BUFFALO COUNTY, NEBRASKA

COMPREHENSIVE PLAN-UPDATE - 2022

"Update of Comprehensive Plan & Zoning & Subdivision Regulations for the Unincorporated, Rural Areas of Buffalo County, Nebraska."

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February, 2012

BUFFALO COUNTY, NEBRASKA
COMPREHENSIVE PLAN–UPDATE
2022

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SECTION 1

THE BUFFALO COUNTY PLANNING PROCESS.

SECTION 1
THE BUFFALO COUNTY PLANNING PROCESS

THE COMPREHENSIVE PLAN

This **Comprehensive Plan-Update** was prepared as a guide to direct future growth and development opportunities in Buffalo County during the 10-year planning period 2012 to 2022. The current Comprehensive Plan was completed in 2000. The primary Plan components of this Update are planning goals and policies, a population, income, economic and housing profile, a land use profile and plan and an energy element.

Components identified in the existing Comprehensive Plan addressing the natural environment, public facilities and transportation in the County have not changed to any great extent and, basically, remain the same today as presented in 2000.

The County has an ongoing One- and Six-Year Road Plan that outlines street and road maintenance programs. The County is also impacted by the State of Nebraska One- and Five-Year Road Plan, regarding the improvement of any State highway. In regards to public facilities, the primary facilities and services exist in the City of Kearney.

The focus of this **Comprehensive Plan–Update** concentrates on the potential for growth and development of the unincorporated, rural areas of Buffalo County in terms **of *"Goals and Policies," "Population, Economics & Housing," "Land Use Profile & Plan" and the "Energy Element."*** The intent of this **Comprehensive Plan–Update** is also to guide revisions to the Zoning and Subdivision Regulations, as needed, to achieve the specific goals and policies identified in the Plan-Update.

This **Comprehensive Plan–Update** is intended to provide policy guidance to enable the residents and elected officials of the County to make decisions based upon the consensus of the Planning Commission. Plan implementation methods should include incentives to stimulate private action consistent with the Plan and the use of Local, State and Federal programs for County-wide economic development activities.

The **Comprehensive Plan-Update** was prepared under the direction of the **Buffalo County Planning Commission** and Planning Consultants, **Hanna:Keelan Associates, P.C.,** of Lincoln, Nebraska.

PLANNING PERIOD

The planning time period for achieving the goals, programs and economic development activities identified in this **Comprehensive Plan–Update** for Buffalo County, Nebraska, is 10 years (2012-2022).

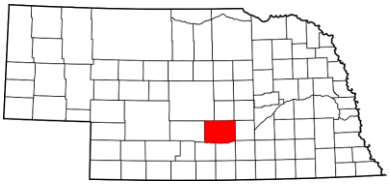
AUTHORITY TO PLAN

This **Comprehensive Plan–Update** for Buffalo County is prepared under the Authority of Section 19-924-929, Nebraska State Statutes 1943, as Amended.

AMENDMENT

The **Comprehensive Plan-Update** may be amended or updated as the need arises as provided in the Nebraska State Statutes.

ILLUSTRATION 1.1
LOCATION MAP
BUFFALO COUNTY, NEBRASKA



SECTION 2

GOALS & POLICIES.

SECTION 2
GOALS & POLICIES

INTRODUCTION

A Comprehensive Plan is an **essential tool** to properly guide the development of a County and its Communities. An important aspect of this planