.

## SOIL SUITABILITY

The characteristics of soils play a major role in determining the potential compatibility of certain uses on the land. The ability to absorb certain liquids such as water and wastewater are different for certain types. In addition, as noted in the capabilities section, how sensitive an area is to erosion or how shallow the soils are in an area can have a major impact on the ability to develop a specific area of Lincoln County. These conditions and how they factor into a soils ability to support certain types of uses is referred to limitations.

## Soil Limitations

The interpretations are based on the estimated engineering properties of soils, on test data for soils in the survey area and others nearby or adjoining, and on the experience of engineers and soil scientists with the soils of Lincoln County. Ratings are used to summarize limitation or suitability of the soils for all listed purposes other than for drainage of cropland and pasture; irrigation; pond reservoir areas; embankments, dikes, and levees; and terraces and diversions.

Soil limitations are indicated by the ratings slight, moderate, and severe. Slight means that soil properties are generally favorable for the rated use, or in other words, that limitations are minor and easily overcome. Moderate means that some soil properties are unfavorable but can be overcome or modified by special planning and design. Severe means that soil properties are so unfavorable and so difficult to correct or overcome as to require major soil reclamation, special designs, or intensive maintenance. For some uses, the rating of severe is divided to obtain ratings of severe and very severe. Very severe means that one or more soil properties are so unfavorable for a particular use that overcoming the limitations is most difficult and costly and commonly is not practical for the rated use.

Conventionally, the septic tank-absorption field system has proven satisfactory for many areas when properly designed, installed, and maintained. However, conditions do exist where this system is not suitable. Areas of seasonal high groundwater tables, bedrock in close proximity to the soil surface, or soils having very fast or very slow percolation rates are not suited for the septic tank-absorption field system. Other limitations for this system include topography, small lot size and proximity to water supplies used for drinking or recreation.

TABLE 29: SOIL CAPABILITY TABLE

Soil Type	Septic Tank Absorption	Sewage Lagoons	Shallow Excavations	Dwellings	Sanitary Landfills	Local Roads and Streets
Alda	Severe	Severe	Severe	Severe	Severe	Severe
Anselmo	Slight	Severe	Slight	Moderate	Severe	Moderate
Bankard	Moderate	Severe	Slight	Moderate	Severe	Moderate
Blown out land	Moderate	Severe	Severe	Severe	Severe	Moderate
Caruso	Severe	Slight	Moderate	Moderate	Severe	Moderate
Cass (CeB)	Slight	Severe	Slight	Moderate	Severe	Moderate
Cass (Cf)	Moderate	Severe	Slight	Moderate	Severe	Moderate
Coly	Slight	Moderate	Moderate	Moderate	Slight	Moderate
Cozad (CsA, CsB, CsC, CoF)	Slight	Moderate	Slight	Slight	Slight	Moderate
Cozad (Ct)	Severe	Severe	Severe	Severe	Severe	Moderate
Cozad (Cu)	Severe	Severe	Severe	Severe	Severe	Moderate
Cozad Variant	Slight	Moderate	Slight	Slight	Slight	Moderate
Creighton	Moderate	Severe	Moderate	Moderate	Slight	Moderate
Dix	Moderate	Severe	Severe	Moderate	Moderate	Moderate
Dunday	Slight	Severe	Moderate	Slight	Severe	Slight
Elsmere	Severe	Severe	Severe	Severe	Severe	Moderate
Fillmore	Severe	Moderate	Severe	Severe	Severe	Severe
Hall	Moderate	Moderate	Slight	Slight	Slight	Slight
Hersh (HcB, HdC, HeC)	Slight	Severe	Slight	Slight/ Moderate	Slight	Slight
Hersh (HeD, HgD)	Slight	Severe	Slight	Moderate	Slight	Slight
Hersh (HtF)	Severe	Severe	Severe	Severe	Severe	Severe
Hobbs	Slight	Severe	Slight	Severe	Slight	Moderate
Holdrege	Moderate	Moderate	Slight	Moderate	Slight	Moderate
Hord	Slight	Moderate	Slight	Moderate	Slight	Moderate
Humbarger	Severe	Severe	Moderate	Severe	Severe	Moderate
Inavale	Severe	Severe	Moderate	Slight	Severe	Moderate
Lawet (La, Lc, Ld, Le)	Severe	Severe	Severe	Severe	Severe	Severe
Lawet (Lb)	Severe	Severe	Severe	Severe	Severe	Severe
Lawet variant	Severe	Severe	Severe	Severe	Severe	Severe
Lex	Severe	Severe	Severe	Severe	Severe	Severe
Loup	Severe	Severe	Severe	Severe	Severe	Severe
McCook	Severe	Severe	Slight	Severe	Moderate	Moderate
Platte	Severe	Severe	Severe	Severe	Severe	Severe
Rough broken land (loess)	Severe	Severe	Severe	Severe	Severe	Severe
Scott	Severe	Severe	Severe	Severe	Severe	Severe
Silver Creek	Severe	Severe	Severe	Severe	Severe	Moderate
Uly	Slight	Moderate	Slight	Slight	Slight	Slight
Valentine	Slight	Severe	Severe	Slight	Severe	Slight
Vetal	Slight	Moderate	Slight	Slight	Slight	Slight/ Moderate
Wann	Severe	Severe	Severe	Severe	Severe	Moderate

## Slope

The slope of the soil has a major impact on the ability to use a piece of land for specific uses. The natural slope is somewhat determined by the type of soil association. Slope is a major determining factor in soil suitability with regard to septic absorption, sewage lagoons, prime farmland, and dwelling units.

Figure 11 indicates the percent slope of the land within Lincoln County. The data were taken from the United States Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS). The map was generated using SSURGO soil data from this agency. The data are tied to actual soil types and associations and then map based upon the specific locations of these soil types.

The map in Figure 11 indicates that a large portion of Lincoln County is not rated for slopes. The areas not rated represent a great deal of the Valentine soils in Lincoln County (sand) and these areas tend to be in a state of fluctuation regarding their steepness.

The southeastern quadrant and some of the southwestern quadrant have considerable slopes. These areas tend to be where the majority of the Loess based soils are located.



### Prime Farmland

The **Prime farmland** classification identifies map units as prime farmland, prime farmland if drained, prime farmland if irrigated, farmland of statewide importance, or not prime farmland. Farmland classification identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops (USDA, 2004)

In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Lincoln County has a very minimal amount of prime farmland. Most of the prime farmland is located within the North Platte, South Platte and Platte River valleys; this can be seen in Figure 12. Due to the importance of prime farmland the county may want to add special protection to these areas identified.

### Dwellings without Basements and Dwellings with Basements

The ability for soils to handle different structural uses such as residential dwellings is dependent upon a number of conditions. It is these conditions that determine the level of suitability of the soil for this specific use. Based upon the data in the Soil Survey of Lincoln County, Nebraska, there are a number of factors that influence the suitability of the soil. These factors are:

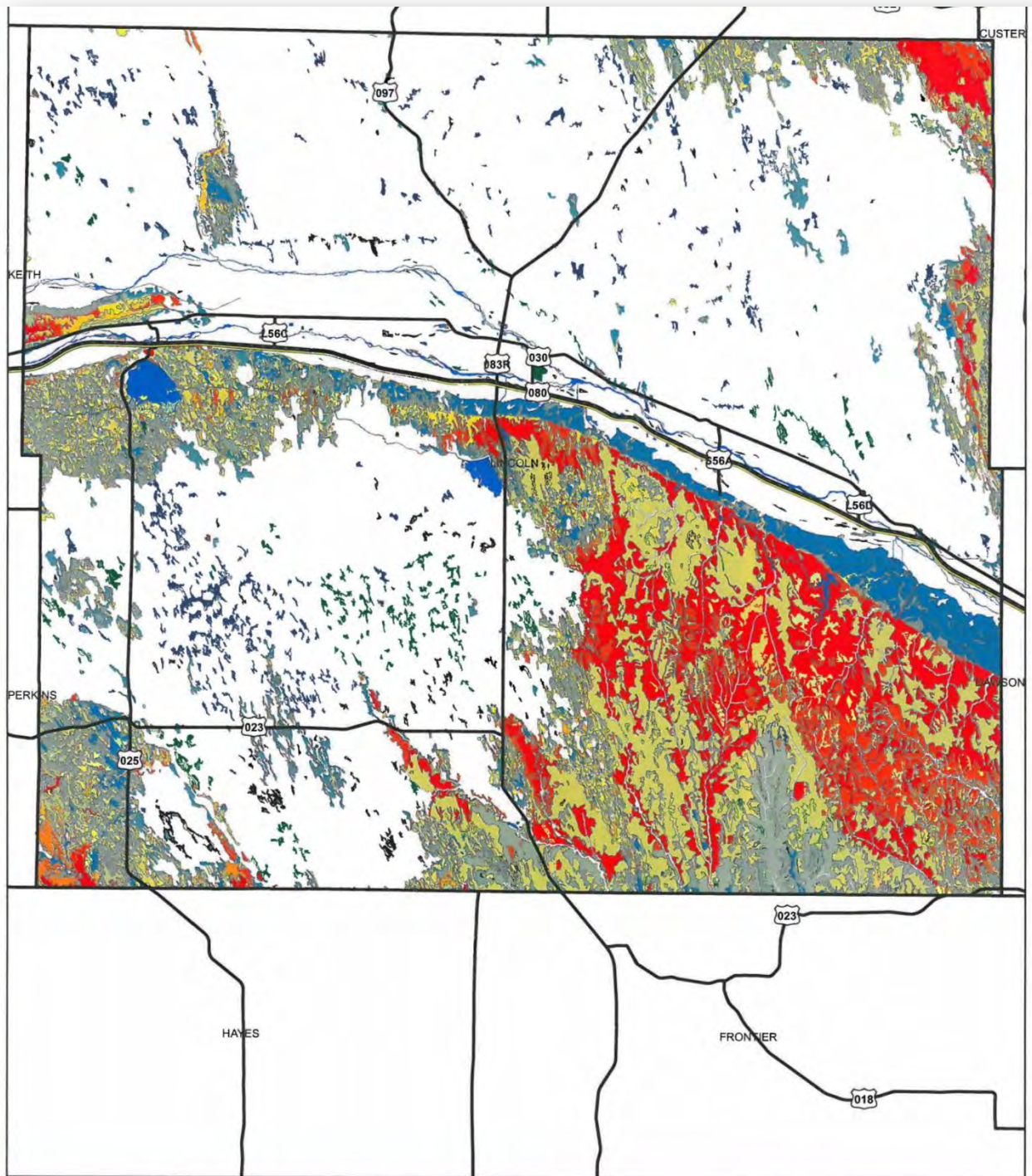
- Seasonal high water table,
- Subject to frost action,
- Sand to a depth of 2.5 inches,
- Hazard of caving subject to frost action,
- Slopes of 3 to 15%,
- Vertical cuts in moist soil subject to caving,
- Erodible by water,
- shrink-swell capacity of the soil,
- subject to ponding and/or flooding

The soils for this category are rated as:

- Not Rated,
- Not Limited,
- Somewhat Limited, or
- Very Limited

Any one of these factors can play a significant role in the type of construction methods that will need to be utilized in constructing a residence in Lincoln County. Thus, Very Limited suitability does not disqualify the use but merely indicates special circumstances exist and these need to be accounted for in the design of the structure. Table 29 indicates the specific soil types and the level of suitability for this category; while, Figures 13 and 14 indicate the level of suitability for these uses throughout Lincoln County. The majority of Lincoln County's soils are rated as Very Limited. There are smaller patches of area that indicate the soil is Not Limited or Moderately Limited. In a number of the soil descriptions, it notes that basements are not feasible or possible due to specific soil characteristics.

FIGURE 11: SLOPES



### Percent of Slope:

Source: US Department of Agriculture Natural Resources Conservation Service-Soil Data Mart  
(<http://soildatamart.nrcs.usda.gov>)

Soils	Percent of Slope	1 to 30 percent	6 to 30 percent	15 to 30 percent
0 to 1 percent	3 to 20 percent	6 to 9 percent	17 to 30 percent	
0 to 2 percent	3 to 6 percent	7 to 11 percent	30 to 60 percent	
0 to 3 percent	3 to 7 percent	9 to 20 percent	Blow-out land	
0 to 6 percent	3 to 9 percent	9 to 30 percent	Gravel Pit	
0 to 9 percent	6 to 11 percent	9 to 60 percent	Water	
1 to 3 percent	6 to 20 percent	11 to 30 percent	Sewage Lagoon	
			Not Rated	

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### Lincoln County, Nebraska



0 1.25 2.5 5 7.5 10  
Miles

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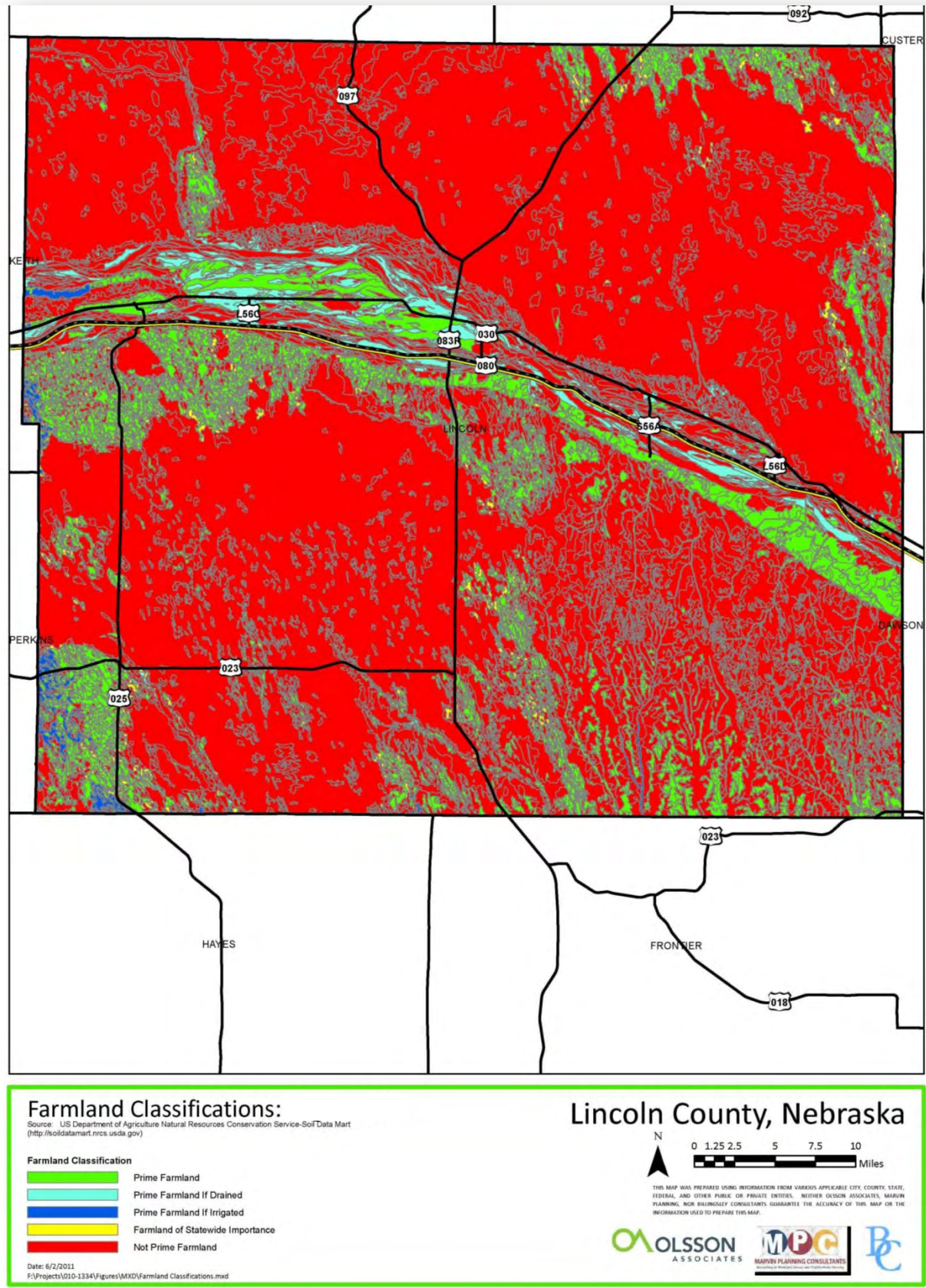
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MPC MARVIN PLANNING CONSULTANTS

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Figure 12: Prime Farmland



### Septic tank absorption fields

The typical septic tank-absorption field home sewage treatment system consists of two major components—the septic tank and the absorption field. In the septic tank, solids are separated from the liquid, undergo anaerobic digestion and are stored as sludge at the bottom of the tank. The liquid (septic tank effluent) flows to the absorption field where it percolates into the soil. The soil acts as a final treatment by removing bacteria, pathogens, fine particles, and some chemicals.

Septic tank absorption fields are subsurface systems of tile or perforated pipe that distribute effluent from a septic tank into natural soil. The soil material between depths of 18 inches and six feet is evaluated. The soil properties considered are those that affect both absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to water table or rock, and susceptibility to flooding. Slope affects difficulty of layout and construction and also the risk of erosion, lateral seepage, and down slope flow of effluent. Large rocks or boulders increase construction costs.

The soils in Lincoln County, as found in Table 29 and shown in Figure 15, are defined as: Not Rated, Not Limited, Somewhat Limited, and Very Limited. The majority of Lincoln County is considered to be Very Limited. This condition is based upon a varying number of reasons including:

- Permeability,
- Slopes,
- Potential of polluting groundwater,
- Ponding,
- Sand and gravel,
- Flooding, and
- High water table

Again, these conditions will need to be addressed when designing and constructing a septic tank and absorption field. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction of this system will completely halt the ability at certain sites.

### Sewage Lagoons

The lagoon system can be an effective method of home sewage treatment and can be well-suited for larger lot areas. This system generally discharges home sewage directly into the lagoon. Properly designed and sized lagoons use evaporation for dewatering. Both aerobic and anaerobic decomposition occur in lagoon treatment of home sewage. Anaerobic treatment generally occurs at and near the bottom of lagoons where settled solids and sludge accumulate. This treatment is similar to the anaerobic treatment that occurs in septic tanks. Aerobic treatment occurs in the presence of oxygen and usually occurs near the lagoon surface. Aerobic treatment aids in reducing the odors released during anaerobic treatment and also provides additional treatment of home sewage. Wind movement aids in mixing oxygen into the lagoon surface and helps to increase evaporation.

Proper lagoon sizing and construction is essential for holding and treating home sewage. The surface area of a lagoon must meet specific requirements of the Nebraska Department of Environmental Quality and should be designed to meet the number of people living in the home.

In addition, these same principals can be applied to the development of livestock confinement facilities in Lincoln County. As with the residential uses, the lagoons must be designed for a specific capacity and waste management program. These standards have been established by the Environmental Protection Agency and the Nebraska Department of Environmental Quality.

Lincoln County's ability to use sewage lagoons is only slightly better than septic systems. The soils in Lincoln County, as found in Table 29 and shown in Figure 16, are defined as one of two ways; Somewhat Limit and Very Limited. The majority of Lincoln County is considered to be Very Limited. This condition is based upon a varying number of reasons including:

- Moderately rapid permeability,
- Rapid permeability,
- Hazard of polluting groundwater,
- Slopes,
- Flooding, and
- High seasonal water table

Again, these conditions will need to be addressed when designing and constructing a sewage lagoon. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction of this system will completely halt the ability at certain sites.

#### **Local roads and streets**

Local roads and streets should have an all-weather surface expected to carry automobile traffic all year. They should also have a subgrade of underlying soil materials; a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement; and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded to shed water and have ordinary provisions for drainage. Typically, they are built mainly from soil at hand. Soil properties that most affect design and the construction of roads and streets are the load supporting capacity, the stability of the subgrade, and the workability and quantity of cut and fill material available. Design and capacity of roads and streets should follow the AASHTO and Unified classifications of the soil materials.

The soils in Lincoln County, as found in Table 29 and shown in Figure 17, are defined as one of three ways; Not Limited, Somewhat Limited and Very Limited. The majority of Lincoln County is considered to be Very Limited.

This condition is based upon a varying number of reasons including:

- Susceptible to flooding,
- Slopes,
- Soil blowing,
- Strong salinity and alkalinity,
- Shrink-swell properties,
- Erodible susceptibility including wind and water,
- Frost action, and
- Seasonal high water table

Again, these conditions will need to be addressed when designing and constructing roads and streets within Lincoln County. In a number of situations, these conditions may be overcome by special designs; however, some of the conditions impacting the construction will completely halt the ability at certain sites.

### **Paths and trails**

Paths and trails are similar to local roads and streets; however, the overall design of the subgrade and surface are not nearly as critical. The lower design requirements are based upon the fact that paths and trails carry limited amounts of motorized vehicles; while, they primarily carry foot traffic and bicycles.

The soils in Lincoln County, as shown in Figure 18, are defined as one of three ways; Not Limited, Somewhat Limited and Very Limited. The majority of Lincoln County is considered to be Very Limited; however, there are a considerable number of soils rated Not Limited. There are no identified limitation issues identified in the Soil Survey of Lincoln County for these uses.



Figure 13: Dwellings w/o basements

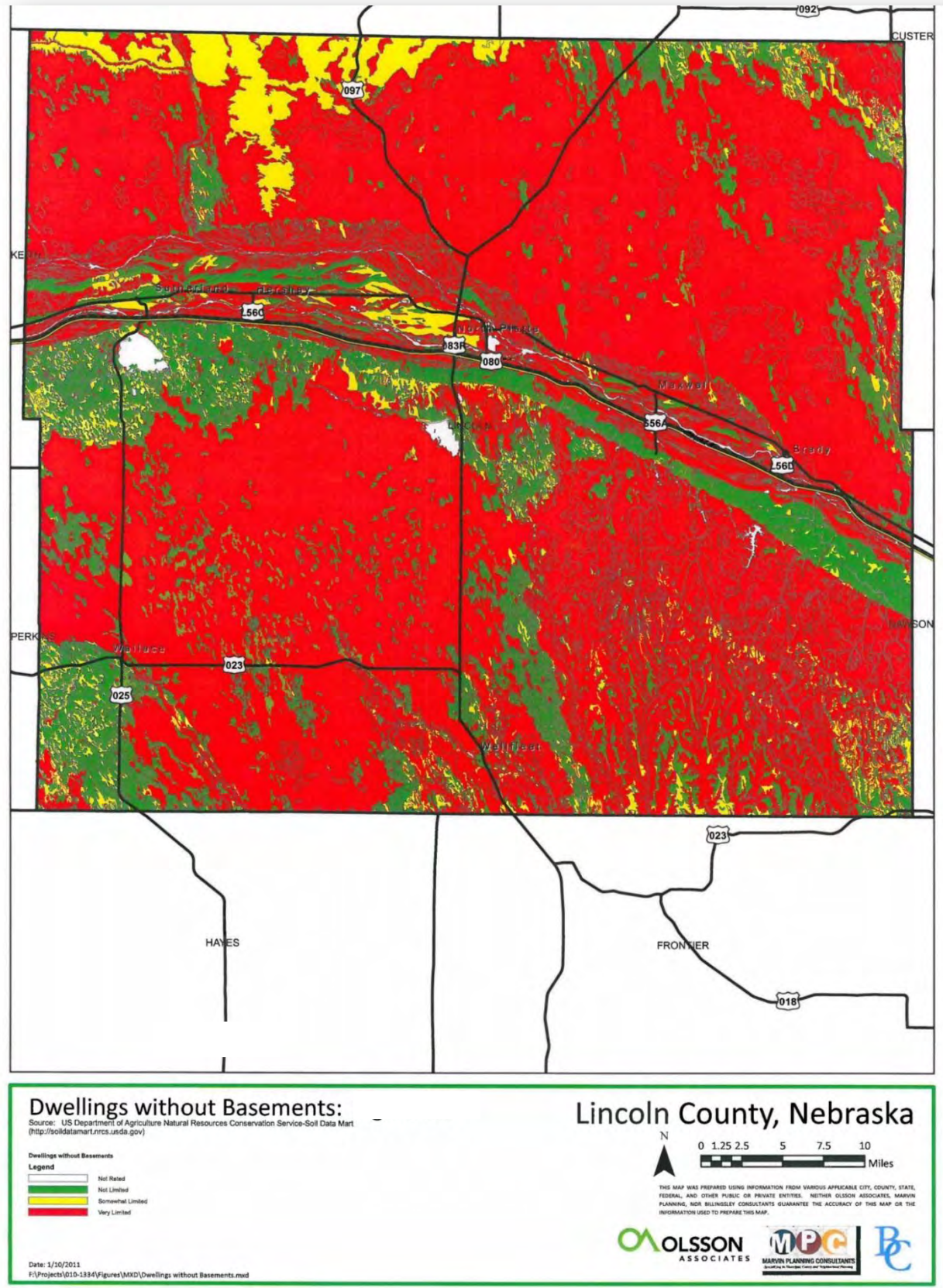




Figure 14: Dwellings with basements

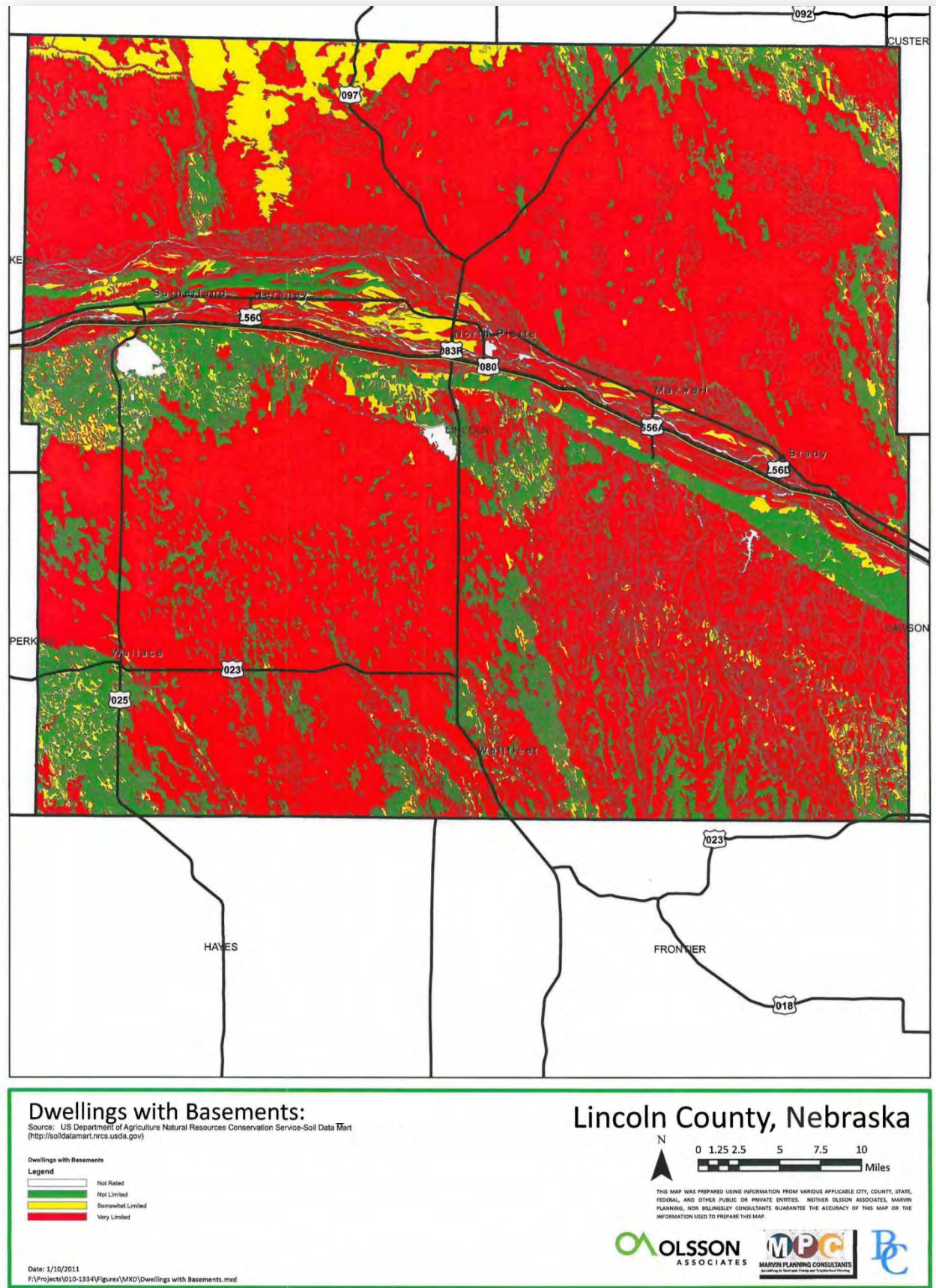




Figure 15: Septic Tanks

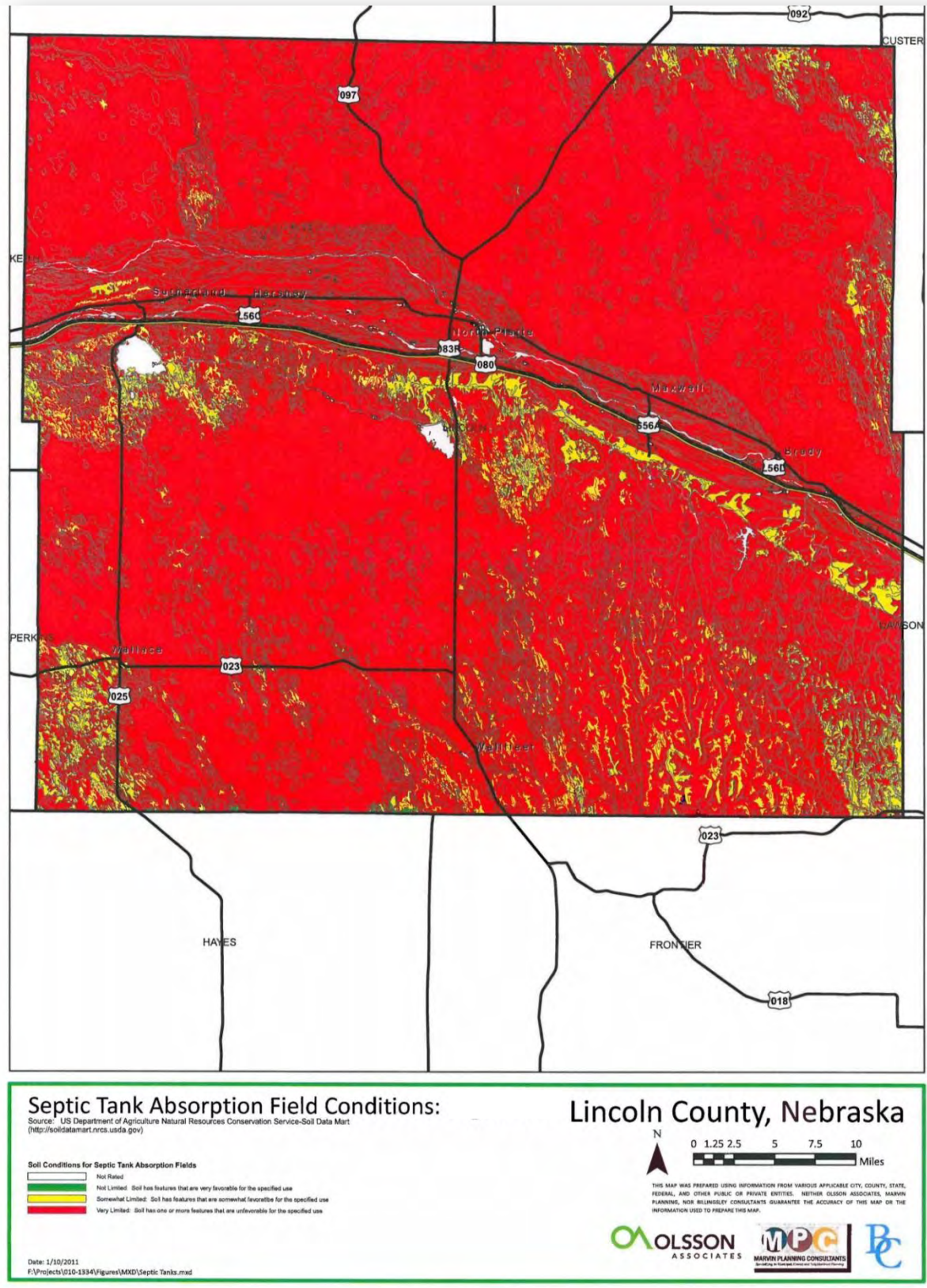
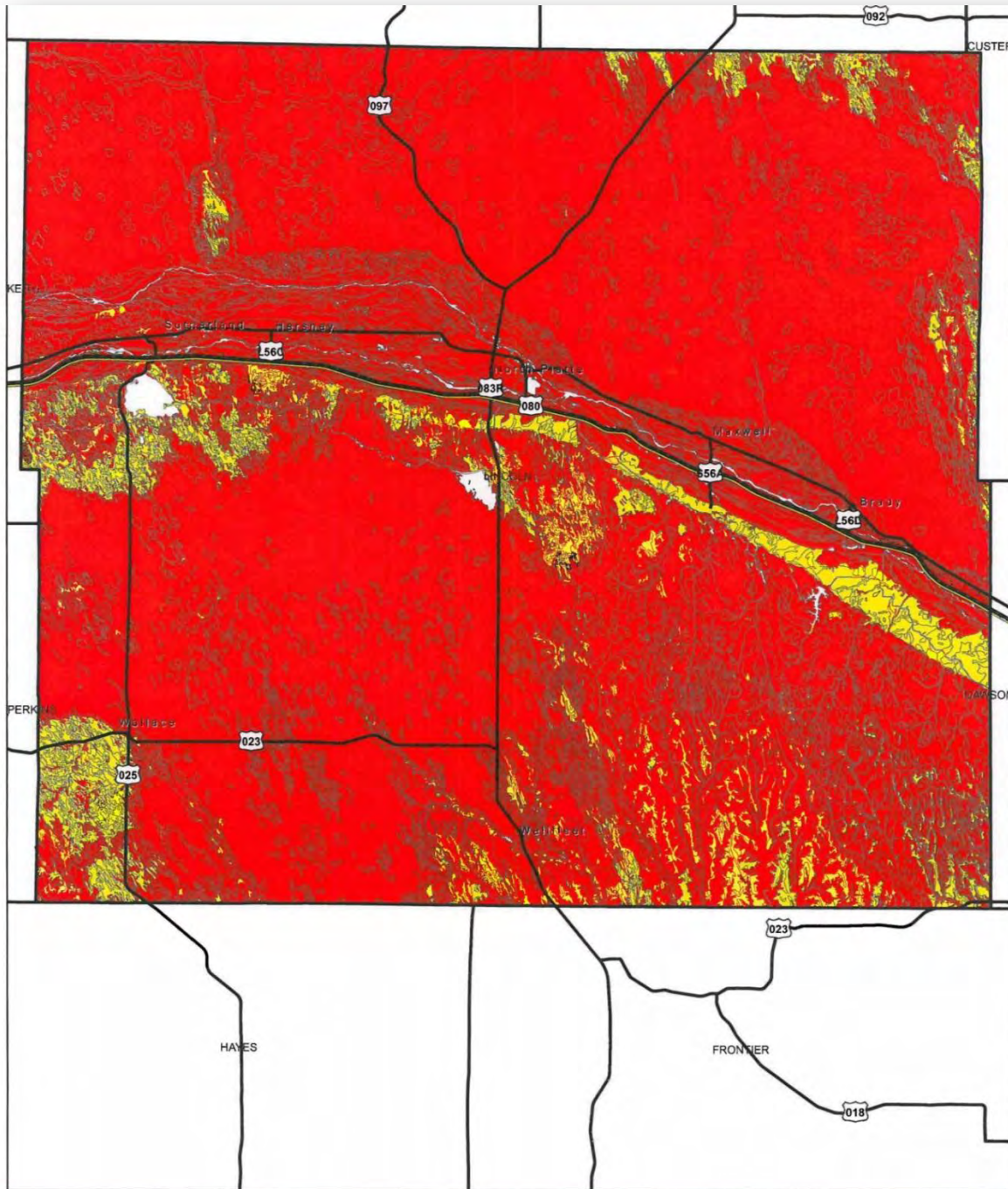




Figure 16: Sewage Lagoons



### Sewage Lagoon Construction Capability:

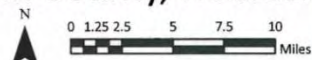
Source: US Department of Agriculture Natural Resources Conservation Service-Soil Data Mart (<http://soildatamart.nrcs.usda.gov>)

**Sewage Lagoons**

Sewer Lagoon Construction Capability
Not Rated
Somewhat Limited
Very Limited

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### Lincoln County, Nebraska



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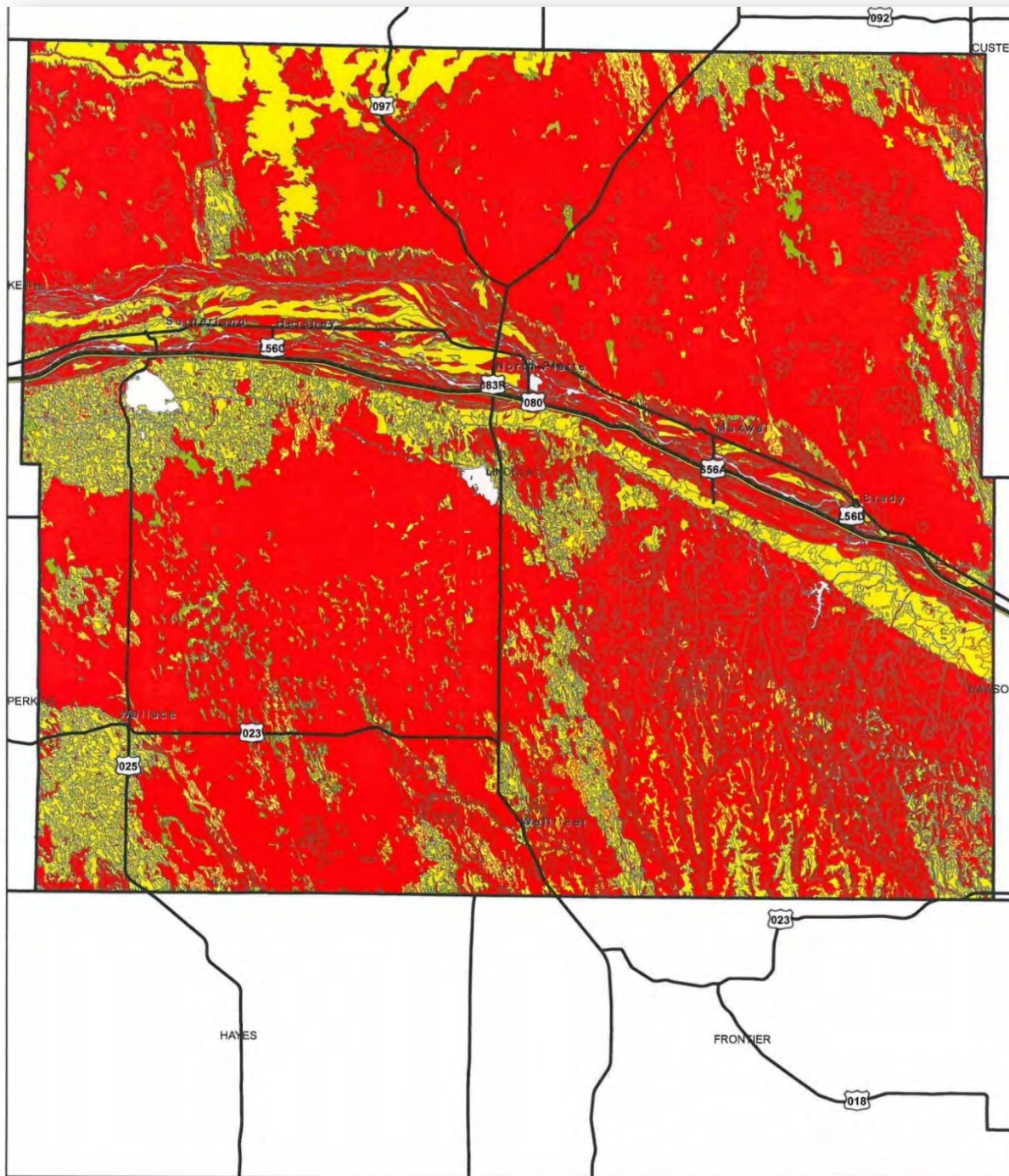
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FIGURE 17:  
LOCAL  
ROADS  
AND  
STREETS



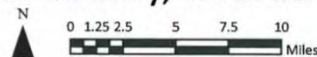
## Local Roads and Streets: Figure XX

Source: US Department of Agriculture Natural Resources Conservation S  
(<http://soildatamart.nrcs.usda.gov>)

Soils Legend	
	Not Rated
	Not Limited
	Somewhat Limited
	Very Limited

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## Lincoln County, Nebraska



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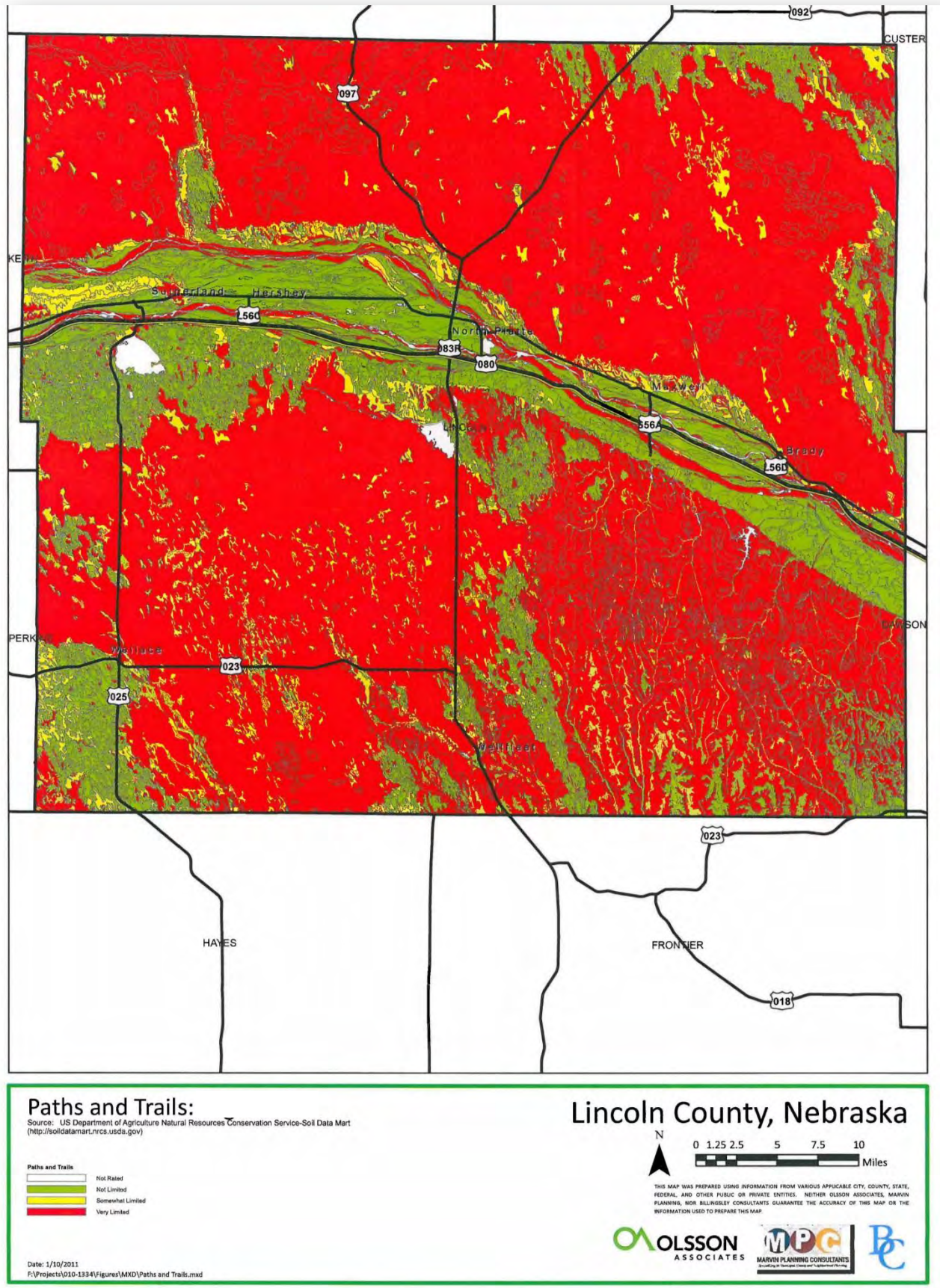
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FIGURE 18: PATHS AND TRAILS





## WATER AND THE IMPACT ON LINCOLN COUNTY

Water, along with the soil conditions discussed in this section are the two most restricting environmental conditions faced by Lincoln County. Damaging either one of these two elements will impact the residents of the county for years to come. As with the soil descriptions and conditions, it is important to discuss the water factors impacting Lincoln County during the present and the coming planning period. Water in this section will apply to two different topics, surface water and ground water.

### Surface Water

Surface water applies to any water that runs across a surface and eventually runs into a minor drainage area; eventually ending up in a major waterway such as the Platte River. However, a certain portion of surface water can and is absorbed by the soil in order to support plant life including, corn, soybeans and grass lawns.

Figure 19 indicate the ability of specific soils to drain. These areas are defined as:

- Excessively drained,
- Well drained,
- Moderately well drained,
- Somewhat poorly drained,
- Poorly drained, and
- Very poorly drained.

Lincoln County has a wide range of drainage levels throughout the county.

### Hydric Soils

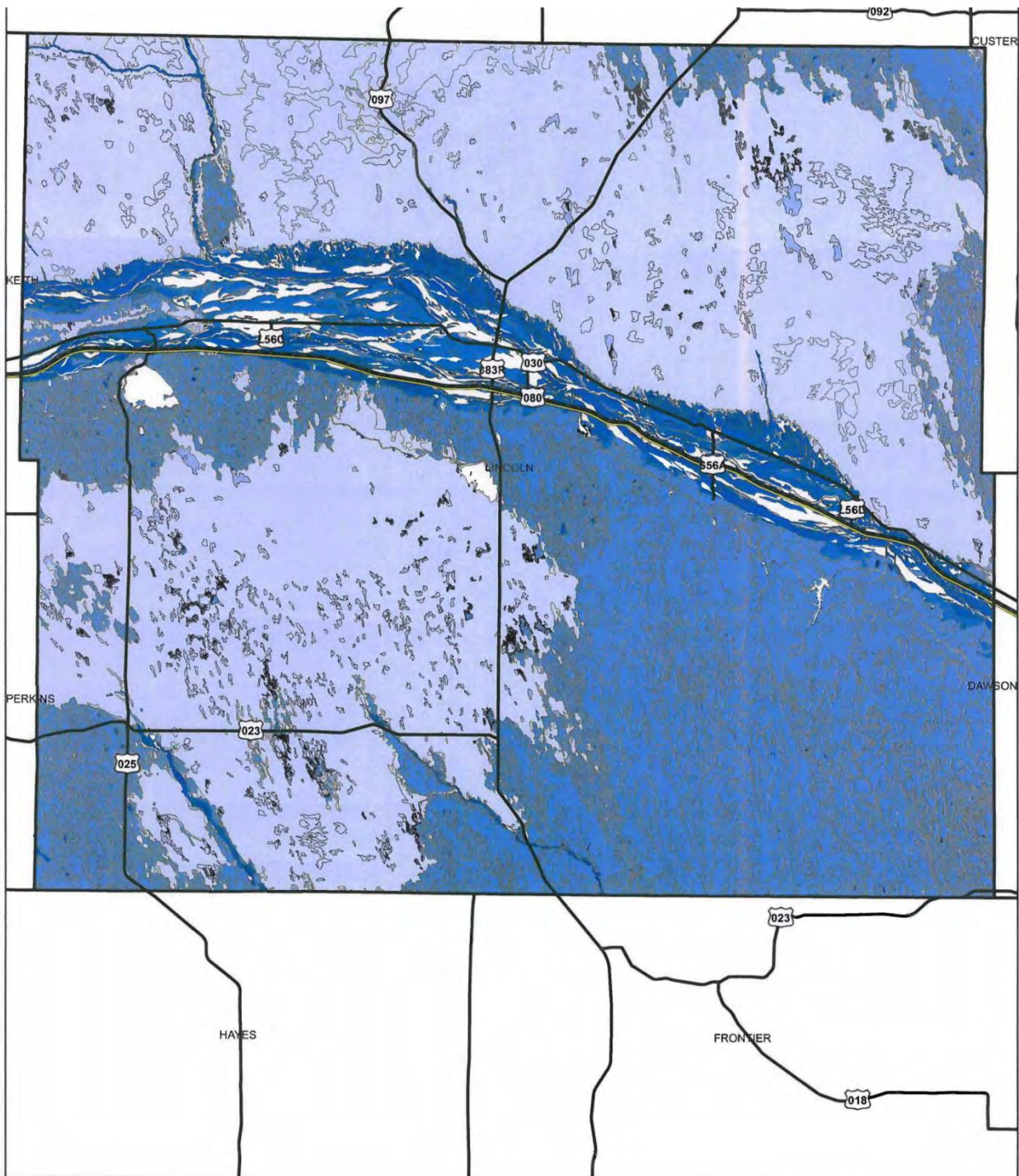
Hydric soils are formed under conditions of saturation, flooding, or ponding. The process has to occur long enough during the growing season to develop anaerobic conditions in the upper part. Hydric soils along with hydrophytic vegetation and wetland hydrology are used to define wetlands. (USDA/NRCS, Fall 1996)

Figure 20 indicate where the different levels of hydric soils are located in Lincoln County. The soils are classified as the following:

- All Hydric,
- Partially Hydric, and
- Not Hydric

The majority of the soils in Lincoln County are considered as Partially Hydric.

FIGURE 19: DRAINAGE BY ASSOCIATION



### Drainage By Associations:

Source: US Department of Agriculture Natural Resources Conservation Service-Soil Data Mart (<http://soildatamart.nrcs.usda.gov>)

Soil Map

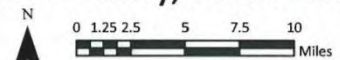
#### Drainage Class

- Not Rated
- Excessively Drained
- Somewhat Excessively Drained
- Well Drained
- Moderately Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained

Date: 1/10/2011

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### Lincoln County, Nebraska



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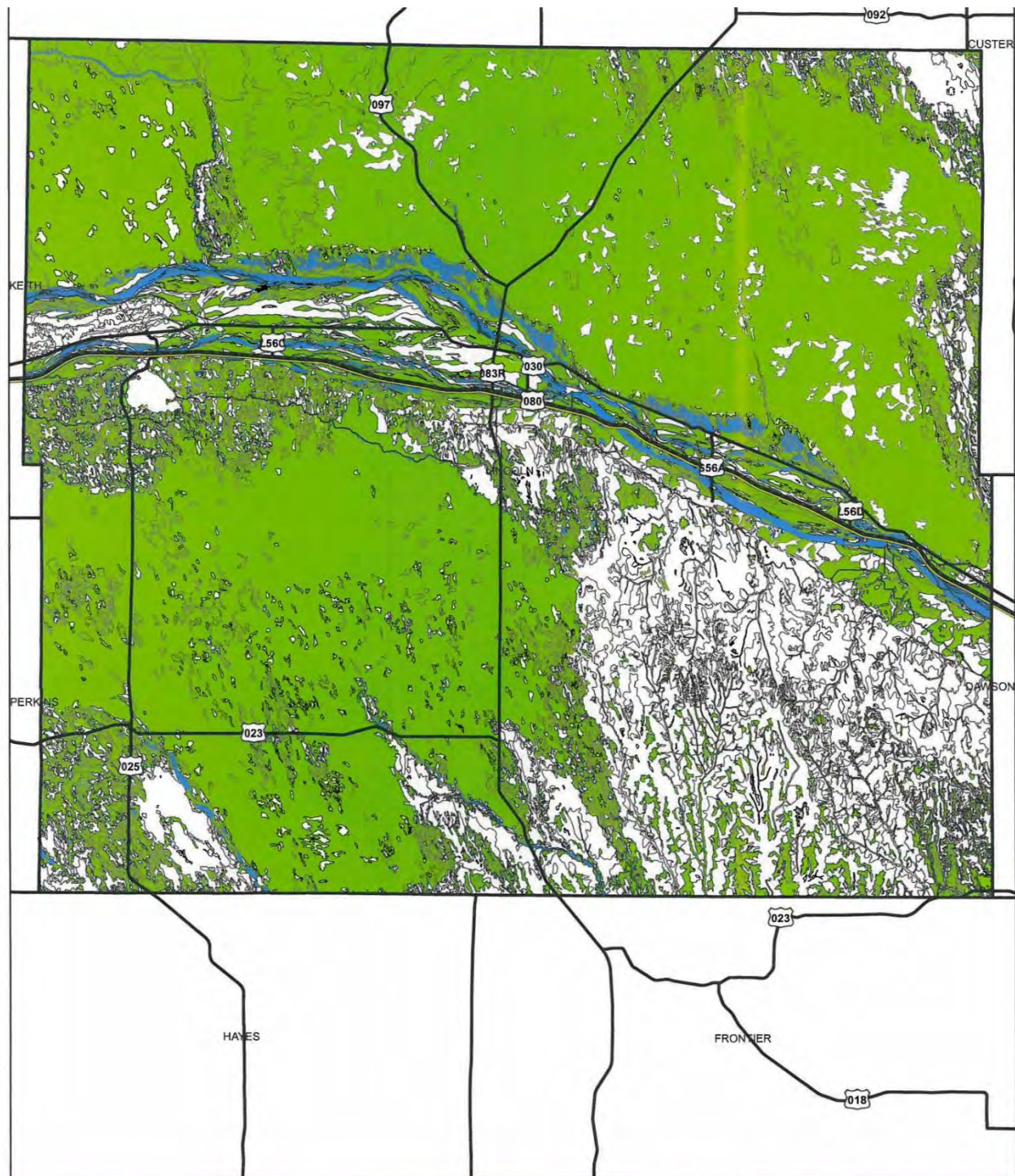
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**BC**



Figure 20: Hydric soils



### Hydric Soils:

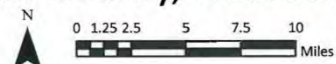
Source: US Department of Agriculture Natural Resources Conservation Service-Soil Data Mart (<http://soildatamart.nrcs.usda.gov>)

#### Legend

<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	All Hydric
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	Partially Hydric
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Not Hydric
<span style="display:inline-block; width:15px; height:10px; background-color:white; border:1px solid black;"></span>	Not Rated

Date: 1/10/2011  
F:\Projects\010-1334\Figures\MXD\Hydric Soils.mxd

### Lincoln County, Nebraska



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### Groundwater/Water Table Elevation

Groundwater refers to water found beneath the surface and includes smaller pockets of water as well as aquifers. This water source is where the residents of Lincoln County, city and rural, get their potable water for everyday living as well as the irrigation water for crops. The ability to find water that meets specific needs is critical to the placement of certain uses. These specific needs include water quantity, water quality, and water pressure.

### Use of Groundwater

Groundwater use in Lincoln County comes in the form of three categories, Domestic and livestock supply, public water supplies, and irrigation. Each of these uses is important to the overall viability of Lincoln County.

### Public water supplies

The public water supply is one of the most critical uses of groundwater. This supply is obtained by those municipalities that supply water to its residents. In Lincoln County, all of the incorporated communities have a publicly owned water supply system.

The State of Nebraska places a great deal of value on these systems across the state. The value is so high that there is a Wellhead Protection program available to municipalities. This program allows the municipalities, after a series of prescribed steps are completed, to designate special areas around their wells and well fields in order to protect the quality and quantity of the water within the underlying aquifers.

### Irrigation

Irrigation of crops has become increasingly important to the production of crops within Lincoln County and Nebraska. The water demand for irrigation varies greatly from year to year and is dependent upon the amount of natural precipitation received in the area. The use of irrigation is critical during the growing and finishing periods of the crops lifecycle. The demand for irrigation can have major impacts on the drawdown of the aquifer and the aquifers ability to recharge itself in an appropriate time period.

### Thickness of Principal Aquifer

The data shown in Figure 22 is the general contour map that indicates the thickness of the principal aquifer under Lincoln County. The thicknesses of the principal aquifer range from 200 feet to 800 feet. The thickest portions are north of North Platte where they range from 500 feet to 800 feet thick. The shallowest area is on the western edge of Lincoln County near Keith County and just north and west of Sutherland.

The ability to reach water is not difficult since the depth to water ranges from near the surface to approximately 100 to 150 feet below existing grade. This condition is consistent throughout most of the county.



FIGURE 21: WATER TABLE ELEVATION

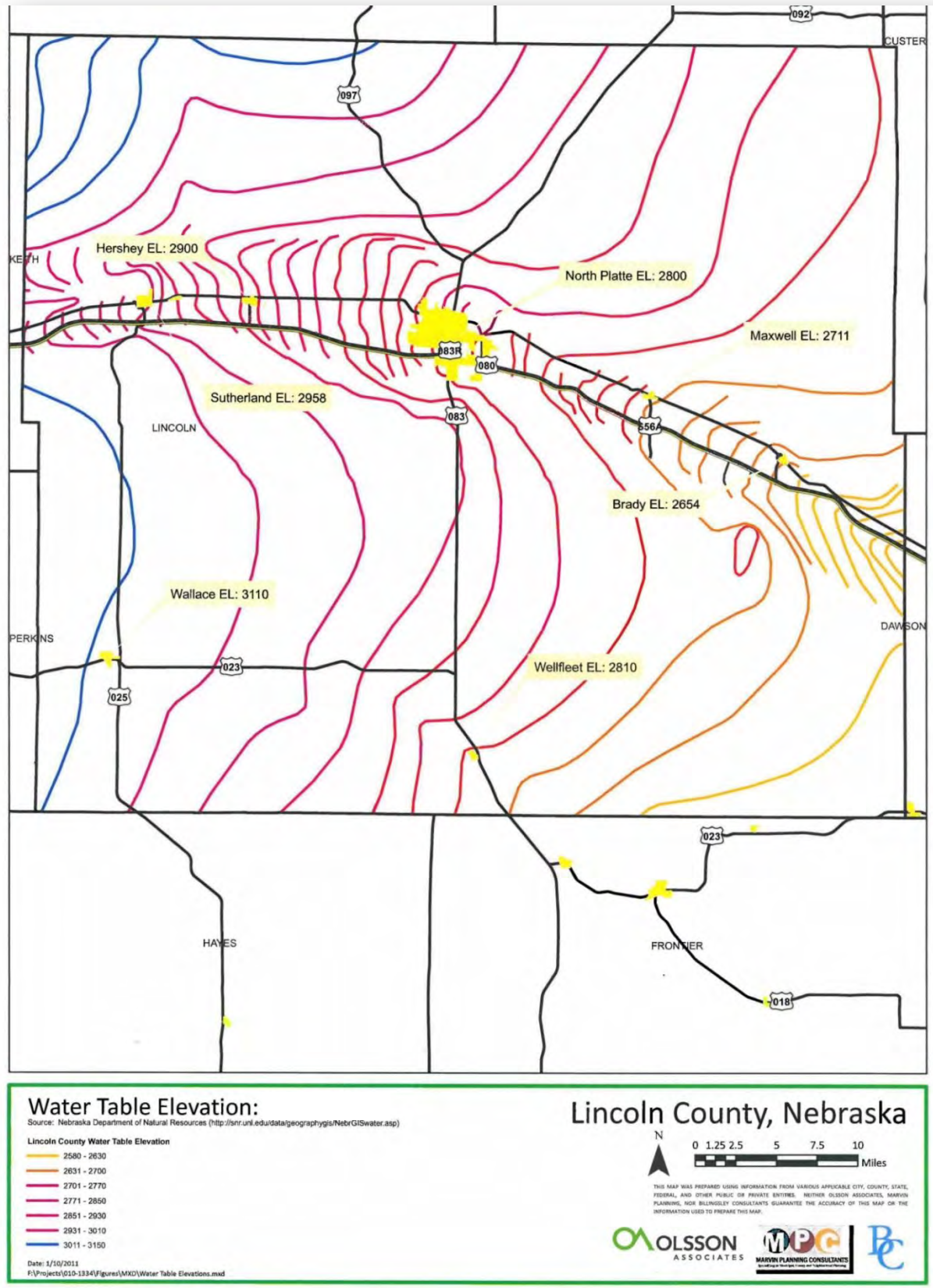
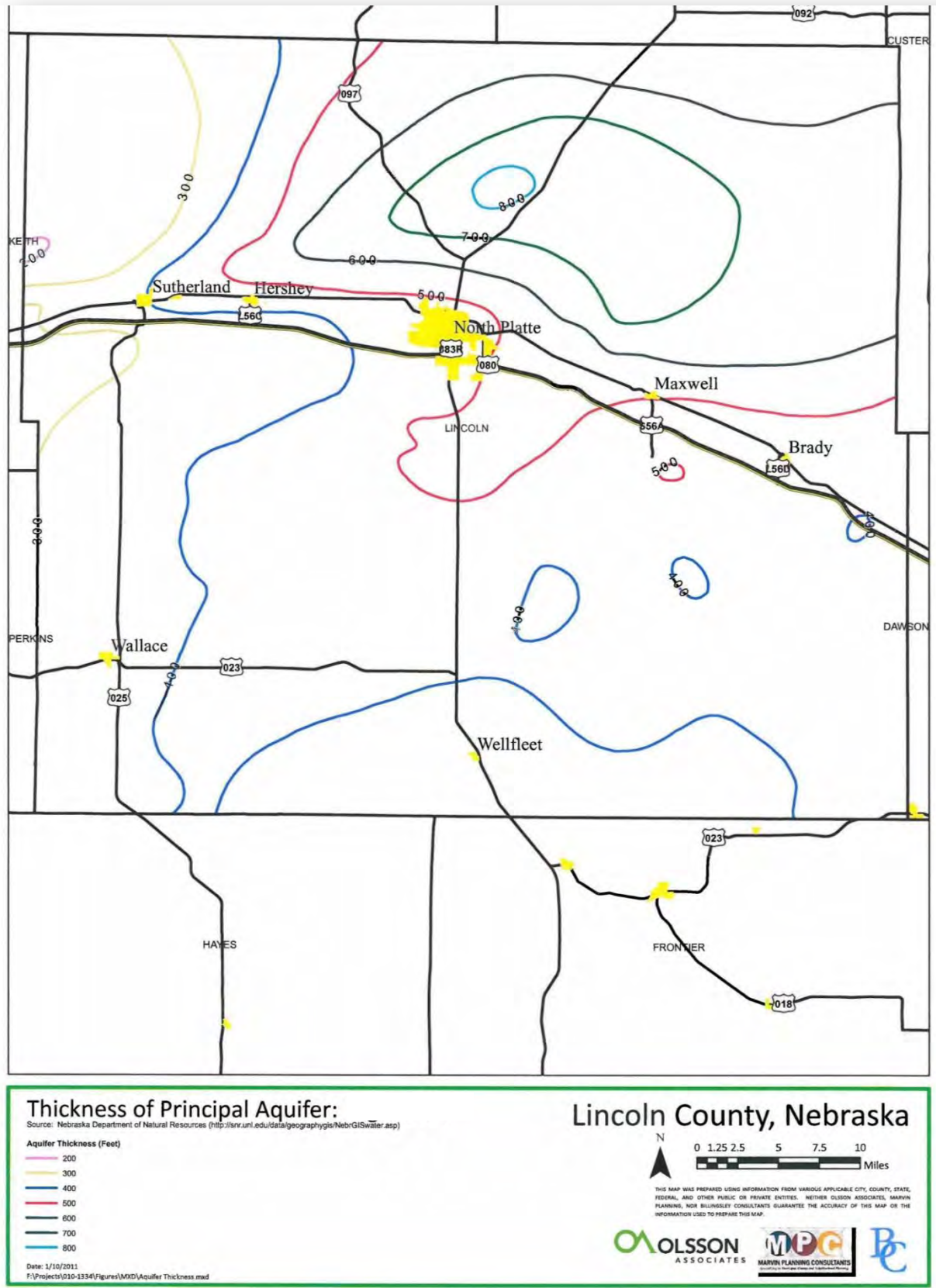




FIGURE 22: THICKNESS OF PRINCIPAL AQUIFER







# ENERGY ELEMENT



## 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 energy sources that are not renewable has increased significantly over the past 100 years. In addition, some of these energy sources are not the friendliest to our environment, especially the ozone layer. Energy usage comes in several forms, such as:

- Lighting our homes and businesses
- Heating our homes and businesses
- Heating our water for homes and businesses
- 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 that 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 Lincoln County Comprehensive Development Plan should be something that is 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 to 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 new comprehensive plans addressing the entire issue of 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". However, the Brundtland Commission Report in 1987,<sup>1</sup> described sustainability as "...development that meets the needs of the present without compromising the ability of future generations to meet their own needs". In other words, sustainability is the ability of present day generations to live without jeopardizing the ability of future generations to sustain life as we know it today.

Our generation's ability to stabilize and begin to make the switch to cleaner and more renewable resources 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.

Americans have grown to rely more heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this increasing reliance on electricity; especially, those sources



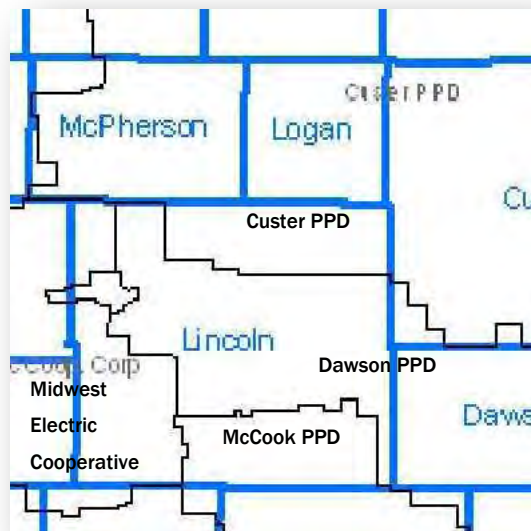
that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal that 20% of all electricity, by 2030, in the United States be from renewable sources such as solar and wind.

## ENERGY INFRASTRUCTURE

### Electrical Power

Electrical power is supplied by several entities in Lincoln County. These entities include: the Nebraska Public Power District, Custer Public Power District in Broken Bow, McCook Public Power District, Midwest Electric Cooperative Corporation, and the Dawson Public Power District in Lexington.

Besides the Public Power Districts, the City of North Platte and Sutherland retail their electricity to their individual cities. The majority of their wholesale power is supplied by the Nebraska Public Power District.



Source: <http://www.nprb.state.ne.us>

Electric power is readily available in Lincoln County due to the location of the Gerald Gentleman Power Plant south of Sutherland and the hydro-generation facility south of North Platte. The hydro facility draws water from Lake Maloney to produce electricity. NPPD is currently working with a developer on a wind farm near Broken Bow, which may become part of the overall electrical mix in Lincoln County in the future.

### Gerald Gentleman Power Plant

Gerald Gentleman Station (GGS) is Nebraska's largest generating plant. Located near Sutherland, Nebraska, the plant consists of two coal-fired generating units, which together have the capability to generate 1,365 megawatts of power. While NPPD can place the awards in a showcase, NPPD's customers are the real winners. In addition to generation records, plant employees also continue to set safety records. In recent years, Gerald Gentleman Station has been recognized by *Platts Power* magazine as the lowest cost coal-fired producer in America.



Coal from Wyoming's Powder River Basin provides fuel for the plant. NPPD built a second rail spur to the plant in 1994 so coal can be shipped directly from Union Pacific or Burlington Northern railroad lines. The new spur increases competition in the freight market resulting in lower costs for coal delivery to GGS, which at full capacity, burns as much as 800 tons of coal per hour.



GGs meets all federal and state air pollution and water quality regulations. The station burns low-sulfur coal, which greatly reduces the discharge of sulfur dioxide gases in to the air. GGS also helps protect the environment through its reverse gas (sonic horn assisted) cleaning baghouses, which remove particulates from flue gas emissions. Additional on-site pollution control measures include a sewage treatment plant and a waste-water evaporation pond. The plant has also used environmentally-focused coal storage and handling operations, like covering inactive coal piles with grasses to reduce the blowing of coal dust. The clean and safe environment maintained by GGS contributes to an increase in the natural habitation and recreational value of nearby Sutherland Reservoir.

**Source:** [www.nppd.com/About\\_Us/Energy\\_Facilities](http://www.nppd.com/About_Us/Energy_Facilities)

### **North Platte Hydro**

the largest NPPD-owned hydro in terms of capacity, the North Platte hydro has been operating since 1937. The hydro has two General Electric generators and two Allis Chalmers turbines that can produce 12,000 kilowatts each, for a total output of 24,000 kilowatts. The water used at the hydro comes from the North and South Platte River(s). After flowing through the hydro, the water reenters the South Platte River and powers other hydros and irrigation needs downstream. The hydro generated 175,604 MWh of electricity in 1997 surpassing the previous record, set in 1987, by 10,421 MWh.

**Source:** [www.nppd.com/About\\_Us/Energy\\_Facilities](http://www.nppd.com/About_Us/Energy_Facilities)



**Source:** [www.nppd.com/About\\_Us/Energy\\_Facilities](http://www.nppd.com/About_Us/Energy_Facilities)

### **Electrical Distribution**

With the presence of the two power generation facilities in Lincoln County, the overall distribution system is in excellent condition. The distribution system not only supplies power to Lincoln County but is the foundation for power that is placed out on the entire power grid in Nebraska. In fact the distribution system east of Gerald Gentleman is apparently so busy that any new generation facilities such as wind and solar would need to be sent south or west in order to reach the western grid system.

### **Lake Maloney and Sutherland Reservoir**

Lake Maloney is located south of North Platte; while Sutherland Reservoir is south of Sutherland. Both of these water features are critical to the operations and power generation by NPPD.

Lake Maloney is the primary water source for supplying the hydro-generator in North Platte and is required to be kept in good condition in order to provide a constant flow of water to the generator. The lake is also used for recreation but NPPD make sure that its primary focus is power generation.

Sutherland Reservoir is used for cooling water for Gerald Gentleman. In addition it is a recreational area which is managed by the Nebraska Game and Parks Commission.

### Natural Gas Service

Natural gas supplies in Lincoln County are typically controlled by KN Energy and Source Gas LLC. Unfortunately, contact numbers and addresses were not located for this energy source. Therefore, there is no data for the system available as well as consumption.

Lincoln County is also home to a natural gas pipeline and pressurization plant just east of US Highway 83. The pipeline is owned and operated by Trailblazer Pipeline which 100% is owned by Kinder Morgan Partners.

## 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 in these different sectors. Unfortunately, the different power districts never returned phone calls or emails or stated that they would not compile the necessary data from their records.

### Residential Uses

Within Lincoln County the 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 Lincoln County is electricity produced from fossil fuels. This is partly true due to the existence of the Gerald Gentleman Power Plant south of Sutherland. However, there is a great deal of electricity consumed that is produced by renewable sources with the North Platte hydro-generation plant south of the community. Renewable resources will likely become an increasing part of the equation as the new NPPD Wind Farms in Custer County come on-line in the coming years.

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 county. Residents located within the more urban parts of Lincoln County 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 county where natural gas infrastructure is not available.

### Commercial Uses

Lincoln County's commercial uses also have a number of options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources), natural gas, propane, oil and

wood. 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. This is also due to the existence of the Gerald Gentleman Power Plant south of Sutherland. The North Platte hydro-generation plant south of the community also contributes to this power supply. Renewable resources will likely become an increasing part of the equation as the new NPPD Wind Farms in Custer County come on-line in the coming years.

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 the type of commercial use and the construction of the building(s) involved. Commercial uses located within the more urban parts of Lincoln County 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 county where natural gas infrastructure is not available. However, in commercial uses such as repair garages and other uses in larger metal buildings, they may be dependent upon recycling used motor oils and such to heat their facilities.

### Industrial Uses

Lincoln County's industrial uses also have a number of options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources), natural gas, diesel fuel, propane, oil and wood. The type of energy source is very dependent upon the specific industrial 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. This is also due to the existence of the Gerald Gentleman Power Plant south of Sutherland. The North Platte hydro-generation plant south of the community also contributes to this power supply. Renewable resources will likely become an increasing part of the equation as the new NPPD Wind Farms in Custer County come on-line in the coming years.

In some cases, diesel fuel can play a role in both power generation and heating and cooling. This is very dependent upon how a manufacturing facility is set up and how much electrical power they self-generate via diesel generators. In most cases, if diesel is used to heat and cool a building then it is done indirectly through the generation of electricity.

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 the type of industrial use and the construction of the building(s) involved. Industrial uses located within the more urban parts of Lincoln County are more likely to have natural gas heating or electrical furnaces. Propane is most likely to be found in the rural parts of the county where natural gas infrastructure is not available. However, in smaller industrial uses located in larger metal buildings, they may be dependent upon recycling used motor oils and such to heat their facilities.

## 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
3. Increase their dependence on renewable energy sources.



### Residential Strategies

There are a number of different strategies that can be undertaken 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 will 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 light bulbs to Compact Florescent Lights
- Installing additional insulation in the attic
- Converting standard thermostats to digital/programmable thermostats
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units
- Changing out older appliances with new EnergyStar 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
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- Installation of energy-efficient low-e windows

### Commercial and Industrial Strategies

Strategies for energy efficiency within commercial and industrial facilities are more difficult to achieve than those in 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 that can be undertaken to improve energy efficiency and usage in residences. Unfortunately not all of the solutions will have an immediate return on investment. Again, 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 Florescent Lights or Compact Florescent Lighting on small fixtures
- Converting standard thermostats to digital/programmable thermostats
- Installing additional insulation in an attic space
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units

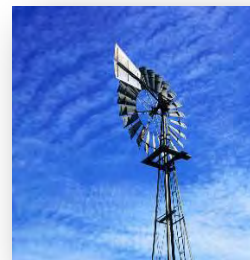


Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient low-e windows and/or storefronts
- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- New storefronts with insulated panels and insulated Low-E glazing

## RENEWABLE ENERGY SOURCES

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



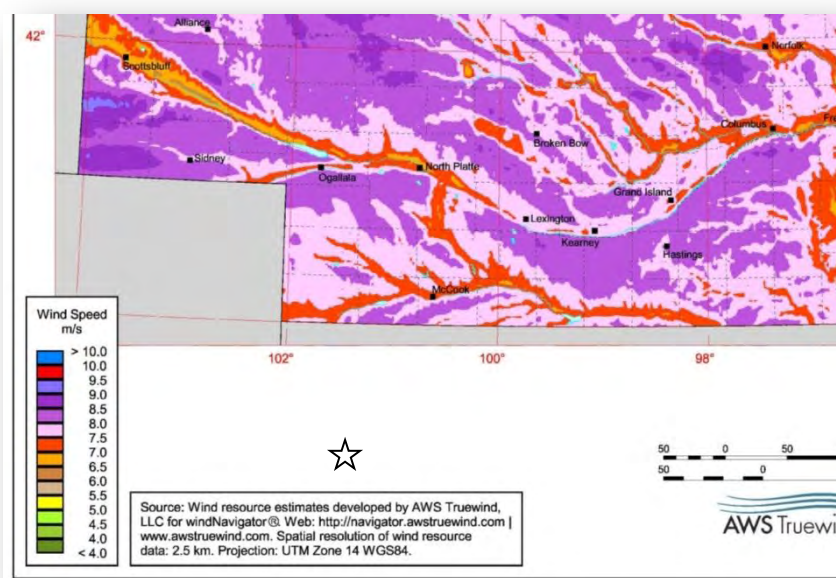
### Wind

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



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.

**FIGURE 23:**  
**ANNUAL AVERAGE WIND SPEED AT 80 METERS**  
**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 Nebraska 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.

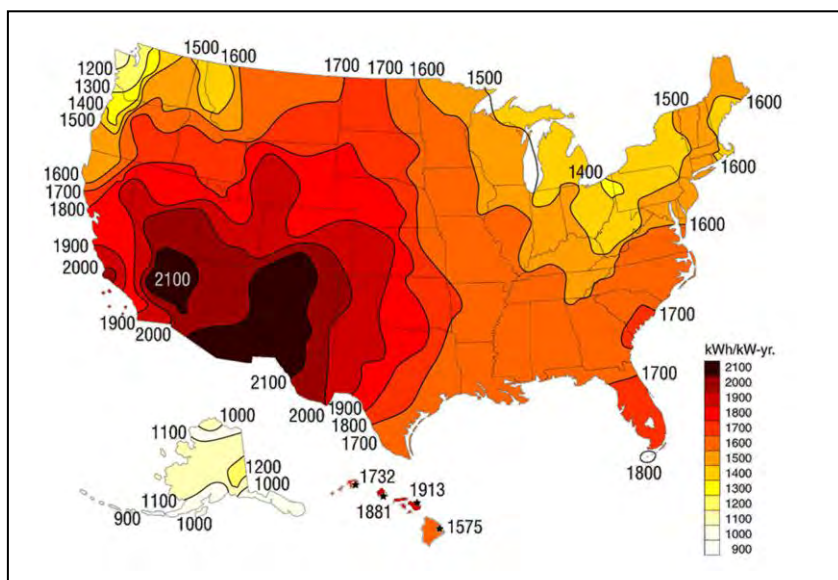
### **Solar**

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).



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 120 and 200 watts per square meter at an installed cost of \$11 to \$22 per watt, according to the American Solar Energy Society 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.



### 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 pumps. 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*).

### Methane Energy

The use of methane to generate electricity is becoming more cost-effective to use within the rural areas of Nebraska. Methane electrical generation can be accomplished through the use of a methane digester which takes the raw gas, naturally generated from some form of waste material, and converts the gas into electrical power.

There have been some attempts to take the methane generated from animal manure and convert it into electricity; most have been successful but were costly to develop. Another approach to methane electrical generation is to tap into the methane being generated from a solid waste landfill; instead of burning off the methane, it can be piped into a methane convertor and generated into electricity for operating a manufacturing plant or placed on the overall grid for distribution.

Methane convertors make use of unwanted gases and are able to produce a viable product. As long as humans need to throw garbage into a landfill or the production of livestock is required, there will be a source of methane to tap for electrical generation.

In addition to converting methane into electricity, it can also provide a source of power by replacing natural gas as a heating source.

### 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 that protect 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.

## CURRENT RENEWABLE ENERGY PROGRAMS AND FUNDING SOURCES

### Geothermal Heat Pumps - Residential

The Nebraska Public Power District offers rebates for homeowners who purchase energy efficient heat pumps and window air conditioning units. Incentives are also available for residential customers who recycle their old, functioning refrigerators/freezers and for residential customers who have a cooling system tune-up.

### High-Efficiency Heat Pump Program

The [High Efficiency Heat Pump Program](#) offers rebates for both air-source and geothermal heat pumps. Once the installing contractor has installed the heat pump, they must conduct a Performance Verification Test of the system. Results from this test must be attached to the program application. If the installed heat pump operates within 10% of the manufacturer's specification, then the contractor also receives a \$100 rebate.

### Refrigerator Recycling Program

The Nebraska Public Power District offers the [Refrigerator Recycling Program](#) from late spring to early fall of each year. Residential customers can recycle up to two refrigerators/freezers that are in working condition and receive \$35 for each. JACO environmental will pick up the appliance at the customer's home.

### Cooling System Tune-up Program

The [Cooling System Tune-Up Program](#) offers a \$30 incentive to home owners that have any type of cooling system tuned-up. Customers are eligible for only one incentive every three years.

### Low Interest Loan Program

This program makes available low interest loans for residential and commercial energy efficiency improvements. The Nebraska Energy Office administers this program, which was created in 1990 using oil overcharge funds. Only improvements to existing buildings that are at least 5 years old are eligible for loan assistance. As of March 31, 2010, 25,618 loans have been made totaling \$205.3 million and financing \$210.8 million in eligible projects.

### NPPD Rebates

Nebraska Public Power District offers multiple rebates for their commercial and industrial customers to save energy in their facilities. Rebates are available for energy efficient lighting, HVAC measures, high efficiency motors, and variable speed drives. The lighting rebate program is for new construction only. The program offers several prescriptive rebates and a custom lighting rebate for projects that save energy but are not listed in the program brochure. For all rebates, projects over \$5,000 dollars require pre-approval from the utility. The lighting rebate also requires pre- and post inspections of projects over \$5,000. Program Brochures and Applications are located on the program website. Nebraska Public Power District also provides commercial and industrial energy solutions to its customers. Please see program website for more information on these programs.

# ENVISION LINCOLN COUNTY





## GOALS AND POLICIES

The Envision Lincoln County section is critical to soliciting public input as well as establishing goals and policies for the county. Planning for the future land uses of the County is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing better communities and higher quality of life. Planning focuses upon ways of solving existing problems within the County, and providing a management tool enabling Lincoln County 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 overcome existing problems and manage change. By determining Lincoln County's strengths and weaknesses, the community can decide what it wants to be, and then develop a "roadmap" guiding decisions and ultimately fulfilling the vision of the County.

Change is continuous, therefore Lincoln County must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the County along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision permits Lincoln County to focus its diverse energies and minimize conflicts in the present, and in the future.

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 statement can then be further delineated and translated into action statements, used to guide, direct, and base decisions for future growth, development and change within Lincoln County. Consensus on "what is good land use?" and "how to manage change in order to provide the greatest benefit to the County and its residents?" is formed. Lincoln County's goals and policies attempt to address various issues, regarding the questions of "how" to plan Lincoln County for the future.

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

**Policies** are concerned with defining and implementing the broad goals of the Comprehensive Plan.

Policies are a means to achieving the goals established by the County. They are specific statements of principle or actions that imply a clear commitment that is not mandatory. Policies are part of the value system linking goals with action. Policies have three different elements:

1. an end that needs to be achieved,
2. a means by which to achieve that end, and
3. an administrative mechanism by which the means are carried out

These policies will synthesize the information from the goals, as well as the responses from the participants of the Focus Group meetings and the Town Hall meetings in order to develop solutions that will achieve the goals of



the Comprehensive Development Plan. Therefore, policies play an important role in the Comprehensive Development Plan because they are the actions that work toward accomplishing the overall goals.

The goals and policies assure that the Comprehensive Development Plan accomplishes the desires of the residents in Lincoln County. This section of the Plan is therefore, a compilation of local attitudes collected through public meetings and workshops. When followed, development proposals in the county will be evaluated as to their relationship with the citizens' comments. Therefore, "goals and policies" should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Development Plan, when reviewing and/or making recommendations on planning issues. Likewise, they should be current, in order to reflect the attitudes and desires of the County and its residents.

It is important for counties to establish their goals and policies in a manner that allows 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 that need to be followed before the long-term goals can be accomplished.

### Lincoln County Town Hall Meetings

On October 5 and 6, 2010, a total of five town hall meetings were held across the county in order to gather input on issues (both positive and negative) facing the residents of Lincoln County. The five town hall meetings were held in the following communities, dates and times:

October 5, 2010		October 6, 2010	
Hershey	10:00 a.m.	Brady	2:00 p.m.
Wallace	2:00 p.m.	Sutherland	7:00 p.m.
Lake Maloney	7:00 p.m.		

At each meeting the group in attendance was asked to rate a set of slides that represented different issues that may be facing Lincoln County now and/or in the future; the results of those surveys can be found in the appendices of this Plan. In addition, the group was asked to respond to four different questions that were posed:

1. "If Aunt Harriet or Uncle Charles came to visit, where in Lincoln County would you take her or him"?
2. What things in Lincoln County need to be improved?
3. What..... within Lincoln County needs to be protected now and in the future?
4. In a couple of words.... Write down a description of what your vision for the future of Lincoln County is.

As stated before, during the town hall meetings the participants were asked four separate questions which included the following:

***"If Aunt Harriet or Uncle Charles came to visit, where in Lincoln County would you take her or him"?***

The purpose of this question was to identify key places within Lincoln County that were considered as positive places and/or activities that the residents value.

***What things in Lincoln County need to be improved?***

Every county and community has something that needs to be addressed and improved upon. The intent of this question is to identify those issues and attempt to address as many of these as possible as part of the Plan.

***What..... within Lincoln County needs to be protected now and in the future?***

In order to respond to this question, participants were asked to think about past experiences, present concerns, and specific problems. This question attempts to raise issues that have been, may be, or will be topics that will affect the future of Lincoln County.

***In a couple of words.... Write down a description of what your vision for the future of Lincoln County is.***

This question is focused on having the participants identify their vision of how Lincoln County should look in the future.

**Town Hall Meetings**

The following are the overall tabulated results of the five town hall meetings. The results are organized by question. In addition, each issue is shown with the number of participants that mentioned it on their sheets.

**TABLE 30: AUNT HARRIET**

<b>Aunt Harriet</b>	
The Golden Spike	10
Buffalo Bill Scout Rest Ranch	8
Lake Maloney	5
Cody Park in North Platte	5
Bailey Yard/Railroad	4
Hunting and Fishing areas	4
Shopping areas	4
Veterans Memorial	4
Gerald Gentleman Power Plant	3
Lincoln County museum	3
Sandhills	3
Festivals	3
Sutherland Reservoir	3
Historical sites – monuments	3
Ft. McPherson National Cemetery	2
Lincoln County lakes	2
Farmers Market	2
Sutherland golf course	2
Special, nice places to eat in North Platte	1
North Platte	1
Sandhills Ranch	1
Game and fish hatchery	1
Palmer Park in Brady	1
West Central Research and Extension Center	1
Jeffrey Lake	1
Canyons south of Brady	1
Downtowns	1
Wildlife along river	1
Winery	1
Movie	1
Indian Lodge in Wellfleet	1
Whatever is happening on that weekend	1
Arts/Theatre	1
Sutherland swimming pool	1
Wellfleet Lake	1
Sutherland 4 <sup>th</sup> of July	1
College	1

**TABLE 31: WHAT THINGS IN LINCOLN COUNTY NEED TO BE IMPROVED**

<b>Improved</b>	<b>13</b>
Economic growth/more jobs	9
Roads	5
Rural Subdivision Planning	4
Additional site/activities for families/Attractions	4
Housing	4
Attract tourists	3
Additional retail	3
Better schools/educational outcomes	2
Property taxes	2
Junk yards and messy areas	2
Infrastructure	2
Attitudes	2
North Platte vs. the Villages	2
Access to county officials	1
Vacant properties	1
Remove dead and dying trees and adding new	1
Public recreation	1
Better sanitary sewers	1
Fewer railroad crossings	1
I-80 interchange west of North Platte	1
Rural Building Codes and enforcement	1
Bridges	1
Drug enforcement	1
Public land hunting and fishing, camping	1
Make us attractive to business and manufacturing	1
Access to railroad – tourism	1
Small lots in ag. Areas	1
Traffic flow	1
Community participation	1
Better health education	1
Identifying where to go	1
Broadband access	1
Better health care	1
Industrial zoning locations	1
Noise control (railroad, dogs)	1
Telecommunication coverage	1
Promotion of Natural Resources	1
Open doors to opportunities	1
Expand college	1
Bike trail on reservoir	1
Nuisance abatement	1
Natural areas/parks	1
Leap-frog development	1
Airport	1
Lincoln County downtowns	1

## Goals and Policies for Lincoln County

The goals and policies that have been generated for Lincoln County are organized into general categories. The categories are broad enough to allow many issues to fall within them, but narrow enough to allow a clear distinction and separation. These categories are used for a logical organization of goals and policies. The categories are:

- Land Use/Growth management (Located within the Lincoln County Tomorrow Chapter)
  - General Land Use
  - Agricultural Land Use
  - Commercial Land Use
  - Industrial Land Use
  - Residential Land Use
- Economic Development and Tourism
  - General Economic Development
  - Historical resources
  - Attractions
- Infrastructure/Renewable Resources
  - Future Infrastructure
  - Public Works
  - Renewable Energy
- Natural Resources/Environment
  - Water (surface water and groundwater)
  - Soils
- Housing
- Government
- Transportation (Located within the Lincoln County Tomorrow Chapter)
  - Roads
  - Railroad
  - Airport
- Essential Services
  - Health Care
  - Public Safety
  - Education
  - Recreation
  - Recycling
- Implementation, Evaluation, and Review

## Economic Development and Tourism

### General Economic Development

#### Goal 2.1

Promote a balanced economic development program that strives to add value to the agricultural base of the county.

#### General Economic Development Policies and Strategies

- 2.1.1 Agriculture and agricultural employment, including value-added agricultural businesses, should be promoted throughout Lincoln County.
- 2.1.2 Lincoln County should encourage economic development projects, which do not conflict with the agricultural character of the County.
- 2.1.3 Work with businesses and agricultural operators to build new vertically integrated economic systems from the current agricultural uses in place.
- 2.1.4 Work to establish new or existing public and/or private research facilities in Lincoln County.

#### Goal 2.2

Recruit or retain the youth of the county during or after college.

#### General Economic Development Policies and Strategies

- 2.2.1 Development programs and jobs to address the needs of the youth in order to attract them back to the area after completion of their post-secondary education.



2.2.2 The youth of Lincoln County should be involved in the identification and development of these projects.

### **Goal 2.3**

Develop new industrial sites within Lincoln County that have rail access.

#### **General Economic Development Policies and Strategies**

2.3.1 Work with Union Pacific Railroad to identify strategies for expanding rail access in Lincoln County.

2.3.2 Work with property owners to develop new industrial sites.

2.3.3 Explore opportunities of creating a spur track off the rail line serving the Gerald Gentleman Power Plant.

### **Goal 2.4**

Examine the potential and promote Lincoln County as a great place to work and telecommute.

#### **General Economic Development Policies and Strategies**

2.4.1 Develop a promotional campaign to promote the quality of life issues of Lincoln County as a place to live and "Work from".

2.4.2 Promote commercial and industrial uses that should add to and create a diverse economic base in Lincoln County.

2.4.3 Lincoln County should maintain a rate and pattern of economic growth sufficient to balance the real property tax base of the various cities and villages, and strengthen local economic bases.

2.4.4 Economic Development activities should focus on growing local businesses, established by county residents, as opposed to pursuing the ultimate "smokestack(s)". Homegrown businesses and industries will contribute more to the local communities and county and will be a part of the community.

2.4.5 Continue to work with the City of North Platte and the airport to increase the number of flights, destinations, and connections available to local residents.

2.4.6 Identify businesses and professions where telecommuting would be appropriate and functional.

2.4.7 Establish Lincoln County as a hub for quality telecommunications including fiber-optic access at the residential level.

### **Historical Resources**

#### **Goal 2.5**

Continue promoting and protecting the existing historical aspects of the county; while, promoting and protecting newer historical aspects of Lincoln County

#### **Historic Resources Policies and Strategies**

2.5.1 Continue working with other local organizations to maintain and promote the annual festivals that occur in the county.

2.5.2 Continue to promote the historical qualities of attractions similar to and including the Buffalo Bill Cody Scouts Rest Ranch and Fort McPherson.

2.5.3 Develop protective overlays, when necessary, to provide special protection of historic areas.

### **Attractions**

#### **Goal 2.6**

Continue promoting and protecting existing Attractions in the county.

#### **Attractions Policies and Strategies**

2.6.1 Continue working with other local organizations to maintain and promote the annual festivals that occur in the county.

2.6.2 Support area historical, cultural and recreational activities. Lincoln County should continue to build upon the historical structures, cultural heritage and recreational assets located throughout the County including the incorporated and unincorporated areas.

2.6.3 Continue to promote the historical qualities of attractions similar to and including the Buffalo Bill Cody Scouts Rest Ranch and Fort McPherson.

2.6.4 Continue to promote and protect the different lakes and reservoirs in Lincoln County, such as Lake Maloney, Sutherland Reservoir, and Jeffrey Lake.

2.6.5 Promote the natural attractions of the area such as the Sandhills and canyons by working to develop a special set of tours to drive tourists/visitors around these unique geological areas.

## Infrastructure/Renewable Resources

### Future Infrastructure

#### Goal 3.1

Expand the level and quality of 21<sup>st</sup> Century infrastructure systems such as wind energy and solar farms.

### Future Infrastructure Policies and Strategies

- 3.1.1 Develop telecommunication regulations that promote better coverage in the county while minimizing visual clutter along the landscape.
- 3.1.2 Encourage public power districts to work with the County and local governments as new electrical transmission lines are planned and constructed.

### Public Works

#### Goal 3.2

Lincoln County should pursue programs and facilities to insure adequate utilities will be considered and will be compatible with the County's land use policies.

### Public Works Policies and Strategies

- 3.2.1 Promote development that utilizes existing facilities and capacities.
- 3.2.2 Develop new utility system facilities and capacities that are supported by the development goals of the Plan.
- 3.2.3 Protect current and future water well fields and aquifers.
- 3.2.4 Implement development/design standards that protect the area around municipal well fields located in the county.
- 3.2.5 Utilize soil suitability data from this Plan and the Lincoln County soils survey when evaluating development proposals proposing septic system or lagoons for sewage treatment.
- 3.2.6 Decisions should be made based on the Soil Survey as well as actual soil data collected by a professional engineer and certifying laboratory.

### Renewable Energy

#### Goal 3.3

Lincoln County should work with NPPD, other public power districts, legislators, and other parties to develop a solid core of renewable energy sources that will complement the power generation from Lake Maloney and Gerald Gentleman and shall pursue programs and facilities to insure adequate utilities will be considered and will be compatible with the County's land use policies.

### Renewable Energy Policies and Strategies

- 3.3.1 Encourage the development of wind energy conversion systems on a commercial/utility level that meet specific criteria for location and setbacks.
- 3.3.2 Work with NPPD and local public power districts to provide guidelines for new "small wind" that meets the net metering requirements.
- 3.3.3 Establish guidelines for the future use of residential solar energy systems.
- 3.3.4 Establish guidelines for the future development of solar farms in Lincoln County.
- 3.3.5 Educate government officials and residents regarding all types of renewable energy sources.

## Natural Resources/Environmental

### Water (surface water and groundwater)

#### Goal 4.1

Protect both the surface water and groundwater that runs through and is under the county.

### Water Policies and Strategies

- 4.1.1 Lincoln County should develop protective measures that will protect the Ogallala Aquifer from contamination, especially within the Valentine Soil regions of the county.
- 4.1.2 Encourage the preservation of environmentally sensitive areas such as wetlands, wooded areas, waterways (streams, ponds, lakes, rivers, etc.), and other amenities.
- 4.1.3 Protect all water supplies and aquifers from development activities that may affect the quality of water; development must demonstrate a positive or, at least, a neutral impact on groundwater.
- 4.1.4 Continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by identifying and mapping the floodplains and floodways of the County.
- 4.1.5 Lincoln County should discourage land use development within the floodplains of the county.
- 4.1.6 Lincoln County should support soil and water conservation efforts to aid in erosion, sediment, and run-off control.

- 4.1.7 Lincoln County should coordinate with and support city, regional, state and federal water-quality plans and programs so that high water quality will be achieved in the cities and villages of the County.
- 4.1.8 Lincoln County should require the protection of riparian vegetation from damage that may result from development.
- 4.1.9 Lincoln County should review land use applications for development in riparian areas in an effort to mitigate or prevent damage to riparian vegetation that might result from the development.
- 4.1.10 Water erosion control structures, including riprap and fill, should be reviewed by the appropriate authorities to insure they are necessary, are designed to incorporate vegetation where possible, and designed to minimize adverse impacts on water currents, erosion, and accretion patterns.
- 4.1.11 Lincoln County should cooperate with the U.S. Fish and Wildlife Department, the cities and villages in the County, and the U.S. Conservation Service to identify, conserve, and protect fish and wildlife habitat.
- 4.1.12 All identified sensitive wildlife areas should be classified as exclusively agricultural areas or open space. No major land use change will be approved.
- 4.1.13 Provisions for, but not limited to, road construction and recreational developments should be considered provided there are limited impacts on sensitive wildlife areas.
- 4.1.14 Lincoln County should consider the following in any public or private land use determination subject to county review:
  - 1) the impact of filling or drainage of swamps or marshes;
  - 2) the damming of rivers and streams;
  - 3) the location and construction of highways and utility transmission lines; and
  - 4) Any other land development activities which significantly interfere with the vegetation or soil cover or drainage patterns in critical habitat areas.

## **Soils**

### **Goal 4.2**

Protect the highly sensitive and diverse soil conditions of Lincoln County.

#### **Soils Policies and Strategies**

- 4.2.1 Establish zoning and subdivision standards that support conservation of natural resources.
- 4.2.2 Develop the Planned Unit Development tool for highly sensitive areas of the county.
- 4.2.3 Discourage conversion of designated prime agricultural land and soils to non-agricultural uses by targeting less productive agricultural soils (crops) for urban or non-farm uses.
- 4.2.4 Promote quality land management through the development of erosion control design standards for rural subdivisions and larger commercial and industrial developments.
- 4.2.5 Encourage conservation of hillsides by establishing criteria and limiting development along specific slopes in the County.

## **Housing**

### **Goal 5.1**

Provide quality housing throughout the county.

#### **Housing Policies and Strategies**

- 5.1.1 The county should work with local agencies to provide quality housing.
- 5.1.2 A program to identify substandard housing units throughout Lincoln County should be a priority and substandard housing units should be repaired or demolished.

### **Goal 5.2**

Affordable housing should be available throughout the county.

#### **Housing Policies and Strategies**

- 5.2.1 The County should work with agencies and funding sources like CDBG to offset development costs in order to bring the overall cost of housing down.
- 5.2.2 The county should continue to focus on affirmatively furthering fair housing throughout the entire county area.
- 5.2.3 The zoning and subdivision regulations should accommodate specific tools such as planned unit developments in order to aid in minimizing required improvements within developments.
- 5.2.4 Support all funding mechanisms available to effectively lower the cost of development and housing.

## Government

### Goal 6.1

The County should work toward integrating public facilities and services in an effort to eliminate costs and conserve energy. Coordination with all jurisdictions and affected agencies will be essential in the development and maintenance of adequate public facility systems.

#### Government Policies and Strategies

- 6.1.1 Public facilities such as schools should be located near populated areas.
- 6.1.2 Lincoln County should coordinate with the cities, villages, and appropriate local, state, and federal agencies in providing for the health and service needs of the public, particularly the needs of the disadvantaged, including the young, the elderly and the handicapped.
- 6.1.3 Lincoln County should encourage, when possible, the consolidation of municipal, county, and state administrative offices, public health, safety and welfare buildings, and community cultural facilities for purposes of energy conservation and convenient, centralized services.
- 6.1.4 Lincoln County should consider, where practical, the consolidation of city, county, school district, utility and state works yards, shops, bus barns, and equipment and storage yards, in order to realize economies of scale in land acquisition, development, and operation and maintenance costs, and eliminate present facilities, which are incompatible with sensitive residential and commercial areas throughout the County.

## Essential Services

### Health Care

#### Goal 9.1

Lincoln County's goal is to continue to support quality health care programs by exploring programs and alternative services to insure optimum service levels and costs.

#### Policies

- 9.1.1 Regulation of land use developments affecting the health, safety and general welfare of the public.
- 9.1.2 The County should continue to encourage the efforts of Great Plains Regional Medical Center and the associated medical professionals of the community.

### Public Safety

#### Goal 9.2

- 9.2.1 Continually evaluate the staffing needs of the Sheriff's Department. Continued population growth will require the county to hire additional deputies and jailers in order to meet the level of protection desired by the public.
- 9.2.2 The Fire Districts and Emergency Management should continue their cooperative relationship including the continual upgrading of the E911 system and other equipment used for Fire and Rescue purposes.
- 9.2.3 Establish regulations protecting County residents from the secondary effects of adult entertainment.
- 9.2.4 Clean and regulate nuisances and poorly maintained properties. This includes the continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences/farm yards throughout the County.

### Education

#### Goal 9.3

Quality education is a vital component of growth. Although a County's role is limited, policies should be followed in locating development to insure cost effective use of existing facilities.

#### Education Policies and Strategies

- 9.3.1 The County should coordinate with all school districts to insure adequate areas for future educational needs.
- 9.3.2 Set development standards that coordinate reservation of land for future educational needs.
- 9.3.3 Cooperate with school systems in expanding public uses of educational facilities.

### Recreation

#### Goal 9.4

Continue promoting and protecting existing recreational areas and interests in the county.



**Recreation Policies and Strategies**

- 9.4.1 Continue to promote and protect the different lakes and reservoirs in Lincoln County, such as Lake Maloney, Sutherland Reservoir, and Jeffrey Lake.
- 9.4.2 Promote the natural attractions of the area such as the Sandhills and canyons by working to develop a special set of tours to drive tourists/visitors around these unique geological areas.
- 9.4.3 Protect future public access to both the South and North Platte Rivers and the Platte River.
- 9.4.4 Work with developers regarding special protective measures and regulations for hunting and fishing preserves in the county.

**Goal 9.5**

The establishment of newer recreational facilities should be examined and encouraged by the county.

- 9.5.1 Park and recreation facilities, in outlying developments, should be designed to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.
- 9.5.2 The parks and recreation section of the Comprehensive Development Plan should be referred to when reviewing new, expansion, or redevelopment plans.
- 9.5.3 Promote recreation as a continuing means of economic development for Lincoln County.
- 9.5.4 Set standards requiring or promoting dedication of parks and open space within outlying developments.
- 9.5.5 Encourage recreational amenities offering year round enjoyment.
- 9.5.6 Work with developers of future rural subdivisions to create conservation areas through cluster subdivisions and conservation easements. These conservation areas should be connected from subdivision to subdivision when possible.
- 9.5.7 Lincoln County should recognize the development of an integrated bicycle and pedestrian trail system to provide recreational opportunities and to link open space, Lincoln County communities and park areas.

**Recycling****Goal 9.6**

Continue to expand the recycling programs within Lincoln County.

**Recycling Policies and Strategies**

- 9.6.1 Explore funding sources that could allow the program to be physically expanded throughout all of Lincoln County.
- 9.6.2 Promote recycling through newspaper ads and flyers placed at optimal locations in the county.
- 9.6.3 Work with local businesses to promote the products they sell that are made of recycled materials, such as copy paper, the "Bottle Pen" from Staples, and others.

**Implementation, Evaluation, and Review****Goal 10.1**

Changing needs and conditions will necessitate future review, evaluation, and updating of the Comprehensive Development Plan and its supporting documents. Intergovernmental coordination of all planning activities affecting land uses within the county could be necessary to assure an integrated comprehensive plan for Lincoln County.

**Policies**

- 10.1.1 Lincoln County should continue to implement an ongoing citizen involvement program that provides county residents opportunity to be involved in all phases of the planning process.
- 10.1.2 Lincoln County should review any development concepts or proposals, which conflict with the Land Use Map, goals or policies in light of changing needs and conditions and in keeping with established procedures of Plan evaluation, amendment, and update.
- 10.1.3 Lincoln County should undertake a major update of the Comprehensive Development Plan and review of all supporting documents every ten years to ensure that an adequate factual basis for planning decisions is maintained.
- 10.1.4 Lincoln County should undertake a major review of the Future Land Use Plan at least every five years in order to measure and identify shifts in development and requirements for suitable use of the land within Lincoln County.
- 10.1.5 Lincoln County should encourage federal, state, and regional agencies and special districts to coordinate their planning efforts with those of the county.



# LINCOLN COUNTY TOMORROW





## INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Lincoln County Tomorrow Chapter is to provide a general guide to direct changes in land use and transportation over time. The resulting changes in land uses and transportation networks 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 county's future.

The Lincoln County Tomorrow 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 Lincoln County Tomorrow Chapter should promote improvements in all the components of the local economy with particular emphasis on agricultural growth, as the predominant component of the local economy.

## LAND USE ELEMENTS

The elements of the Lincoln County Tomorrow Chapter include:

- Existing Land Use
- Existing Transportation
- County Land Use Management Plan
- Future Land Use and Transportation

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.

## Principles and Concepts of the Lincoln County Tomorrow Chapter

- Private ownership of land is essential to the freedom of individuals, families and communities and to the economic interest of the citizens of the County.
- Existing agricultural uses, methods of agricultural production, property values and the quality of life of the County residents should be protected and preserved.
- Allow for changes in farming practices and the scale of agricultural production should be encouraged when the use is compatible with existing land uses.
- Negative impacts on incompatible land uses, environmentally sensitive areas and issues impacting property values or the quality of life in the rural areas of the county should be kept to a minimum.
- Decisions about land use affect transportation systems and vice versa

## EXISTING LAND USE

### Introduction

Evaluating the land uses that presently exist within Lincoln County is critical to the formulation of the Comprehensive Development Plan. The analysis of land including location, size and characteristics is important in understanding the pattern of development, past land use trends and other significant factors shaping the existing layout of Lincoln County. This analysis is essential to the preparation of the Future Land Use Plan. In order to realistically plan for future growth and development in Lincoln County, the starting point is the existing shape, form and amount of land presently used to provide for county functions. It also assists in the formulation of workable zoning regulations to protect existing uses.

### Land Use Categories

Evaluation of the existing land uses in Lincoln County required a Land Use Survey to be undertaken. The evaluation included using the Lincoln County Assessor's data and manipulating it fit the definitions used in land use planning. The location of each specific use of land is shown graphically on the Existing Land Use Map, Figure 24 and Figure 25 which indicates the different types of agricultural ground. The existing land uses of Lincoln County were classified under the following categories:

- Agriculture (White)
- Residential (Yellow)
- Commercial (Red)
- Industrial/Railroad Right-of-Way (Purple)

In addition, Figure 25 shows the different agricultural uses including:

- Dry Land (Reddish-brown)
- Farmland (Light green)
- Grass (Darker green)
- Irrigated Farmland (Blue)

The above land use categories may be generally defined in the following manner:

**Agriculture-** Row crop, alfalfa, pastureland and all grain crops are considered agriculture land uses. Lincoln County is largely an agricultural based county and the existing land use map verifies these uses.

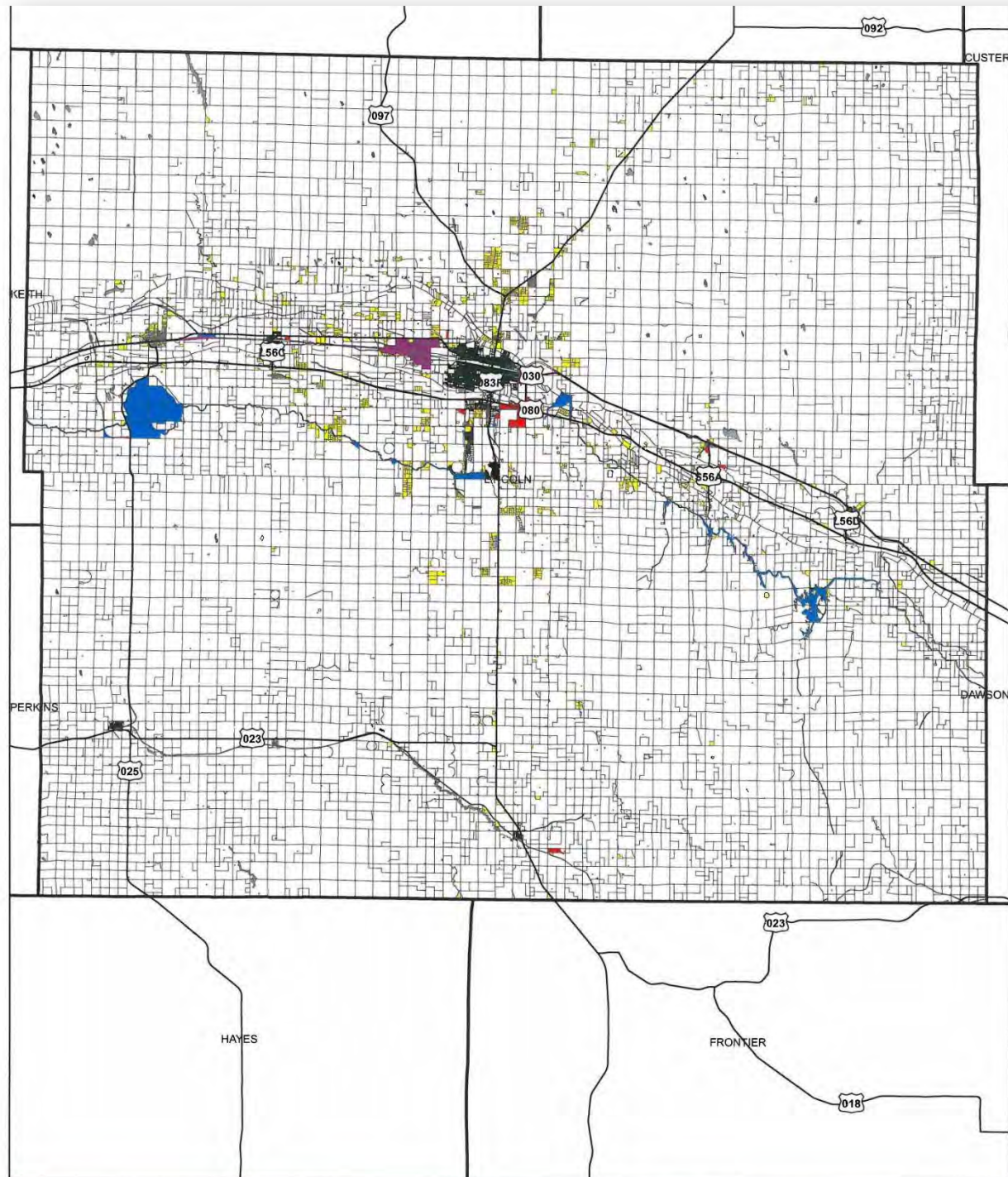
**Residential-** Uses in this category are residential dwellings either as a farmstead or as residential developments located within the county. Residential units of this type are distributed throughout the County.

**Commercial-** Uses in this category consist of convenient stores; feed, seed, automobile and machinery sales; petroleum sales, etc. Commercial uses tend to be located near urban areas or in proximity to the Interstate and other highways for accessibility.

**Industrial/Railroad Right-of-Way** - Land uses of this nature may include communication plants, light manufacturing, commercial storage, industrial parks, large salvage yards, etc. These uses tend to be located near municipalities and major transportation routes for accessibility purposes.



FIGURE 24: EXISTING LAND USE



### Existing Land Use:

Source: Lincoln County Parcel Layer, Developed by GIS Workshop, Lincoln, Nebraska

#### Land Use

- Water
- Residential
- Commercial
- Railroad ROW
- Waste

Date: 1/10/2011

F:\Projects\010-1334\Figures\MXD\Existing Land Use Plan-No Agriculture.mxd

### Lincoln County, Nebraska



0 1.25 2.5 5 7.5 10  
Miles

THIS MAP WAS PREPARED USING INFORMATION FROM VARIOUS APPLICABLE CITY, COUNTY, STATE, FEDERAL, AND OTHER PUBLIC OR PRIVATE ENTITIES. NEITHER OLSSON ASSOCIATES, MARVIN PLANNING, NOR INDIVIDUAL CONSULTANTS GUARANTEE THE ACCURACY OF THIS MAP OR THE INFORMATION USED TO PREPARE THIS MAP.

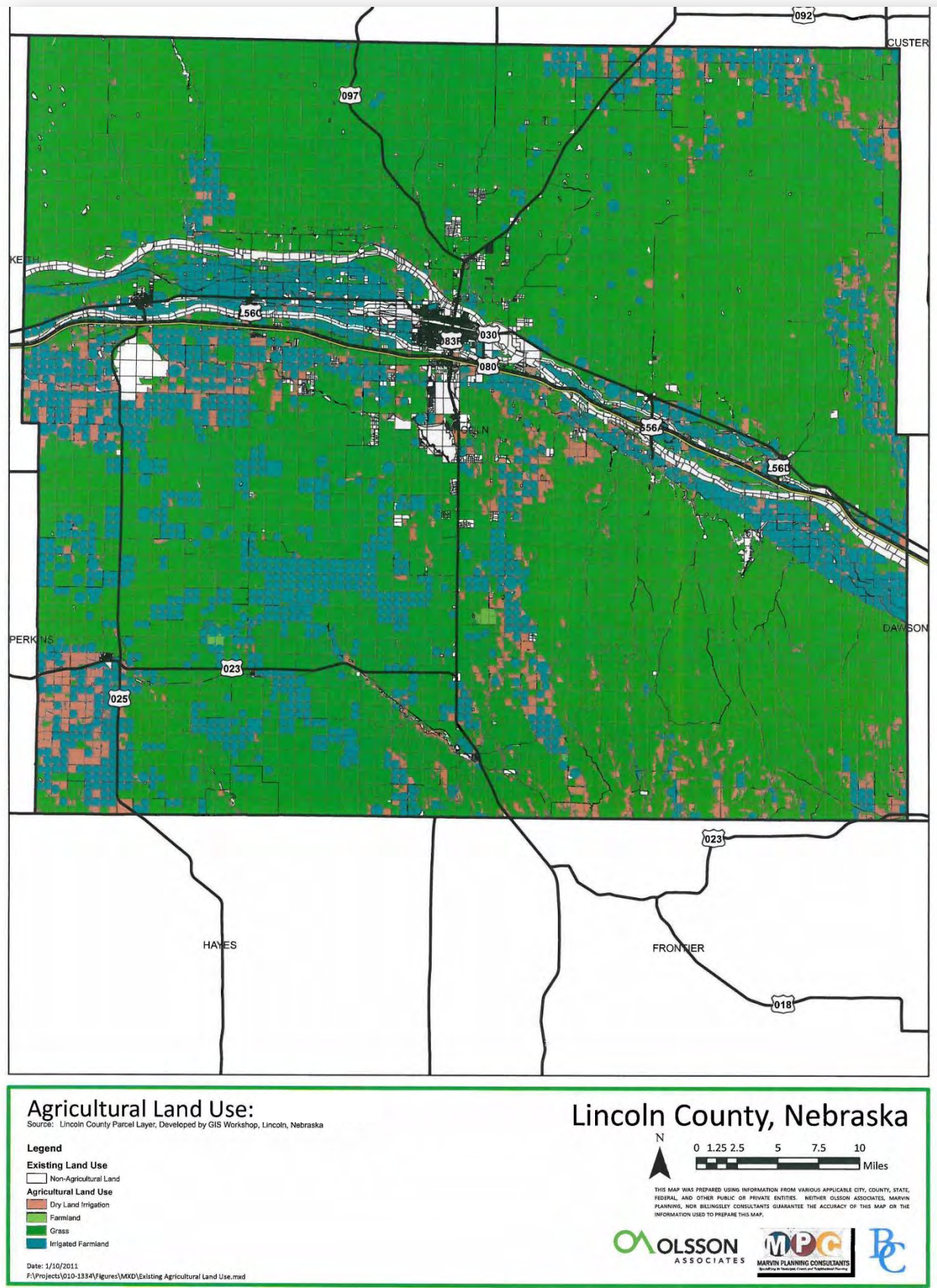
**OLSSON**  
ASSOCIATES

**MPC**  
MARVIN PLANNING CONSULTANTS  
Specializing in Strategic Growth and Transportation Planning





FIGURE 25: EXISTING TYPES OF AGRICULTURAL LAND



## Existing Land Use Analysis

### Physical Character of Lincoln County

One of the most critical factors, concerning land use development in any area is the physical characteristics of the area. The physical character of Lincoln County has a variety of different environmentally sensitive landscapes. The center of the county contains both the South and North Platte Rivers and just east of North Platte the two have their convergence into the Platte River. On the north side of the Platte River Valley, the landscape is dominated by the rolling hills of the Sandhills Region of Nebraska. The southeastern portion of the county is a mixture of rolling hillsides of varying steepness and the Sandhills. The southwestern quarter of the county is much flatter and contains the largest portion of the county's irrigated farmland.



### Rural Residential Development

Non-farm rural residential development has been a growing trend, throughout the State of Nebraska, over the past two or three decades. However, Lincoln County, based upon the Assessor's data, has seen this type of residential growth limited to specific portions of the county. A large portion of this development pressure can be defined to fit into specific categories, including:

- Within or near the extraterritorial jurisdictions of the municipalities of Lincoln County,
- Around the Lake Maloney,
- Within one- to two-miles of a state or federal highway.

### Commercial Development

The vast majority of the commercial development in Lincoln County has occurred within the extraterritorial jurisdictions of the municipalities or at the interstate interchanges.

### Industrial Development

The majority of the industrial development in Lincoln County is located either in the municipalities or within their extraterritorial jurisdictions. A couple of exceptions include the western edge of Bailey Yard and the Gerald Gentleman Power Plant south of Sutherland.



### Park, Recreation, and Open Space

Lincoln County currently has a substantial amount of land



designated as State Recreational Areas and/or State Wildlife Areas. Details of these areas can be found in the County Facilities section of the Lincoln County Profile.

## EXISTING LAND USE SUMMARY

The existing land use pattern in the rural portions of the County should have implications with the development of land uses in the future. There should be a place for each type of development (i.e. farming, non-farm residents and confined feeding operations) within the rural portions of Lincoln County, but locating these uses should be extensively evaluated. If Lincoln County is to encourage development within the rural areas of the county, it will be imperative to formulate a Future Land Use Plan and Zoning Regulation, which effectively balance development and minimize conflicting land uses.

## EXISTING TRANSPORTATION SYSTEM

### 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)

The functional classifications are used to define typical traffic patterns and jurisdictional responsibility. The functional classifications for Rural Highways are defined by state statute as follows:

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

which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

Neb. Rev. Stat. § 39-2103 (RRS 1998) (emphasis added).

The statute goes further by stating that certain rural highways classified under subdivisions (1) to (3) of section 39-2103 “should, combined, serve every incorporated municipality having a minimum population of one hundred inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subdivision (4) of this section, should serve the major recreational areas of the state.” Sufficient commerce is defined in Neb. Rev. Stat. § 39-2103 as “a minimum of two hundred thousand dollars of gross receipts under the Nebraska Revenue Act of 1967.” In other words, every incorporated municipality with a population of 100 or greater, or one that has sufficient commerce, should be served by either (1) an Interstate, (2) an Expressway, or (3) a Major Arterial.

The seven communities including Brady, Hershey, Maxwell, North Platte, Sutherland, Wallace, and Wellfleet would fall under this program and would adopt a “One and Six Year Programs” to effectively plan for future street improvement projects.

The functional classifications for Municipal Streets are defined by state statute as follows:

- (1) **Interstate**, which shall consist of the federally designated national system of interstate and defense highways;
- (2) **Expressway**, which shall consist of two categories: **Extensions of Rural Expressways** and some **Additional Routes** which serve very high volumes of local traffic within urban areas;
- (3) **Major Arterial**, which shall generally consist of extensions of the rural major arterials which provide continuous service through municipalities for long-distance rural travel. They are the arterial streets used to transport products into and out of municipalities;
- (4) **Other Arterial**, which shall consist of two categories: **Municipal Extensions of Rural Other Arterials**, and **Arterial Movements Peculiar to a Municipality's Own Complex**, that is streets which interconnect major areas of activity within a municipality, such as shopping centers, the central business district, manufacturing centers, and industrial parks;
- (5) **Collector**, which shall consist of a group of streets which collect traffic from residential streets and move it to smaller commercial centers or to higher arterial systems; and
- (6) **Local**, which shall consist of the balance of streets in each municipality, principally residential access service streets and local business streets. They are characterized by very short trip lengths, almost exclusively limited to vehicles desiring to go to or from an adjacent property.

Neb. Rev. Stat. § 39-2104 (RRS 1998) (emphasis added).

The method by which streets and roads are classified depend upon their location and use. In the case of the incorporated communities, streets and roads are classified under the Municipal Streets functional category system.

The jurisdictional responsibility that municipalities have is defined in Neb. Rev. Stat. § 39-2105 as follows:

“(3) The various incorporated municipalities shall have the responsibility for the design, construction, reconstruction, maintenance, and operation of all streets classified as expressway which are of a purely



local nature, that portion of municipal extensions of rural expressways and major arterials which exceeds the design of the rural portions of such systems, and responsibility for those streets classified as other arterial, collector, and local within their corporate limits.”

The State of Nebraska has jurisdictional responsibility for all roads classified as interstate, expressway, and major arterial under the Rural Highway classification, and all roads classified as interstate under the Municipal Streets system. The jurisdiction over any municipal extensions of these classifications transfers to the municipality whenever the road exceeds the design standards of the road leading into the municipality. Neb. Rev. Stat. § 39-2105 (1) (RRS 1998). When the design of a rural road differs at different points, the responsibility of the state is limited to the lesser of the two designs, and the municipality is responsible for the remainder of the design.

Scenic-Recreation roads remain under jurisdiction of the governmental subdivision that had jurisdiction prior to the time the road was designate as Scenic-Recreation. Neb. Rev. Stat. § 39-2105 (4) (RRS 1998).

### Composition of Existing Transportation System

The transportation network within Lincoln County is well developed with Major U.S. Highways including Interstate 80, U.S. Highways 30 and 83, Nebraska State Highways 97, 25, and 23, as well as developed County arterials, and local roads.

### Federal Highways

Figure 26 indicates the traffic volumes of I-80 and the other highways in Lincoln County in 2008.

Interstate 80 runs basically east and west through Lincoln County nearly in the middle of the county; the total vehicles per day count on the Interstate ranged from 14,910 cars, on the east, to 13,175 cars (peak), on the west.

U.S. Highway 30 runs east and west through Lincoln County and runs directly through the city of North Platte. The vehicular traffic counts for U.S. Highway 34 ranged from 1,280 cars on the east near Brady, to 3,345 cars (peak) on the west near Hershey.

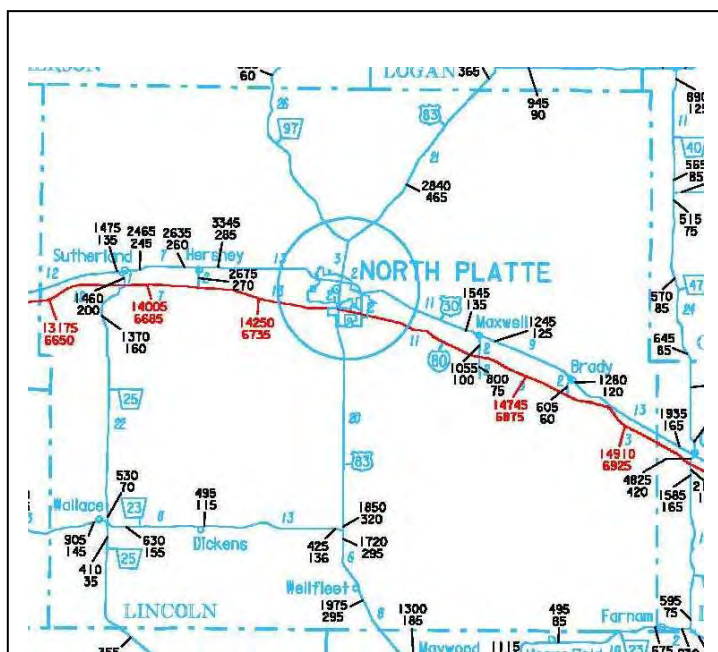


FIGURE 26: 2008 TRAFFIC VOLUME MAP OF LINCOLN COUNTY



FIGURE 27: 1968 TRAFFIC VOLUME MAP OF LINCOLN COUNTY

FIGURE 28A: EXISTING TRANSPORTATION SYSTEM

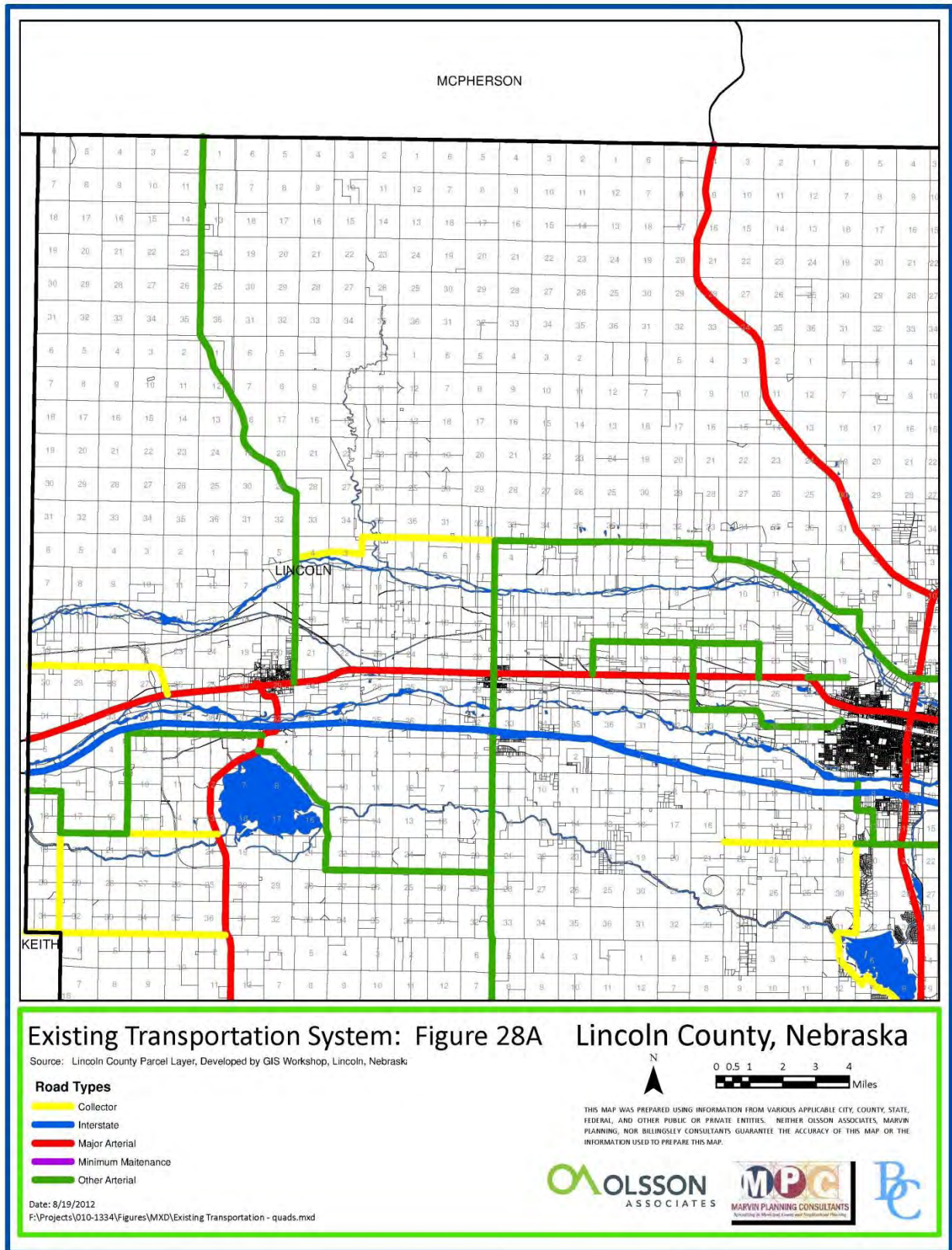




Figure 28B: Existing Transportation System

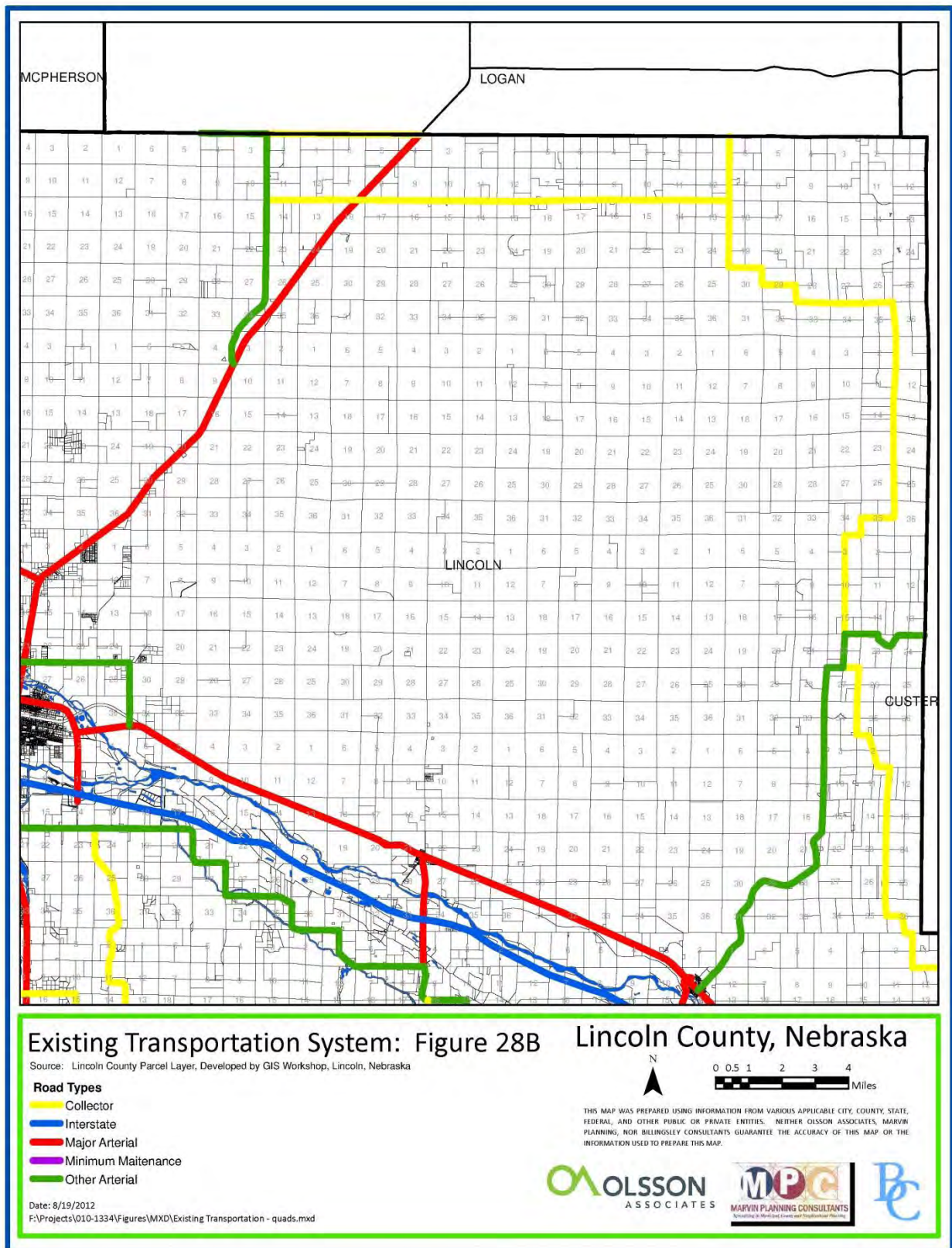


Figure 28C: Existing Transportation System

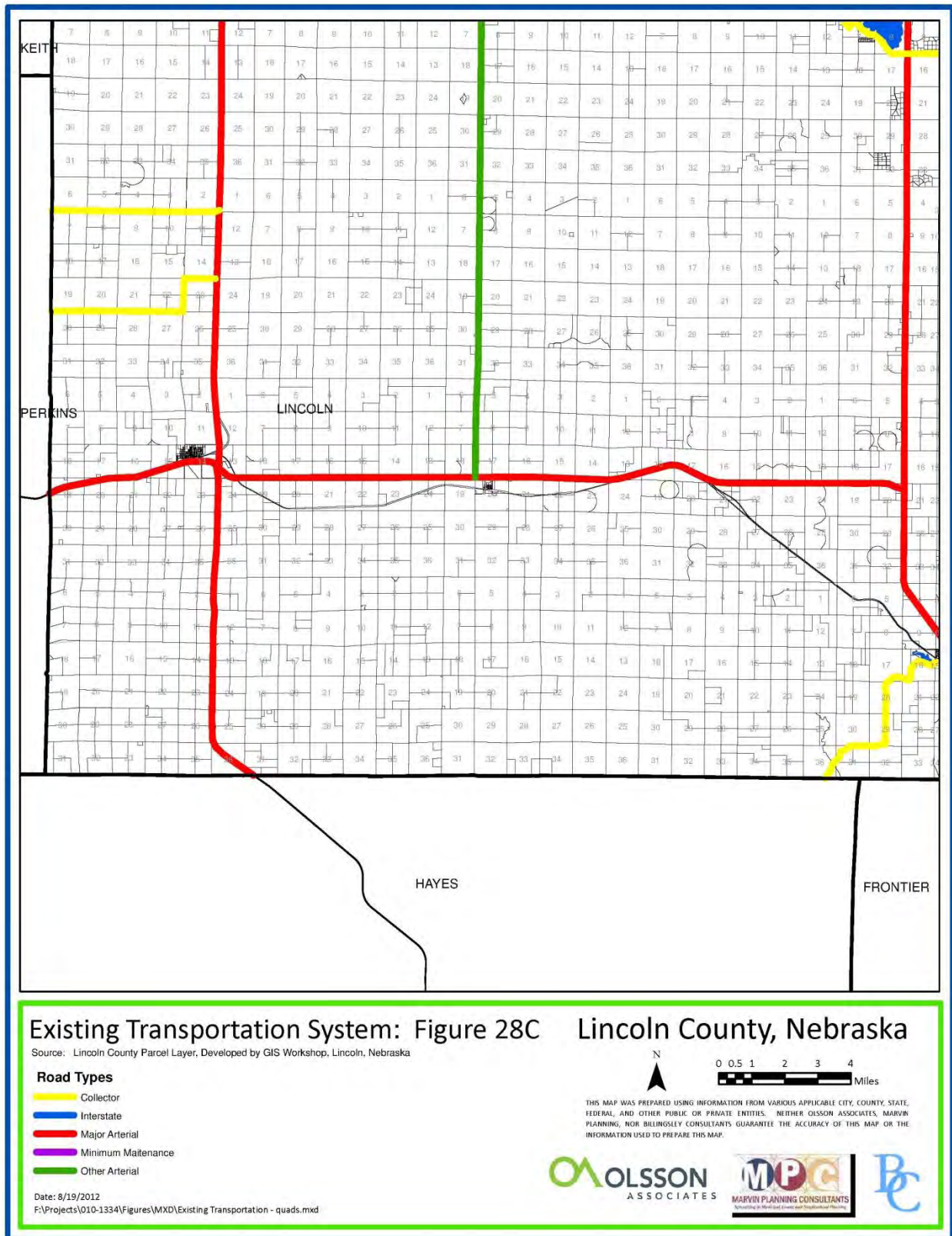
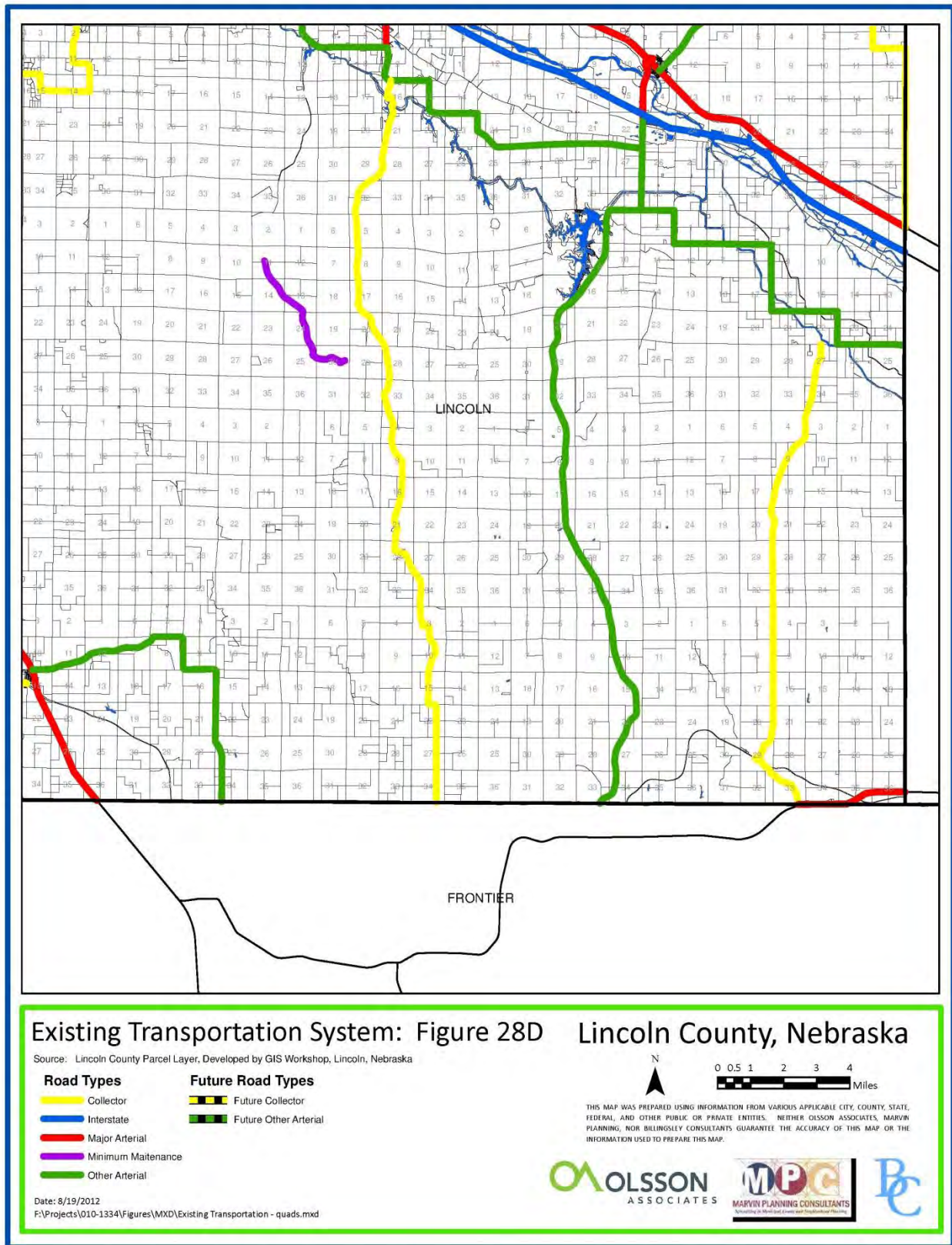




FIGURE 28D: EXISTING TRANSPORTATION SYSTEM





U.S. Highway 83 runs somewhat north and south. U.S. Highway 83 connects North Platte to Valentine on the northern edge of Nebraska and McCook on the southern edge of the state. The vehicular traffic for U.S. Highway 83 ranged from 1,720 cars in the south portion of the county (near Nebraska Highway 23, to 2,840 cars in the northern portions of Lincoln County.

Figure 27 indicates the Traffic Volumes from 1968, shortly after Interstate 80 opened. Vehicular traffic (cars, etc.) has increased over three times on I-80; while, truck traffic has increased 10 times in the same period. Even the U.S. and Nebraska highways have seen increases but not nearly as drastic as I-80.

### **State Highways**

There are three state highways running through Lincoln County and they include Nebraska 23, 25, and 97; plus, the different links between the smaller communities and I-80. The traffic counts for all of the highways have traffic counts around 400 to 600 vehicles per day; except the portion of Nebraska 25 that leads to Gerald Gentleman Power Plant, south of Sutherland.

### **Railroad Service**

The closest rail freight service in Lincoln County is in North Platte. North Platte is the home of Bailey Yard, the largest private single classification yard in the world. The nearest passenger service is located in McCook through Amtrak.

### **Bus Service**

The nearest commercial bus service is available in North Platte. Service is offered by Burlington Trailways and Arrow Stages Lines/Black Hills Stage both offer eastbound and westbound service from North Platte.

### **Commercial Airport Service**

**North Platte Regional Airport – Lee Bird Field** is the nearest point for commercial service. However, airlines and flight schedules are limited. The airport is served by Great Lakes Airlines with service to Denver. Once in Denver one can fly any number of airlines throughout the United States and North America.

### **Small craft Public Airports**

**North Platte Regional Airport – Lee Bird Field** is owned and operated by the City of North Platte. There are two runways in use, the main runway is 8,000 feet long and 150 feet wide with a concrete surface and the second runway is concrete and measures 4,438 feet long and 100 feet wide.

## LAND USE/GROWTH MANAGEMENT GOALS, POLICIES AND STRATEGIES

### General Land Uses

#### Goal 1.1

Lincoln County land use policies should manage the land in a manner that creates cost-effective and efficient uses while protecting the environment and natural resources, while minimizing government regulations.

#### General Policies and Strategies

- 1.1.1 The Land Use Plan and zoning should address the anticipated future growth needs of the county; while considering the identified growth areas of the communities.
- 1.1.2 Future land uses in the county need to carefully consider the existing natural resources of the area, including soils, rivers, and groundwater.
- 1.1.3 Future land uses should be sensitive to existing federal, state, county and municipality uses such as the hatchery, the Ft. McPherson National Cemetery, recreational areas and lakes.
- 1.1.4 Future growth and development in Lincoln County should work toward compact patterns of land uses, whenever possible.
- 1.1.5 The County should work to minimize leapfrog development beyond the jurisdictions of the cities and villages.
- 1.1.6 The new Lincoln County Land Use Plan and Zoning Regulations should work to make the review and approval process more expedient.
- 1.1.7 The cost of required improvements, both on-site and off-site, to a subdivision that exclusively serve the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- 1.1.8 Examine zoning and subdivision regulations that promote efficient use of the land, while avoiding land use conflicts.
- 1.1.9 Encourage the development of vacant lands located near cities and villages by providing regulatory incentives that promote appropriate land uses.
- 1.1.10 Lincoln County should examine and identify possible options for implementing a minimalist approach to building permits within the County's jurisdiction.

### Agricultural Land Uses

#### Goal 1.2

Agriculture in all forms is an economic mainstay of Lincoln County and needs to be protected and encouraged to continue; however, specific types of agriculture may require special consideration prior to creation or expansion.

#### Agricultural Policies and Strategies

- 1.2.1 Lincoln County should allow agricultural production throughout the county; except where there may be potential conflicts with other policies of this plan.
- 1.2.2 Livestock production should be encouraged in Lincoln County provided environmental conditions are appropriate.
- 1.2.3 Livestock operations may be required to meet specific safeguards to protect the environment.
- 1.2.4 Large confined livestock operations in Lincoln County may need to be regulated, in conjunction with Nebraska Department of Environment Quality to ensure compliance with construction and operation regulations, permits, and environmental regulations.
- 1.2.5 New livestock operations should be located in areas where their impact on neighboring land uses may be minimal.
- 1.2.6 Regulations should be established and implemented that create setback and buffer requirements to minimize the impacts of solid, liquid, and gas emissions from livestock operations.
- 1.2.7 Establish adequate separation distances between livestock and residential uses. Under this policy, avoid locating new livestock operations next to communities and/or residential developments. In addition, provide adequate separation distances between residences and livestock operations that allow for potential expansion of livestock operations.
- 1.2.8 Non-agricultural development within agricultural areas should be allowed only in specifically designated areas where the impact on agriculture is minimal.
- 1.2.9 Non-agricultural development within the county may be limited based upon certain soil and environmental conditions.
- 1.2.10 Criteria should be developed to designate areas of Lincoln County as "Prime Farmland". Special consideration for preserving these areas through special land use controls and practices should assist in protecting these lands for traditional agricultural purposes.

- 1.2.11 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements, densities and separation distances between residential and agricultural uses.
- 1.2.12 Protect the quality of groundwater in agricultural areas of Lincoln County.
- 1.2.13 Work with livestock producers on a continual basis in evaluating protections and regulations.

### Commercial Land Uses

#### Goal 1.3

Commercial uses are a key to the economic vitality of Lincoln County, this includes areas outside of the municipalities, especially along the major transportation routes that cross the county.

#### Commercial Policies and Strategies

- 1.3.1 Encourage the location and clustering of commercial uses at major transportation intersections.
- 1.3.2 Utilize frontage roads within clustered commercial centers when locating along major roads/highways.
- 1.3.3 Commercial uses should be required to provide their own adequate water supply without negatively impacting existing neighboring properties.
- 1.3.4 Landscaping and architectural standards for all new commercial construction and expansion to existing operations should be implemented.
- 1.3.5 Discourage the construction of “strip” commercial developments in rural areas of the county.
- 1.3.6 Lincoln County should examine and identify possible options for implementing a minimalist approach to building permits within the County’s jurisdiction.

### Industrial Land Uses

#### Goal 1.4

The Union Pacific Railroad and the Gerald Gentleman Power Plant are a foundation for future industrial development; these uses should continue to have a prominent place in Lincoln County.

#### Industrial Development Policies and Strategies

- 1.4.1 Work with Union Pacific to identify strategies for spur lines/sidetracks that will work with their railroad systems in Lincoln County, while providing rail access to future industrial uses
- 1.4.2 Protect Gerald Gentleman Power Plant from encroachment of incompatible land uses is critical.
- 1.4.3 Protect Bailey Yard from encroachment of incompatible land uses is critical.
- 1.4.4 Industrial development not utilizing rail transport should be discouraged from locating next to a railroad right-of-way unless locating within the designated “hot zone” of the Union Pacific Mainline.
- 1.4.5 Lincoln County should examine and identify possible options for implementing a minimalist approach to building permits within the County’s jurisdiction.

#### Goal 1.5

Lincoln County should strive to identify and develop new industrial sites near the existing communities, especially along major transportation routes that cross the county.

#### Industrial Development Policies and Strategies

- 1.5.1 Lincoln County should identify new industrial sites within the county where industrial development can be successfully marketed.
- 1.5.2 Heavy industrial uses with a high water and/or waste disposal requirement should be encouraged to locate or relocate only in or immediately adjacent to urban areas where all required services are available.
- 1.5.3 Heavy industrial sites should be identified and protected from encroachment of other urban uses pending acquisition and development.
- 1.5.4 Industrial areas located outside community’s extraterritorial jurisdiction should be compatible with the industrial development goal and should be located where adequate services, including major utility lines, electric power substations and transmission lines, rail, sanitary sewer and water can be provided, and where appropriate, gas lines are available.
- 1.5.5 Industrial uses should be located so that an adequate buffer space is provided between incompatible land uses.

- 1.5.6 The County should develop appropriate performance, design and specification standards and requirements for all existing and future industrial uses to guide their location or relocation in the County.
- 1.5.7 Industrial development not utilizing rail transport should be encouraged to locate next railroad rights-of-way including the designated “hot zone” of the Union Pacific Mainline.
- 1.5.8 The County should encourage industrial development that bases its products on renewable and indigenous raw materials.
- 1.5.9 The County should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.

## Residential Land Uses

### Goal 1.6

Residential uses in the rural portions of Lincoln County should be allowed under specific criteria and without creating incompatibilities with other uses.

### Residential Land Use Policies and Strategies

- 1.6.1 Residential developments should be separated from more intensive uses, such as agriculture, industrial, and commercial development, by the use of setbacks, buffer zones, or impact easements.
- 1.6.2 Residential development within Lincoln County may require various density levels within the county.
- 1.6.3 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.
- 1.6.4 Utilize informational tools such as slopes, soil types, floodplain, road and bridge development and maintenance plans, when identifying areas for residential development.
- 1.6.5 Develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- 1.6.6 Support housing options for all incomes and physical capabilities of Lincoln County's residents.
- 1.6.7 New residential developments should include a subdivision agreement, which provides for the maintenance of common areas, easements, groundwater, use of plant materials and drainage.
- 1.6.8 Work with housing groups, both public and private to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.
- 1.6.9 Encourage new residential development to locate near urban centers or areas identified for higher density growth, especially when direct access to existing, hard-surfaced roads or highways can be accomplished.
- 1.6.10 Establish zoning and subdivision design standards that require buffers, and screening standards and functional usable green space, for new developments.
- 1.6.11 All proposed rural area developments should be based on reasonable expectations and no large-scale development should be approved without:
  - 1) The submission and approval of a layout and design concept, with provision for the staging and servicing of all phases of the development;
  - 2) The approval of all federal and state agencies relative in any applicable health, safety and environmental controls; and
  - 3) An adequate demonstration of the financial capacity (escrows, performance bonds, etc.) and responsibility of the applicants to complete the development and provide for operation and maintenance services.
  - 4) Should be appropriately, if not uniquely, suited to the area or site proposed for development;
  - 5) Should not be located in any natural hazard area, such as a floodplain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or sub-surface sewage disposal, if relevant;
  - 6) Should be furnished with adequate access – when possible a minimum of two entrances and exits.
- 1.6.12 Examine implementation of a planned unit development (PUD) concept which provides a viable alternative to conventional urban development patterns, while providing a means to encourage creative yet responsible/sensitive developments.
- 1.6.13 Lincoln County should review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Land Use Map or the goals and policies of the Plan.
- 1.6.14 Lincoln County should examine and identify possible options for implementing a minimalist approach to building permits within the County's jurisdiction.



## COUNTY LAND USE MANAGEMENT POLICY (CLUMP)

### Purpose of CLUMP

The purpose of the CLUMP system is to develop a broad policy that acknowledges existing land use patterns, existing and future market demands, and manages these factors in relation to one another. CLUMP establishes a long-range management policy that provides guidance for future development.

### CLUMP Process

CLUMP was devised to identify and examine existing development trends within Lincoln County. The CLUMP process includes a review of two critical elements of the existing land use fabric within the County; which are:

- Existing Land Use patterns and locations (see Figure \*\*), and
- Areas where development will likely move towards during the planning period.

CLUMP balances the demand for urban and non-urban development with the preservation and conservation of agriculture and the fiscal responsibilities to provide services either at the County or the municipal level. CLUMP utilizes principles found within the “Smart Growth” movement. According to the Urban Land Institute’s publication **Smart Growth: Myth or Fact**, a *major myth* is that **“Smart growth is a code word for no growth”**. However, as the ULI points out, a *major fact* is that **“Smart growth recognizes that growth and development are both inevitable and beneficial”**.

*“The goal of smart growth is not “no growth” or even slow growth. Rather, the goal is sensible growth that balances our need for jobs and economic development with our desire to save our natural environment”*

Parris Glendening, Governor State of Maryland

The development of CLUMP was premised on the belief that development pressures and demands exist and that the best approach is to acknowledge and accommodate these pressures through diligent planning. However, these pressures must be managed and channeled to areas that are in the process of developing, or areas that can accommodate this development over the long term.

### CLUMP Concept

The CLUMP concept centers on four policy areas. These areas are:

- Urban Transition,
- Rural Acreage,
- Agricultural, and
- Conservation

These four policy areas are indicated on Figure 29A – 29D of this document. These areas generally identify different levels of development based upon proximity to existing urban centers or smaller developments; proximity to major transportation routes; existing land use densities; and potential land uses to be allowed in the future. The intent is to concentrate each of the different policy considerations into areas based upon these factors.

Intense development (major commercial centers, densely populated subdivisions, etc.) should be encouraged to locate within or adjacent to the existing communities of Lincoln County. Ultimately, the CLUMP concept is to encourage growth and development within the unincorporated areas of Lincoln County using a well-considered management approach.

## **Policy Areas**

### **Urban Transition Policy Area**

The Urban Transition Policy Area is intended to accommodate the following policies:

- Higher density development generally near urbanized areas /communities,
- Located along major transportation routes within the county, especially the interchanges of Interstate 80,
- Location of higher intensity uses, and
- Potential growth areas adjacent to the smaller communities.

The Urban Transition Policy Areas are generally located throughout Lincoln County. The locations are as follows:

- West side of U.S. Highway 83 from the extraterritorial jurisdiction of North Platte to an area around Lake Maloney,
- Interstate 80 interchange 158,
- Interstate 80 interchange 164,
- Interstate 80 interchange 190,
- Interstate 80 interchange 199,
- An area south of U.S. Highway 30 and the North Platte River between Sutherland and Hershey, and
- The area around the western edge of Bailey Yard to Hershey.

The proposed land uses for the Urban Transition policy areas are:

- Industrial,
- Commercial,
- Urban Residential,
- Rural Residential,
- Public, and
- Parks / Recreation

When making future land use and zoning decisions, the policy requires any of these use types to be located within an Urban Transition policy area. These areas, as well as the area within the extraterritorial jurisdictions of the communities should allow for ample development opportunities while allowing for a controlled growth policy. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

### **Residential Acreage Policy Area**

The Residential Acreage policy area is intended to accommodate the following policies:

- Less dense types of developments generally within or near rural areas of the County that have already developed at a density of more than four residential dwelling units per section,
- Near the smaller communities of the County.
- Near or along major transportation routes

The Residential Acreage policy areas are approximately located:

- North of the North Platte extraterritorial jurisdiction along U.S. Highway 83 and Nebraska Highway 97,
- South of Interstate 80 to the NPPD Canal between Hershey and Lake Maloney,
- South of North Platte along U.S. Highway 83 approximately six miles, and
- Southeast of Hershey, north of Interstate 80.

FIGURE 29A: LINCOLN COUNTY CLUMP MAP

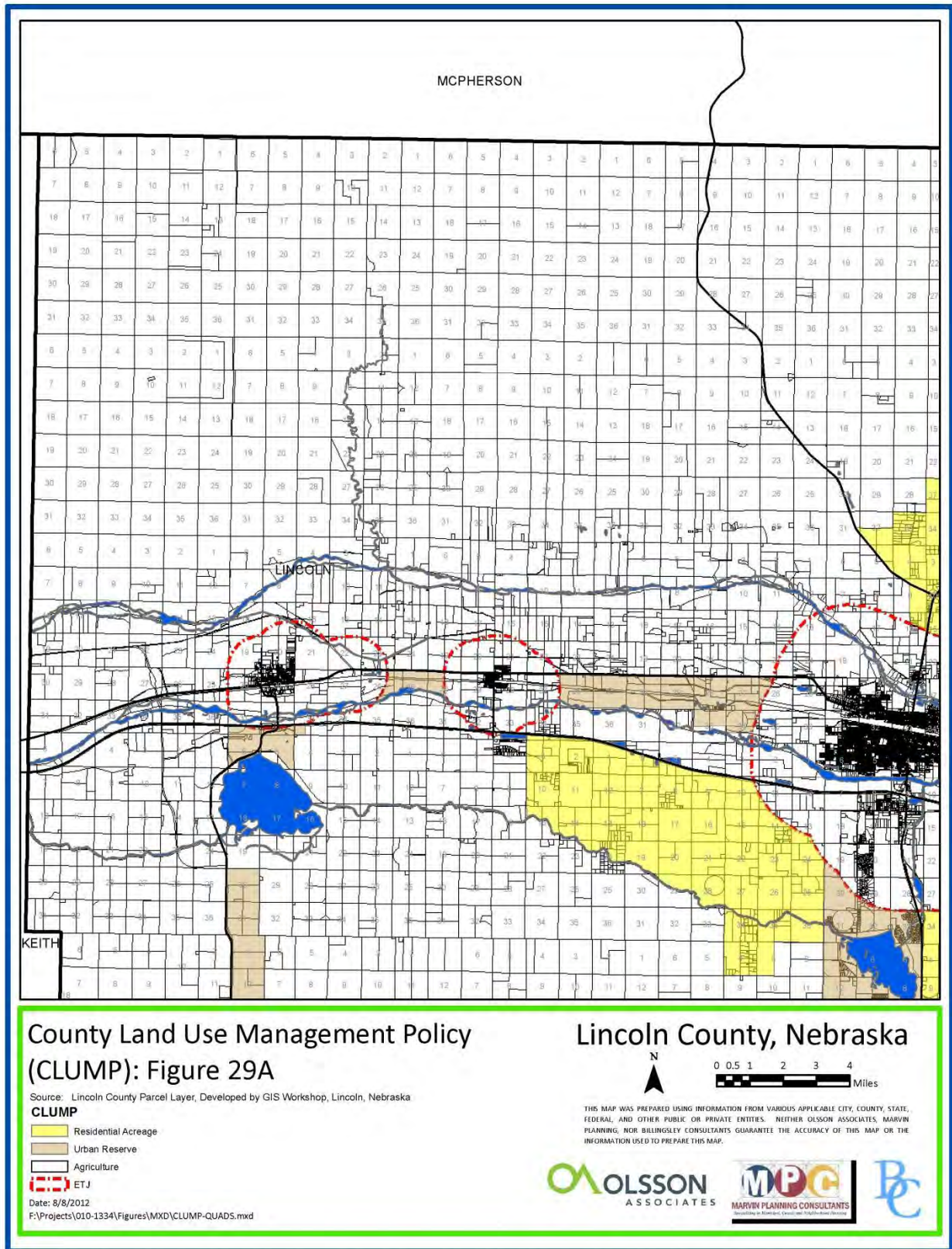




FIGURE 29B: LINCOLN COUNTY CLUMP MAP

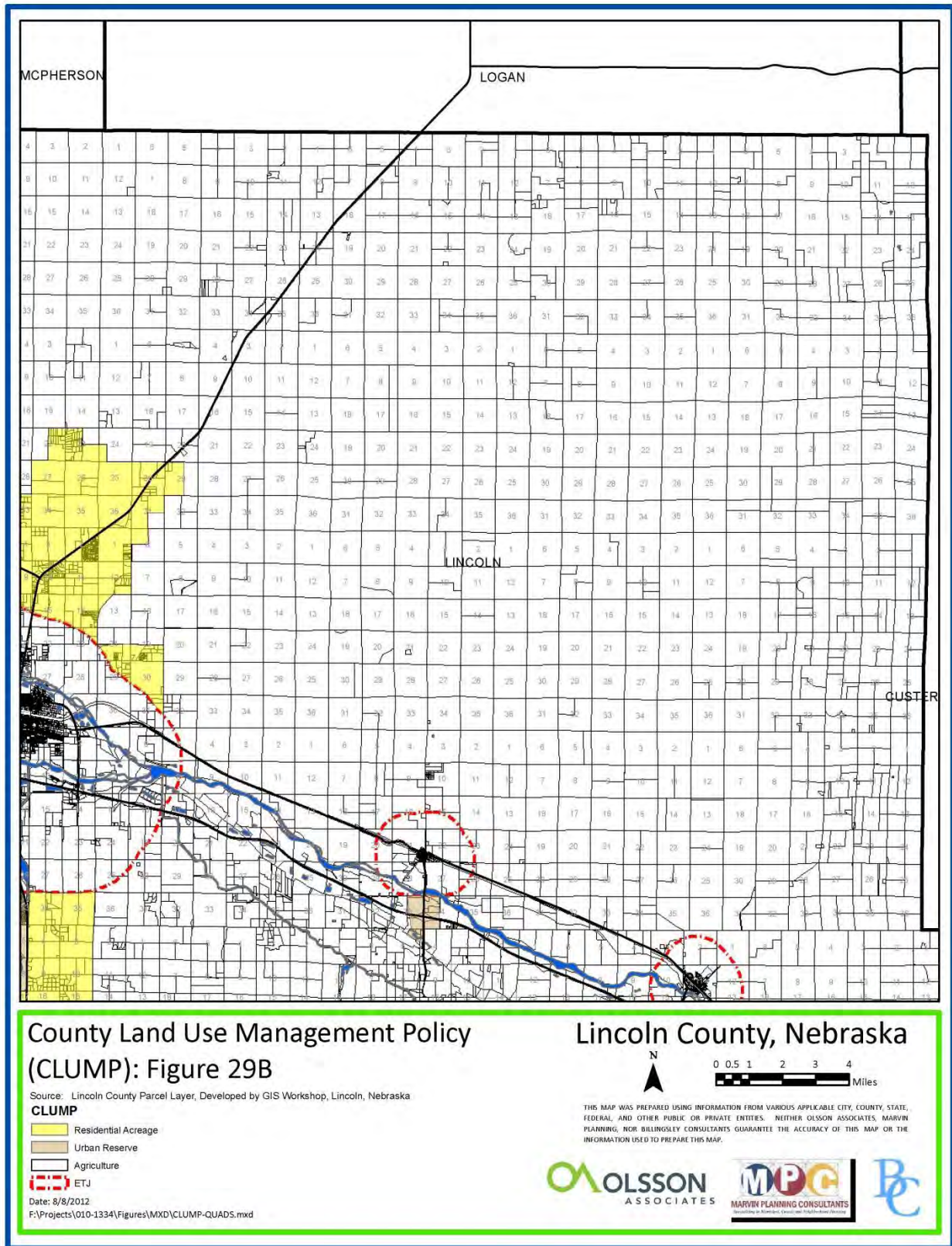




FIGURE 29C: LINCOLN COUNTY CLUMP MAP

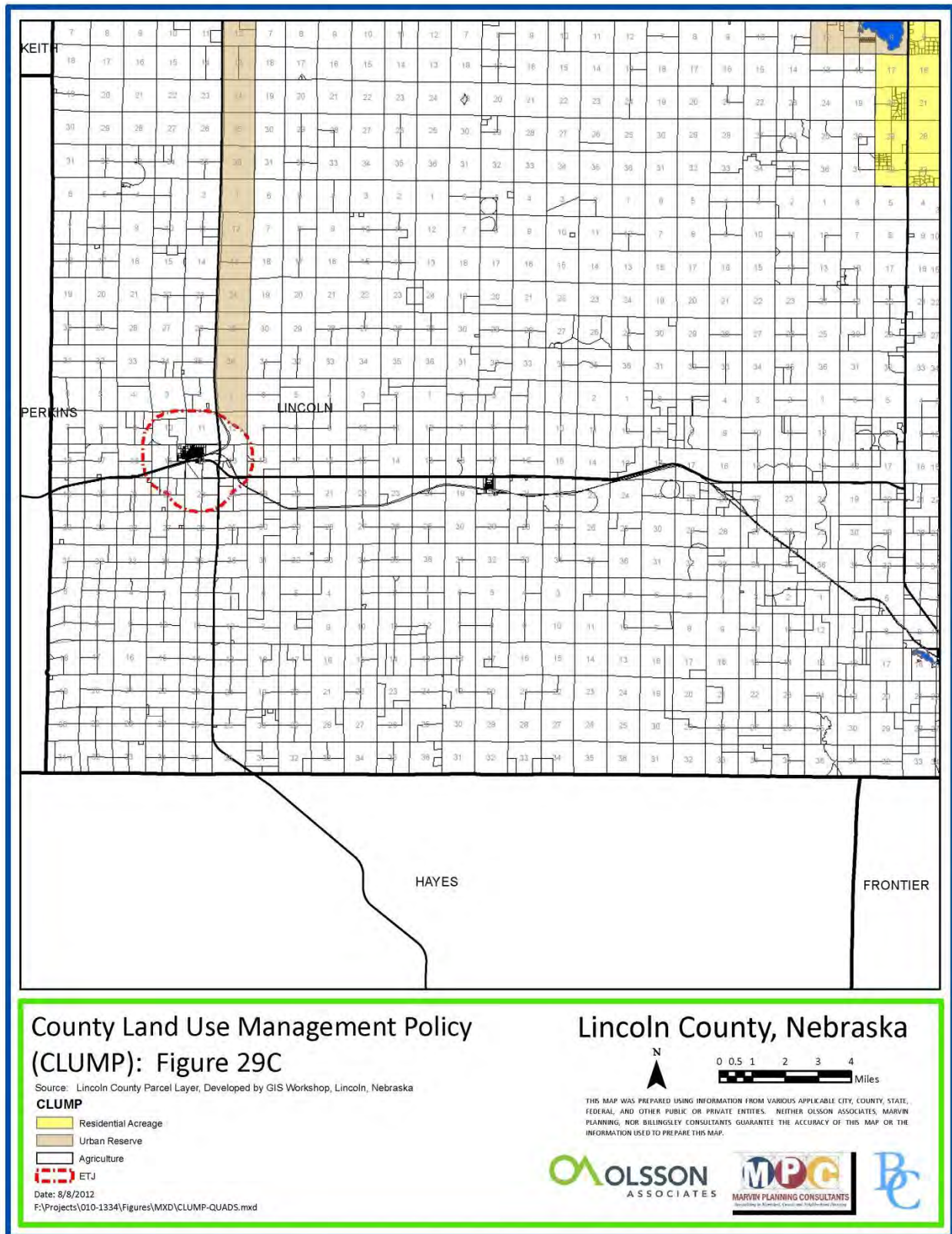
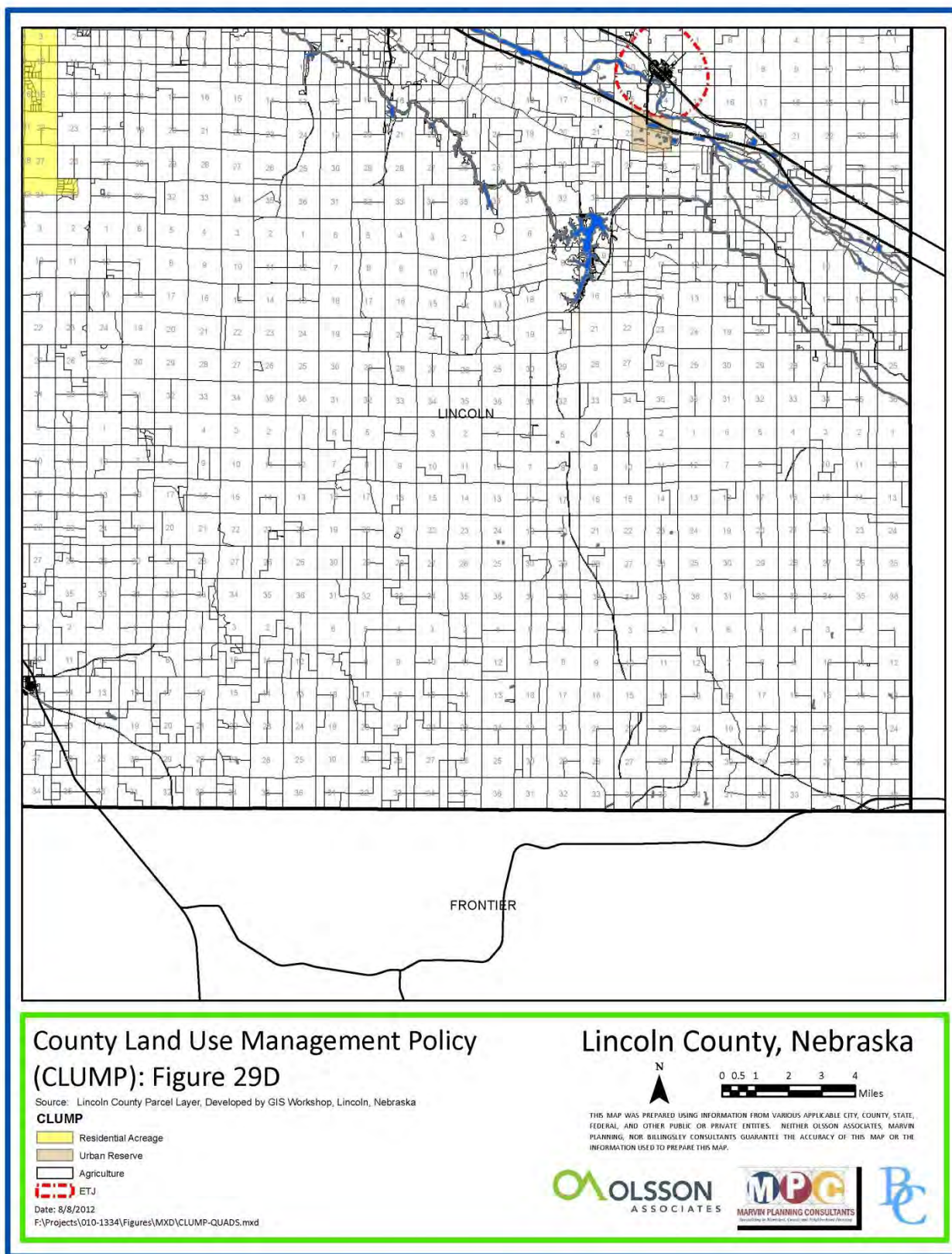


FIGURE 29D: LINCOLN COUNTY CLUMP MAP



The proposed land uses for the Residential Acreage policy areas are:

- Rural Residential,
- Transitional Agriculture,
- Some small commercial uses,
- Mixture of Agriculture and agri-businesses,
- Public, and
- Parks / Recreation.

When making future land use and zoning decisions, the policy requires any of these use types to be located within a Residential Acreage policy area unless overlap uses are allowed in another policy area. Future development, especially the smaller commercial uses and rural residential should be designed in ways to minimize impact on surrounding uses (i.e. cluster development, development away from environmentally sensitive conditions). One key factor determining the Residential Acreage locations was based upon the density of existing residential development. Due to the sensitivity of the soils regarding percolation, and flooding hazard and slopes, any land use and zoning changes to the maps must consider the potential impacts on the soils and other natural resources and the impact on adjacent properties. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

#### ***Agriculture Policy Area***

The Agriculture policy area is intended to accommodate the following policies:

- The preservation of agricultural uses,
- Low density residential development, primarily farmsteads and residences connected to an existing farming operation.

The Agriculture policy area is the remaining portions of Lincoln County not included in the Urban Transition, Conservation or Rural Acreage areas.

The proposed land uses for the Agriculture policy areas are:

- General Agriculture,
- Transitional Agriculture,
- Mixture of Agriculture and agri-businesses,
- Public, and
- Parks / Recreation

When making future land use and zoning decisions, the policy would allow only these use types to be located within an Agriculture policy area. These areas have been identified based upon their lack of development and the ability to preserve the agricultural base of Lincoln County. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

#### ***Conservation Policy Area***

The Conservation policy area is intended to accommodate the following policies:

- The preservation and conservation of major waterways in Lincoln County,
- Protect existing floodplains and floodways from future contamination



The Conservation policy area is located along the North and South Platte Rivers and the Platte River that pass through Lincoln County. In addition, this policy area is incorporated around the existing State and Federal lands for recreation, wildlife and historical areas within Lincoln County.

The proposed land uses for the Agriculture policy areas are:

- General Agriculture,
- Transitional Agriculture,
- Mixture of Agriculture and agri-businesses,
- Limited amounts of Residential Estates (primarily where residences and subdivisions were platted at the adoption of this document),
- Conservation areas,
- Public, and
- Parks / Recreation

When making future land use and zoning decisions, the policy would allow only these use types to be located within a Conservation policy area. However, as uses are reviewed and allowed within these areas, there needs to be caution so that the potential for contamination, erosion, and deterioration of existing natural resources will be minimal or non-existent.

## **FUTURE LAND USE**

Based upon the land use concepts, the Future Land Use Plan for Lincoln County, Nebraska envisions land use categories to accommodate the expansion of existing and future development uses of the land. As described below, these land use areas are:

- |  |   |
|--|---|
| ▪ <b>Agricultural Protection</b>         | ▪ <b>Industrial</b>                           |
| ▪ <b>Transitional Agricultural</b>       | ▪ <b>Public</b>                               |
| ▪ <b>Residential/Residential Estates</b> | ▪ <b>Natural Resources Protection Overlay</b> |
| ▪ <b>Commercial</b>                      |   |

The basic guiding principle for this Plan is the preservation and protection of existing land uses and the environment in the County. This includes the protection of the residentially developed areas, while encouraging economic expansion in both the agricultural and non-agricultural sectors of the local economy. This expansion would occur through development of new and/or expanded land uses compatible with the existing uses, environmentally acceptable, and respects and supports the quality of life desired by the residents of Lincoln County.



## Agricultural Protection Land Use Category

### General Purpose

The future land use lying in the rural portions of Lincoln County should continue to be predominately agricultural production.

### Typical uses

1. Crop production, including grazing lands
2. Livestock production, including grazing and pasturing (special review and limitations should be required for larger confined feeding operations)
3. Private Grain storage
4. Commercial Grain Storage
5. Manure/fertilizer applications
6. Public recreational, wildlife and historical areas
7. Residential structures in coordination with farming operations
8. Renewable energy equipment
9. Tourism activities such as: hunting preserves, fishing, etc.



### Potential issues to consider

1. Valentine soils
2. Slopes
3. Flooding hazard
4. Separation of incompatible uses such as residential and livestock
5. Proximity to more urban areas
6. Minimum residential densities, especially acreages not associated with a farming operation
7. Minimum lot sizes typical of an agricultural area
8. Residential dwellings should take access from an improved county road or highway
9. Groundwater contamination
10. Wetlands
11. Uses requiring heavy equipment and semi-trailers should be located in close proximity to major transportation routes



### Buildable lot policies

1. Residential dwellings on 10.01 acres or more should be permitted with minimal zoning review
2. Residential dwellings on less than 10.01 acres should be reviewed by both the planning commission and County Board
3. Other uses should be on a minimum area of 10 acres within these areas

### Residential Density policies

1. Residential dwellings should be limited to no more than two dwelling units per ¼ section of ground
2. Densities may be increased to four dwelling units per ¼ section provided the applications are reviewed by the planning commission and County Board and specific criteria are established for access, water and sanitary sewer systems

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. When constructing residential dwellings in the same ¼ section, consideration should be given to the number of access points along a county road or highway. Joint access points and a common private road should be used whenever possible.

## Transitional Agricultural Land Use Category

### General Purpose

Transitional Agricultural areas are intended to protect existing crop production in the County; while providing an incentive area for more dense residential uses, as opposed to the Agricultural Use areas. These areas are also typically a buffer between the Agricultural, Rural Estates, major transportation corridors, and the extraterritorial jurisdictions of the communities within Lincoln County.

### Typical uses

1. Crop production
2. Private Grain storage
3. Commercial Grain Storage
4. Pasturing of livestock
5. Small groupings of acreages with a limited density
6. Manure/fertilizer applications
7. Public recreational, wildlife and historical areas
8. Residential structures in coordination with farming operations
9. Tourism activities such as: hunting preserves, fishing, etc.
10. Renewable energy equipment



### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Proximity to more urban areas
6. Minimum residential densities, especially acreages not associated with a farming operation
7. Minimum lot sizes typical of an agricultural area
8. Groundwater contamination
9. Wetlands
10. Residential dwellings should take access from an improved county road or highway
11. Uses requiring heavy equipment and semi-trailers should be located in close proximity to major transportation routes



### Buildable lot policies

1. Residential dwellings on 5.0 acres or more should be permitted with minimal zoning review
2. Residential dwellings on less than 5 acres should be reviewed by both the planning commission and County Board
3. Other uses should be on a minimum area of 5 acres within these areas

### Residential Density policies

1. Residential dwellings should be limited to no more than four dwelling units per  $\frac{1}{4}$  section of ground
2. Densities may be increased to six dwelling units per  $\frac{1}{4}$  section provided the applications are reviewed by the planning commission and County Board and specific criteria are established for access, water and sanitary sewer systems

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. When constructing residential dwellings in the same  $\frac{1}{4}$  section, consideration should be given to the number of access points along a county road or highway. Joint access points and a common private road should be used whenever possible.

## Rural Estates Land Use Category

### General Purpose

The Rural Estates Land Use Category is intended to accommodate residential development on a limited basis. Specific densities and locations have been established in order to define where and the quantity of dwellings outside of the municipal jurisdictions.

### Typical uses

1. Single-family residential dwelling units
2. Accessory use associated with single-family residential dwellings
3. Community centers
4. Public recreational, wildlife and historical areas
5. Renewable energy equipment
6. Community lakes including private and publicly owned and operated



### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Using conservation development concepts/cluster developments whenever possible
6. Proximity to more urban areas
7. Groundwater contamination
8. Wetlands
9. Development should take access from an improved county road or highway



Source: downloadtheordinance.com

### Buildable lot policies

1. Minimum lot requirement in the Rural Estates District should be a minimum of 3 acres.
2. Larger lot sizes may be necessary in order to accommodate specific soil and/or other environmental conditions
3. Other uses should be on a minimum area of 5 acres within these areas

### Residential Density policies

1. The designated density for these areas should be one dwelling unit per 20 acres of ground or eight dwelling units per  $\frac{1}{4}$  section of ground.
2. When a developer proposes a development that meets identified criteria such as adjacent to paved roads or highways; has a centralized water and sanitary sewer system constructed (including connection to a municipal or other public system); and others as identified, the density may be doubled to 16 dwelling units per  $\frac{1}{4}$  section of ground and the minimum lot size may be as small as one acre.

### Development policies to consider

1. When constructing residential dwellings in the same  $\frac{1}{4}$  section, consideration should be given to the number of access points along a county road or highway. Joint access points and a common private road should be used whenever possible.



## Urban Residential Land Use Category

### General Purpose

The Urban Residential Land Use Category is intended to accommodate residential development on a basis similar to what is typically found in an urban setting. An example of this in Lincoln County is the Lake Maloney area.

### Typical uses

1. Single-family residential dwelling units
2. Duplex dwelling units
3. Townhouse dwellings
4. Condominiums
5. Accessory use associated with single-family residential dwellings
6. Community centers
7. Public recreational, wildlife and historical areas
8. Renewable energy equipment
9. Community lakes including private and publicly owned and operated



### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Use of a centralized sanitary sewer system for the development
6. Using conservation development concepts/cluster developments whenever possible
7. Proximity to more urban areas
8. Developments should take access from a state or federal highway
9. Groundwater contamination
10. Wetlands



Source: [downloadtheordinance.org](http://downloadtheordinance.org)

### Buildable lot policies

1. Minimum lot requirement in the Urban Residential District should be a minimum of 8,000 square feet with centralized water and/or sanitary sewer.
2. Larger lot sizes may be necessary in order to accommodate specific soil and/or other environmental conditions
3. Other uses should be on a minimum area of 5 acres within these areas

### Residential Density policies

1. The designated density for these areas should be one to three dwelling units per acre of ground.

### Development policies to consider

1. All interior roads should meet all county engineering standards



## Commercial Land Use Category

### General Purpose

The Commercial Land Use Category is intended to accommodate commercial development within Lincoln County.

### Typical uses

1. Commercial and retail establishments especially:
  - a. Highway oriented businesses
  - b. Water support businesses
  - c. Agri-businesses
  - d. Restaurants and bars
2. Community centers
3. Tourist businesses
4. Public and private recreational, wildlife and historical areas
5. Renewable energy equipment

### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Use of a centralized sanitary sewer system for the development
6. Proximity to more urban areas
7. Developments should take access from a state or federal highway
8. Groundwater contamination
9. Wetlands



### Buildable lot policies

1. Minimum lot requirement in the Commercial Land Use Category should range from 10,000 square feet or more depending on company needs, soil conditions as well as other environmental conditions.

## Industrial Land Use Category

### General Purpose

The Industrial Land Use Category is intended to accommodate manufacturing and other industrial development within Lincoln County.

### Typical uses

1. Industrial and manufacturing establishments
2. Renewable energy equipment
3. Railroad oriented companies
4. Ag-processing facilities
5. Renewable energy systems
6. Energy related companies

### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Use of a centralized sanitary sewer system for the development
6. Developments should take access from a state or federal highway
7. Groundwater contamination
8. Wetlands



### Buildable lot policies

1. Minimum lot requirement in the Industrial Land Use Category should range from 10,000 square feet or more depending on company needs, soil conditions as well as other environmental conditions.

## Public Land Use Category

### General Purpose

The Public Land Use Category is intended to accommodate the needs of the different public entities in the county including NPPD, the county, municipalities, state and federal governments.

### Typical uses

1. Facilities accommodating NPPD and governmental entities
2. Renewable energy systems



### Potential issues to consider

1. Locations near the extraterritorial jurisdictions of municipalities of the county
2. Valentine soils
3. Slopes
4. Flooding hazard
5. Use of a centralized sanitary sewer system for the development
6. Developments should take access from a state or federal highway
7. Groundwater contamination
8. Wetlands



## Park and Recreation Land Use Category

### ***General Purpose***

The Park and Recreation Land Use Category is intended to simply recognize major parks and recreational areas within Lincoln County.



FIGURE 30A: FUTURE LAND USE

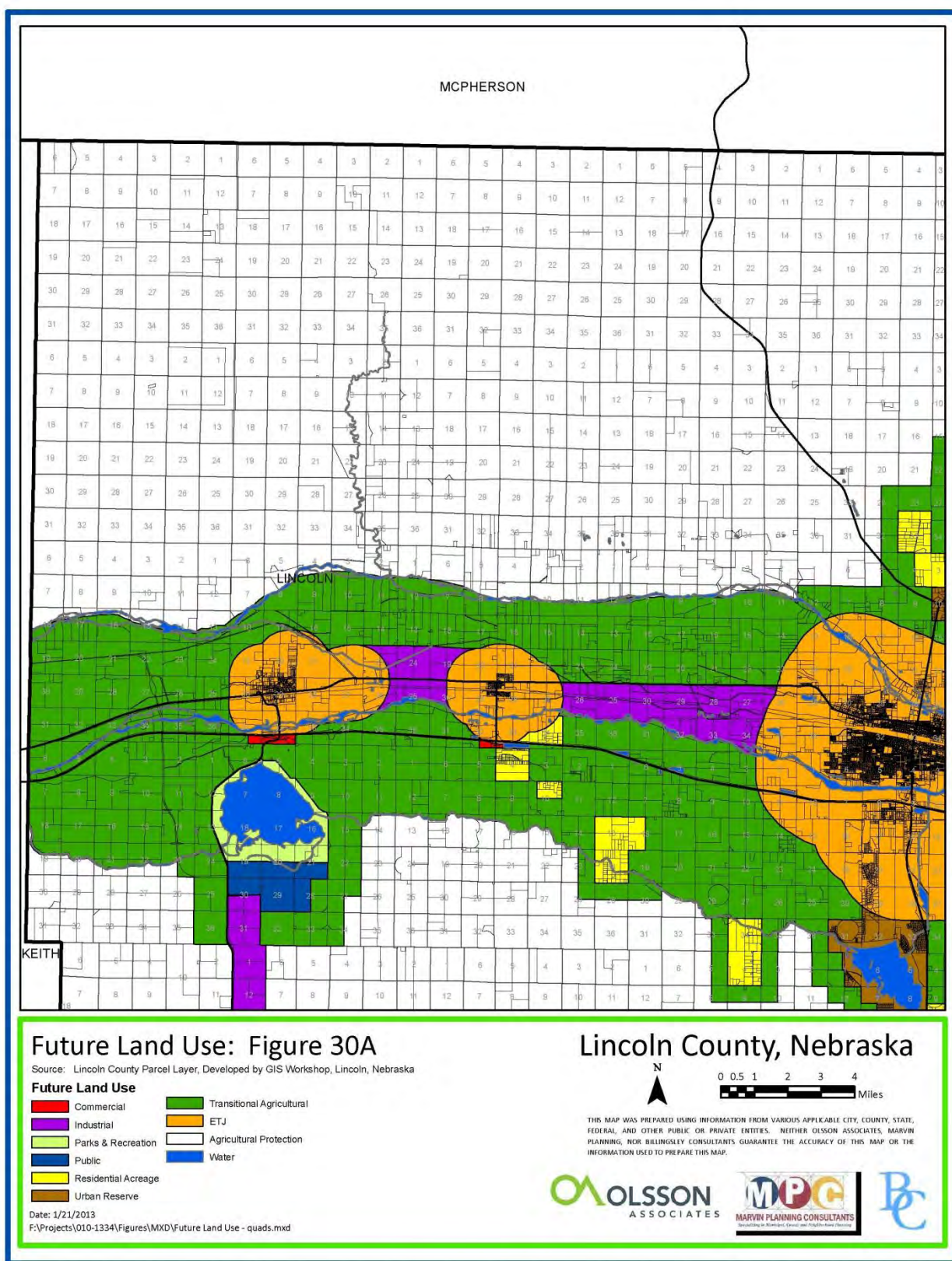


FIGURE 30B: FUTURE LAND USE

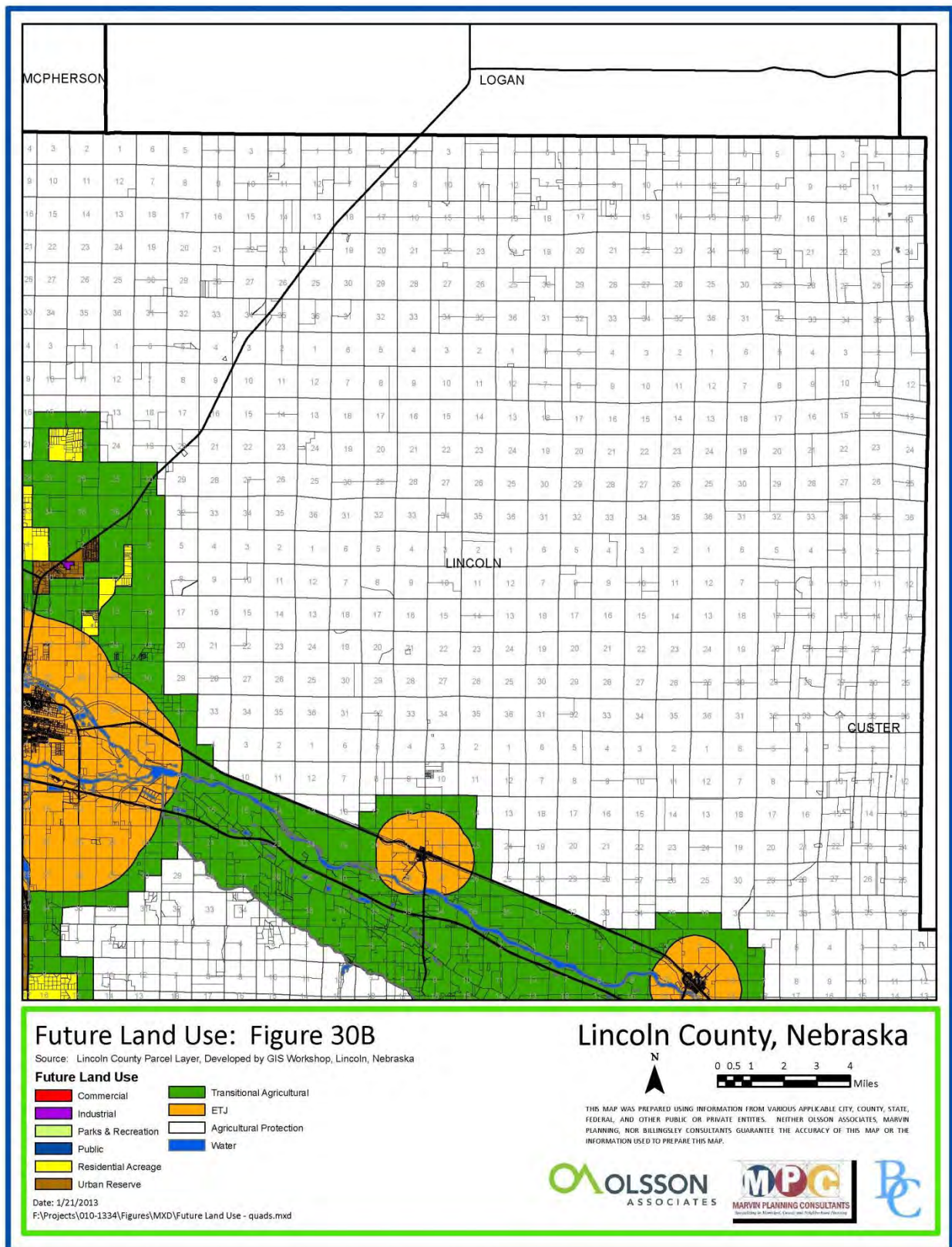




FIGURE 30C: FUTURE LAND USE

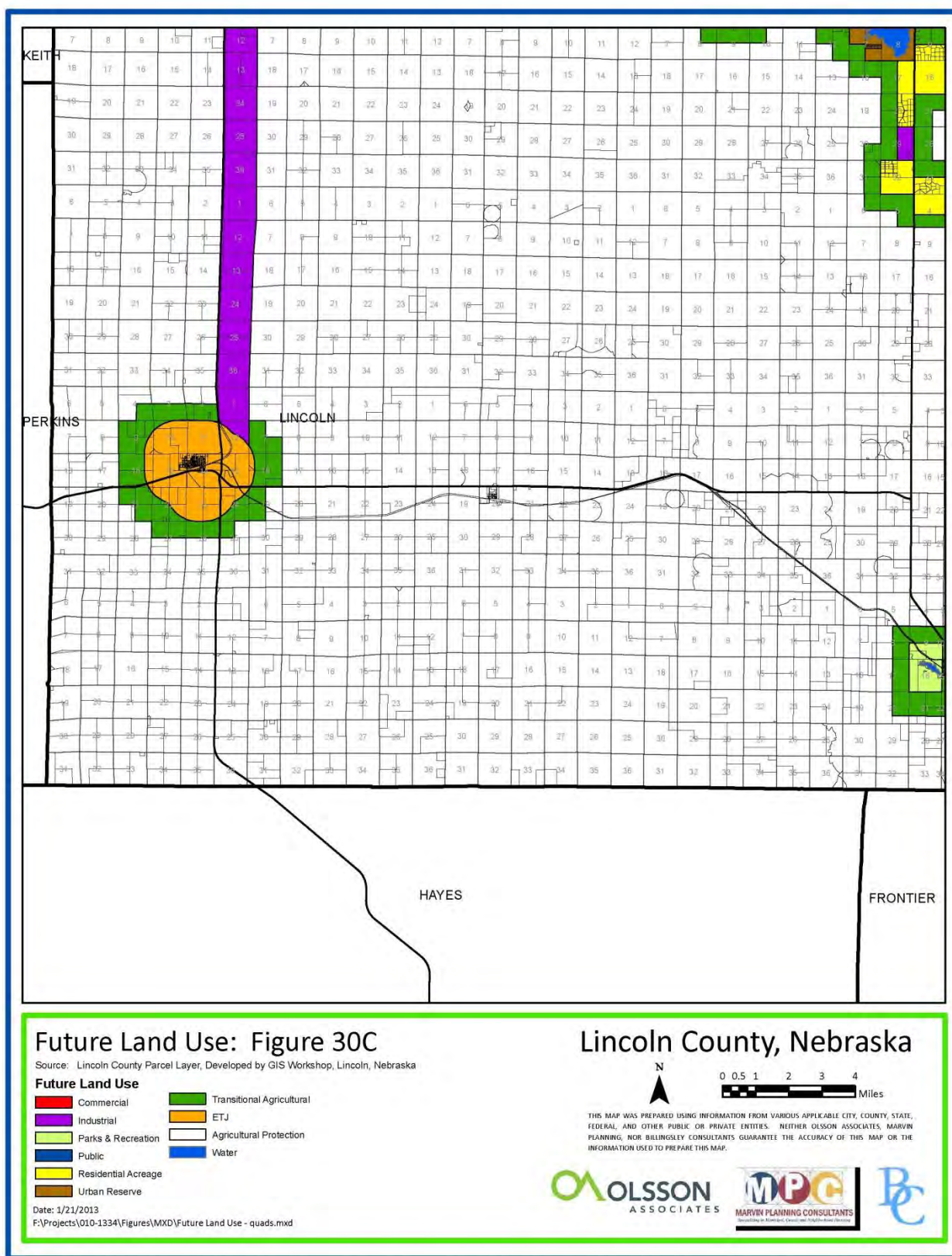
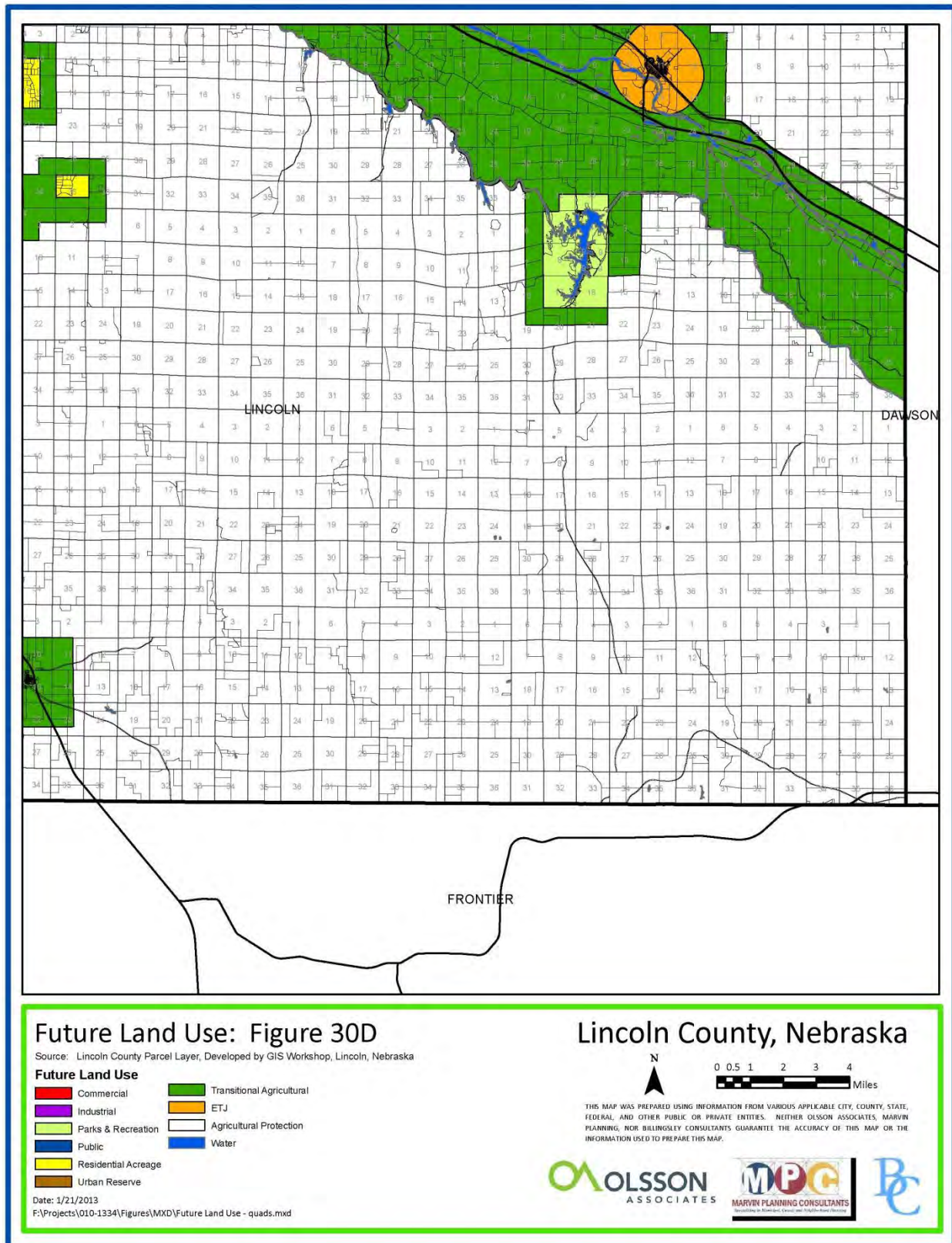


FIGURE 30D: FUTURE LAND USE





## LAND USE SUMMARY

Utilization of the Future Land Use Plan as a guide for future land development within Lincoln County will result in the protection of existing land uses throughout the County's jurisdiction, as well as protection of the citizens residing in or near the communities of the County. Adherence to the land use policies outlined will assist the County in avoiding conflicts between incompatible land uses. The concept of lessening the future impact upon the public infrastructure (roads) and tax base in the County will assist in preserving vital tax dollars and allowing for fiscally responsible developments in the County for years to come.

The Future Land Use Plan represents a generalized "County-wide" view of where future development should be. It is important to utilize the graphic data provided in the Environmental Chapter of this Plan and the CLUMP policies and map in conjunction with the Future Land Use Plan Map, in order to properly locate future uses. Furthermore, the need for on-site investigation will be necessary, especially when larger land use developments are scheduled for the rural areas of the County.

The information provided within this Comprehensive Plan, including the Future Land Use Plan Map, is meant to be a guide for the future development of the County, not a static document that serves to hinder development within the County. It is important, however, that references be made to the information provided within this document prior to making decisions about future land uses in Lincoln County, Nebraska.

## TRANSPORTATION SYSTEM PLAN

### Introduction

Transportation networks tie communities 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, and accessibility to all parts of the county. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within the Lincoln County, including major projects that ensure implementation of the Land Use Plan.

### Transportation Planning and Land Use

Land use and transportation create the pattern for future development. An improved or new transportation route generates a greater level of accessibility and determines how adjacent land may 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 use. Thus, commercial land uses are generally located near the center of their market area 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.

## Transportation Goals, Policies and Strategies

### Roads

#### Goal 7.1

Lincoln County should provide a surface transportation system that improves access and circulation for vehicular traffic within the county. The transportation goal of Lincoln County is to develop and support an efficient road system to serve current and future circulation and access needs.

#### Road Policies and Strategies

- 7.1.1 Development in Lincoln County should be guided to safely utilize existing public investment in roads, and programs to reduce road development or maintenance costs.
- 7.1.2 The interaction of existing transportation routes and drainage ways should be studied to determine the need for bridge and road improvements.
- 7.1.3 New development should be reviewed with due consideration to the carrying capacity of the existing road system in the area.
- 7.1.4 Development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.
- 7.1.5 Improve, develop, and maintain well-traveled roads with hard surfacing, when possible.
- 7.1.6 Right-of-way and pavements should be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.
- 7.1.7 Continue working with Nebraska Department of Roads and provide public input on the upgrading of the Interstate, as well as State and Federal highways.
- 7.1.8 Develop land use policies that work strongly with existing and proposed transportation systems and upgrades.
- 7.1.9 All transportation-related decisions should be made in consideration of land use impacts including but not limited to adjacent land use patterns, both existing and planned, and their designated uses and densities.
- 7.1.10 Lincoln County should encourage bicycle and pedestrian traffic as an element of the transportation system by coordinating with the municipalities within the County to develop an integrated system of safe and convenient bicycle and pedestrian ways to complement other modes of transportation.
- 7.1.11 Transportation needs for the disadvantaged, such as the low income, the handicapped, and the elderly, should be considered in the development of a County transportation system and program.
- 7.1.12 Lincoln County should require new development to:
  - 1) Limit access points on highways designated as arterials when alternative access points are feasible.
  - 2) Minimize direct access points onto arterial right-of-ways by encouraging the utilization of common driveways.
  - 3) New development should not be located along roads officially designated as "Minimum Maintenance"

### Railroad

#### Goal 7.2

Lincoln County should continue to work with Union Pacific Railroad to improve the two transportation systems (roads and railroad), especially where the two systems meet at grade level.

#### Railroad Policies and Strategies

- 7.2.1 Continue to construct grade separations where the county roads and railroad meet at an "at grade" crossing.
- 7.2.2 Work with Union Pacific to identify strategies for spur lines/sidetracks that will work with their railroad systems in Lincoln County, while providing rail access to future industrial uses
- 7.2.3 Protect Bailey Yard from encroachment of incompatible land uses.
- 7.2.4 Industrial development not utilizing rail transport should be encouraged to locate next railroad rights-of-way including the designated "hot zone" of the Union Pacific Mainline.

**Airport****Goal 7.3**

Lincoln County, in conjunction with the City of North Platte, should protect the existing and future investments tied to the Lee Bird Field.

**Airport Policies and Strategies**

- 7.3.1 The County should adopt the Airport Hazard regulations as required by the Unicameral in 2010 and recommended by the Nebraska Department of Aeronautics.
- 7.3.2 Continue to work with the City of North Platte and the airport to increase the number of flights, destinations, and connections available to local residents.
- 7.3.3 Protect the airport from the encroachment of incompatible land uses near the property.

**Transportation Financing Issues**

The primary sources of information utilized in the maintenance and development of the transportation and circulation system are (1) County "One and Six Year Road Plan" and (2) the State of Nebraska "One and Five Year Highway Program." These state and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

The County's "One and Six Year Road Plan" is reviewed and adopted by the local unit of government to address the issues of proposed road and street system improvements and development. Upon approval of these plans by the Board of Public Road Classifications and Standards, the governmental units are eligible to receive revenue from the Nebraska Department of Roads and the State Treasurers Office, which must be allocated to county road improvement projects.

The "One and Five Year Highway Program", developed by the Nebraska Department of Roads, establishes present and future programs for the development and improvement of state and federal highways. The One-Year Program includes highway projects scheduled for immediate implementation, while the Five-Year Program identifies highway projects to be implemented within five years or sooner if scheduled bids and work for one-year projects cannot be awarded and constructed.

**Lincoln County's One- and Six-Year Plan**

Lincoln County's One- and Six-Year Plan is a vital tool that must be used concurrently with the comprehensive development plan. Every Year Lincoln County is required by state law to complete and pass this document in order to distribute funds to various projects throughout the county. For specific details on these projects listed refer the One- and Six-Year Plan filed with the county clerk and held by the highway superintendent. It is recommended that this element of the Comprehensive Plan is revisited every year as the One- and Six-Year Plan is revised. Changes to either document should occur concurrently.

**Nebraska Department of Roads' Improvements**

The Nebraska Department of Roads 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. Lincoln County is in the Department of Road's District 6. Within the next five-years, Lincoln County will see a major allocation of Federal dollars spent. During this period, the State of Nebraska Department of Roads will be Interstate 80 and other highways in the county. One major project that is in the plan is a viaduct at Hershey.

In addition, during the 2012 Construction Program, the State will be resurfacing 6.2 miles of Interstate 80.

Tables 32 and 33 indicate the major paving projects proposed by the Nebraska Department of Roads and Lincoln County during the planning period. These projects are not all inclusive and additional projects may be reviewed by examining the appropriate documents from the respective agency. These projects are also keyed to Figure 31 of this plan.

**TABLE 32: PROPOSED TRANSPORTATION PROJECTS – NEBRASKA DEPARTMENT OF ROADS (1- AND 5- YEAR PLAN)**

**Proposed Projects by the Nebraska Department of Roads**

Project Number	
N1	FY2013 - 2017 Hershey viaduct.
N2	FY2013 - 2017 11.2 miles, Hershey to North Platte, milling and resurfacing.
N3	FY2013 - 2017 6.1 miles, along Nebraska Highway 23, North Junction US 83 west, of resurfacing.
N4	FY2012 9.5 miles, along Nebraska Highway 25, resurfacing from Sutherland South.
N5	FY2013 - 2017 11.9 miles, along US Highway 30 Gothenburg West of resurfacing.
N6	FY2013 - 2017 6.8 miles, along Interstate 80 Sutherland West, of resurfacing.
N7	FY2013 - 2017 6.9 miles, along Interstate 80 Hershey East, of resurfacing.
N8	FY2013 - 2017 13.2 miles of Interstate 80, between North Platte and Maxwell, concrete paving.
N9	FY2012 6.2 miles, US Highway 83 Wellfleet North, of milling and resurfacing.
N10	FY2013 - 2017 2.9 miles, US Highway 83 from Junction R-56F to North Platte, of resurfacing.
N11	FY2013 - 2017 South Platte Bridge repair at North Platte.
N12	FY2012 1.8 miles, South Platte Bridge North, of resurfacing.
N13	FY2013 - 2017 0.6 miles, along US Highway 83 from Philip Street to 1 <sup>st</sup> Street in North Platte, of urban section.
N14	FY2013 - 2017 0.3 miles, along US Highway 83 from 1 <sup>st</sup> Street to 6 <sup>th</sup> Street in North Platte, of urban section.
N15	FY2012 5.3 miles, along US Highway 83 North Platte North, of resurfacing.
N16	FY2013 - 2017 6.8 miles, along US Highway 83 Lincoln County to Logan County line, of resurfacing.

Note these are not an all-inclusive listing of proposed work. These are only the major paving projects currently proposed for the planning period

**TABLE 33: PROPOSED TRANSPORTATION PROJECTS – LINCOLN COUNTY, NEBRASKA (1- AND 6- YEAR PLAN)**

**Proposed Projects by Lincoln County**

Project Number	
L1	FY2011 Murray Avenue – ¾ mile of new access road from Game Trail west to the current Murray Avenue.
L2	FY 2011 Birdwood Viaduct – New viaduct over Birdwood Crossing located 800 feet west of the current Birdwood Crossing. In addition a new alignment for a portion of Front Street east of Hershey.
L3	FY2011 East State Farm Road – replacement of a deficient timber bridge over the Central Nebraska Public Power and Irrigation Districts main canal, located on the north line of Section 27, T13N, R29W.
L4	FY 2012 – 2017 – Bridge replacement over Tri-County Canal Bridge between Sections 8 and 17, T11N, R26W.
L5	FY 2012 – 2017 Front Street – maintenance overlay from the intersection of Pacific Street west 4.89 miles of the intersection of Kovanda Road.
L6	FY 2012 – 2017 Fox Creek Road – Replacing a deficient timber bridge over Fox Creek located on the north line of Section 20, T9N, R28W. Hershey-Dickens Road.
L7	FY 2012 – 2017 Sutherland Road North – Replace bridge over North Platte River located at the common corner of Sections 4, 5, 8, and 9, T11N, R33W
L8	FY 2012 – 2017 Brady South/Banner Road – Bridge replacement project of the steel and concrete bridge over the south channel of the Platte River on the west line of Section 23, T12N, R27W
L9	FY2012 - 2017 East State Farm Road – replacement of a deficient timber bridge over the Central Nebraska Public Power and Irrigation Districts main canal, located on the north line of Section 34, T13N, R29W.
L10	FY 2012 – 2017 Fletcher Road – Project consists of grading and re-building of 2.0 miles of a gravel road from the intersection of Ft. McPherson Road south to Jeffrey Fjords Estates. Located on the west line of Sections 28 and 33, T12N, R27W.
L11	FY 2012 – 2017 Hershey/Dickens Road – Armor coating 21 miles beginning at the intersection of Interstate 80 and Hershey –Dickens Road and running south to the intersection of Hershey-Dickens Road and Nebraska Highway 23.

Note these are not an all-inclusive listing of proposed work. These are only the major paving projects currently proposed for the planning period



FIGURE 31A: FUTURE TRANSPORTATION PLAN

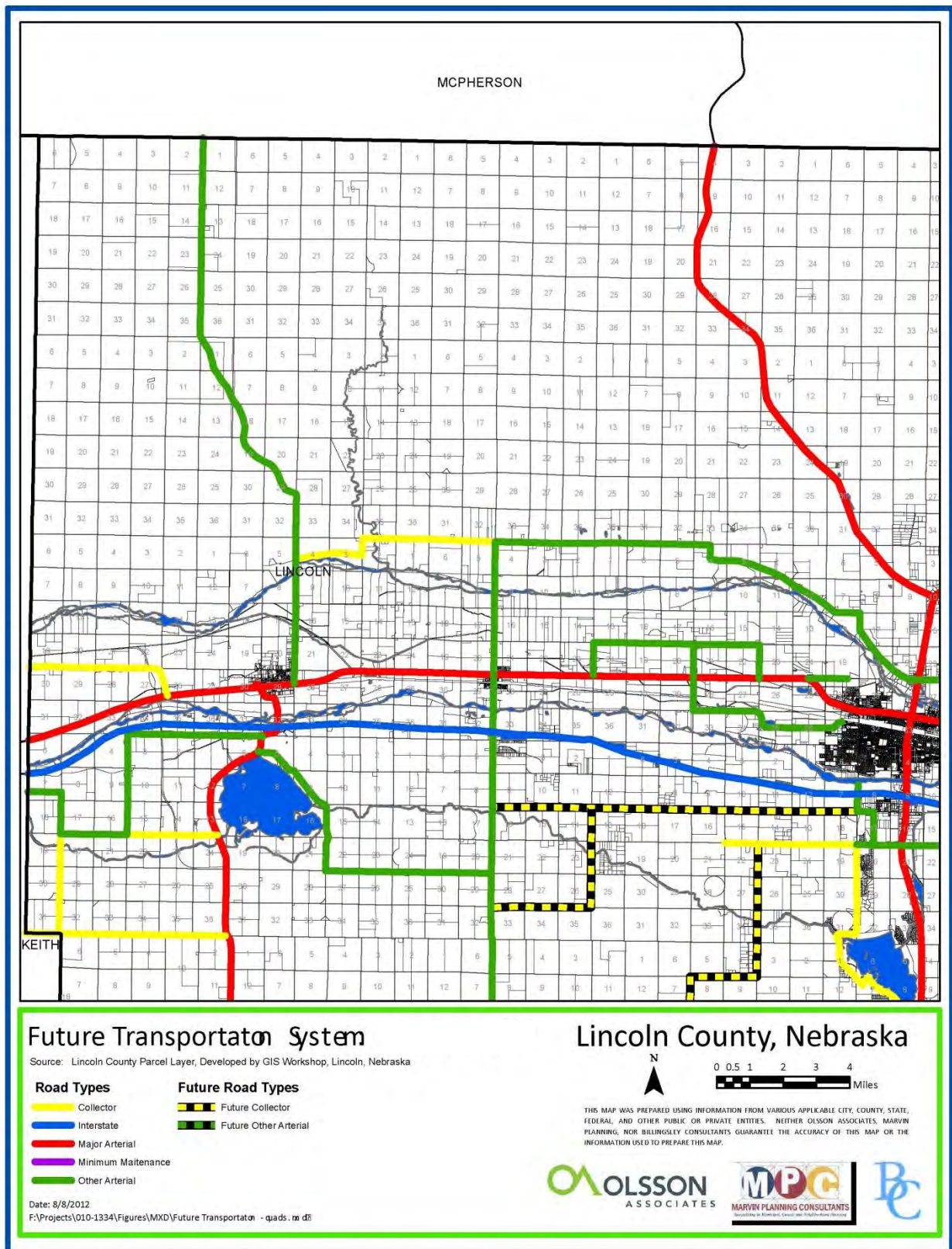




FIGURE 31B: FUTURE TRANSPORTATION PLAN

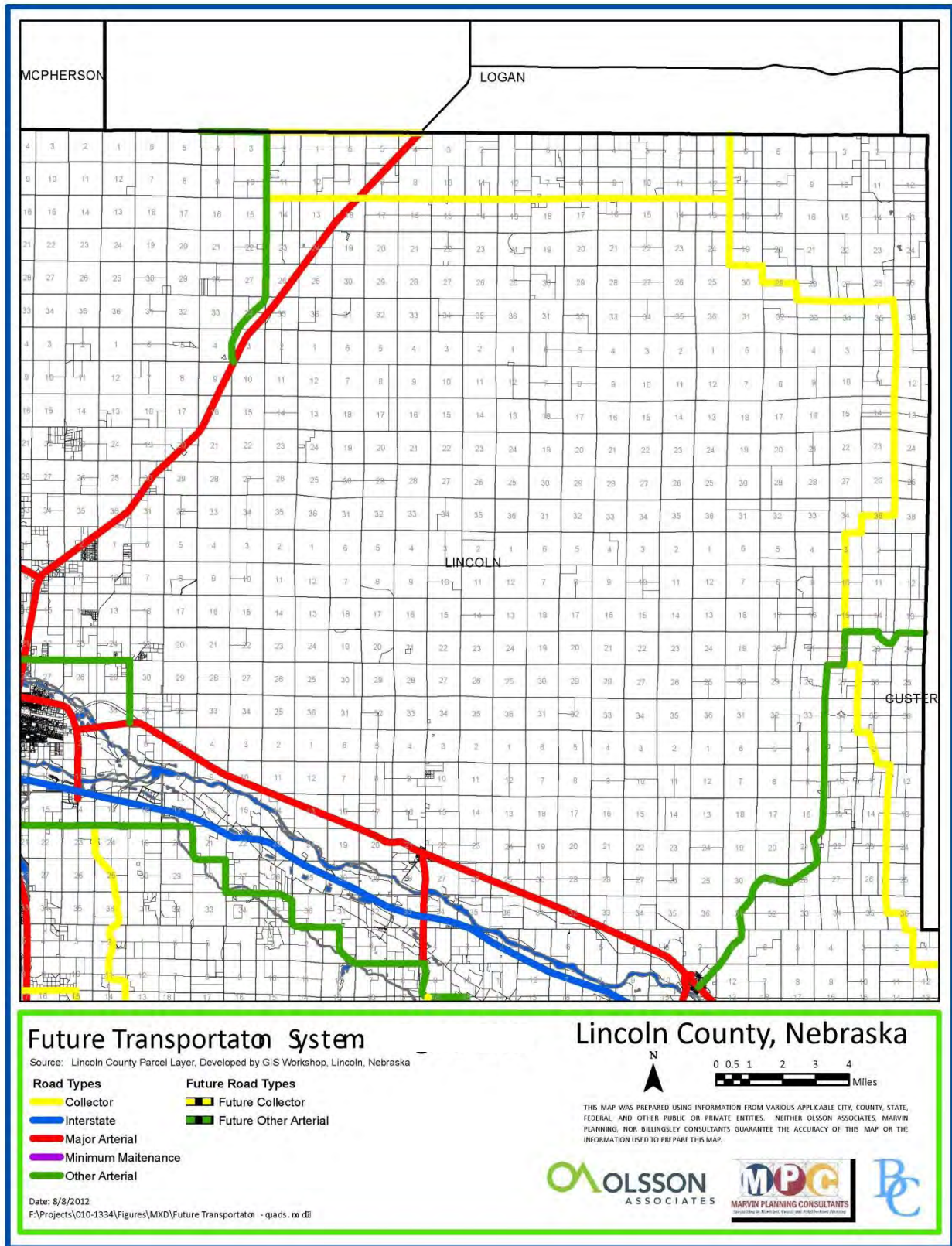


FIGURE 31C: FUTURE TRANSPORTATION PLAN

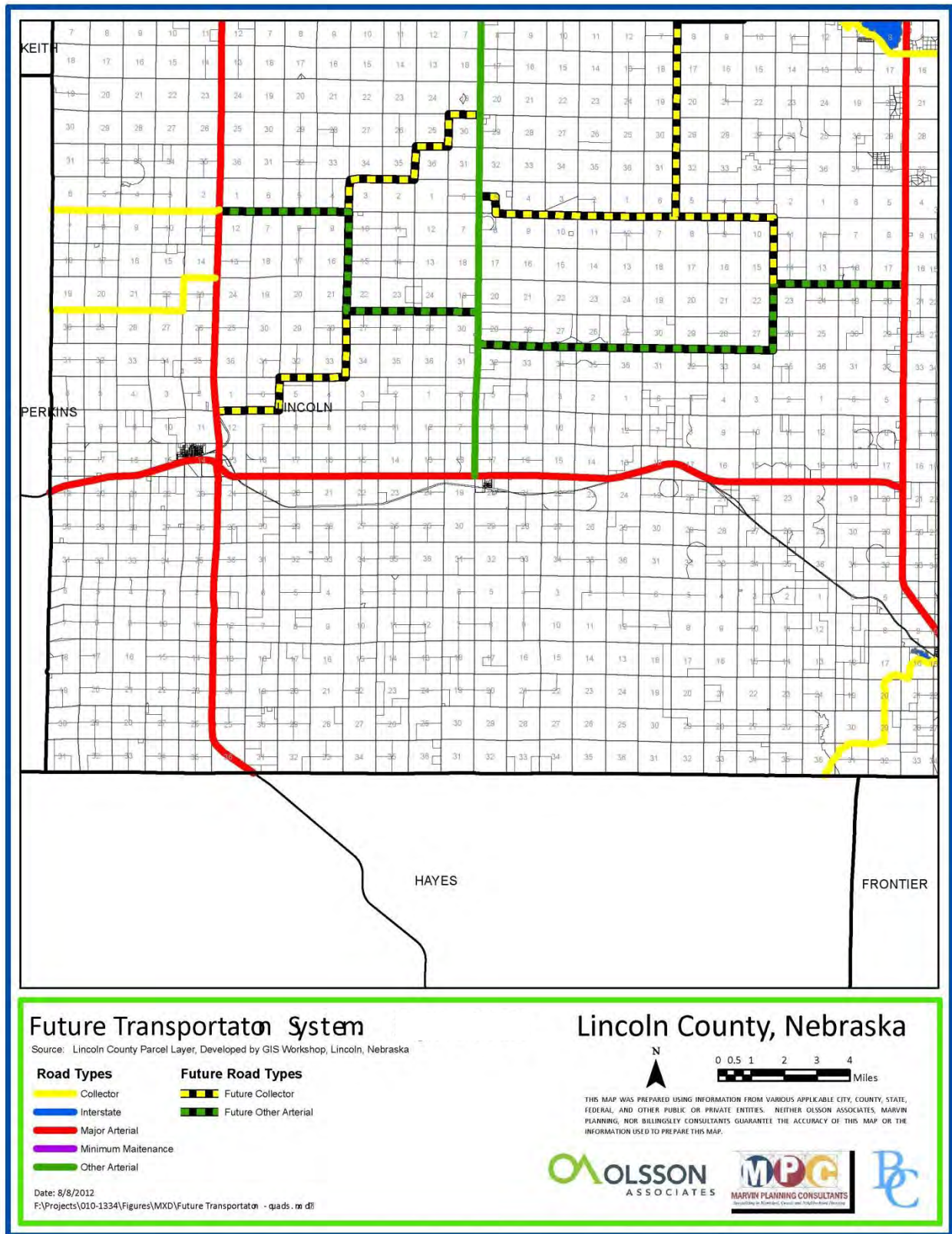
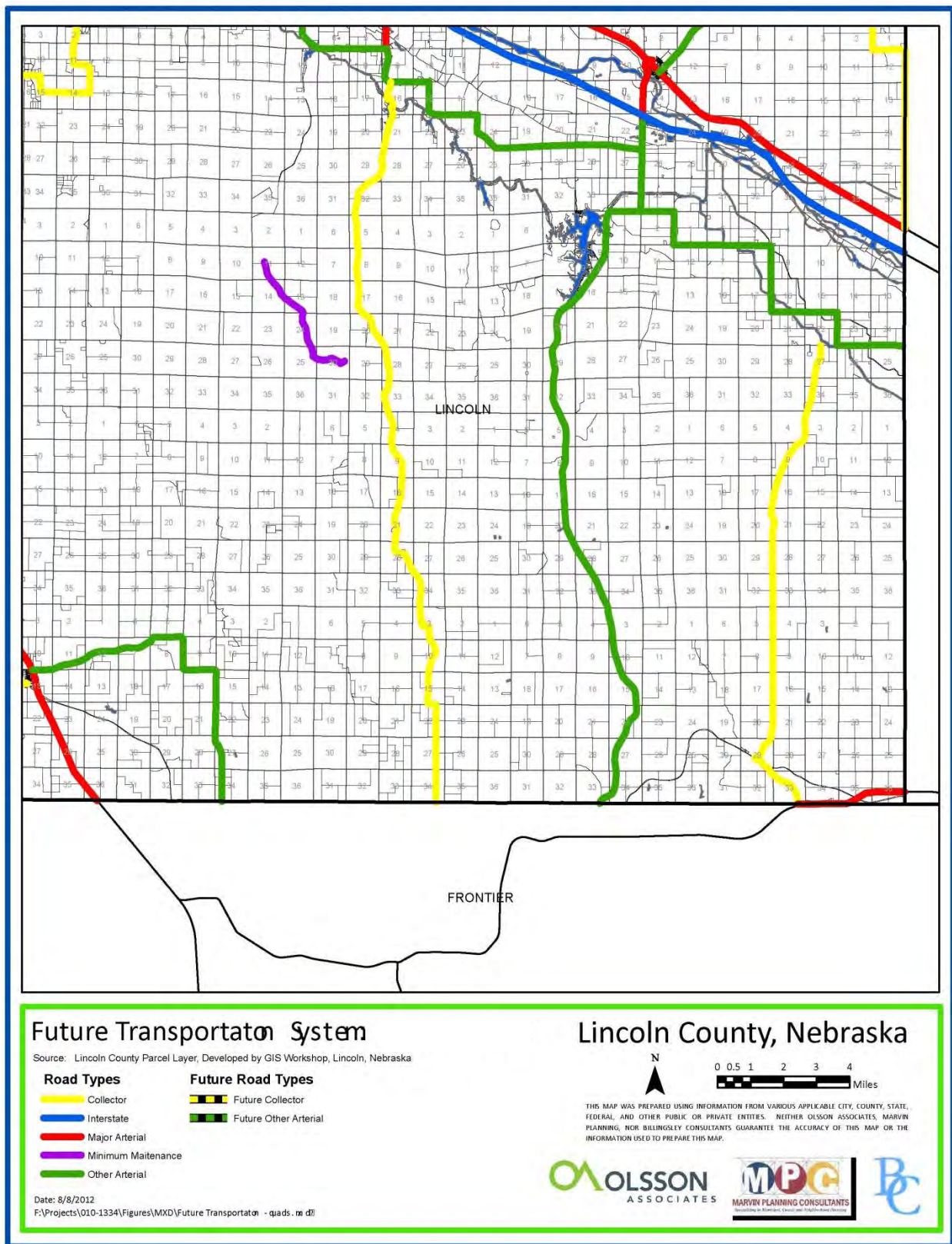




FIGURE 31D: FUTURE TRANSPORTATION PLAN





### Trails Development

Trails are becoming a larger part of people's lives. Trails are being used as a means of relaxation and physical fitness. The development of a trails system in Lincoln County will be a key to future transportation demands. A trails system is not meant for the communities within a county but now act as a means of connecting those communities. Lincoln County's efforts will need to be a coordinated effort between the communities, the Nebraska Department of Roads, Nebraska Game and Parks Commission, developers, and the County.

### The American Discovery Trail

*The American Discovery Trail was born in 1989 when the American Hiking Society and Backpacker magazine conceived the idea of a coast-to-coast network of trails and connections between urban and rural areas. The ADT, now chartered as a National Discovery Trail by the Congress of the United States, stretches 6,000 miles from Point Reyes, California to Cape Henlopen, Delaware across fifteen states and the District of Columbia. In 1993, a modification of the original ADT route created a Northern Midwest route that crosses Nebraska and Iowa.*

*In many ways, the ADT is a process as much as a product, knitted together from a system of individual trails, roads, greenways, and paths. In this respect, it resembles its automotive ancestor the Lincoln Highway, similarly conceived as a transcontinental route in 1914 and similarly knitted together from a network of local and state roads. Like the Lincoln Highway, the ADT is supported by a national association and by state chairs and committees. Also, like the Lincoln Highway, the ADT's segments slowly and steadily improve and change as mapping proceeds.*

- quoted from the "A Network of Discovery II" – the Nebraska Trails Master Plan

The American Discovery Trail is identified to run directly through the middle of Lincoln County, most likely within the Interstate 80- US Highway 30 corridor. The map to the right indicates the approximate location of the American Discovery Trail through Lincoln County.

Beyond the American Discovery Trail the Nebraska state trails plan identifies only one other potential trail in Lincoln County, which would be a paved shoulder trail along US Highway 30.



# IMPLEMENTATION



## ACHIEVING LINCOLN COUNTY'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 county 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 County 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 Lincoln County.

### Support Programs for the Action Agenda

Four programs will play a vital role in the success of Lincoln County'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. Implementing the Transportation Plan is a primary function of subdivision regulations.
3. **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 on-going 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 County 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,
2. Identify any changes in the status of projects called for in the plan, and
3. 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 that 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. By reviewing all proposed amendments at one time, 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, innovative development opportunities arise which impact several elements of the plan and which 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 County should compile a list of the proposed amendments received during the previous 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.

### METHODS FOR 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:

- the character of the adjacent neighborhood
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent properties, or the community at large, if the request is approved
- the impact of the proposal on public utilities and facilities
- the length of time that the subject and adjacent properties have been utilized for their current uses



- the benefits of the proposal to the public health, safety, and welfare compared to
- 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 county staff recommendations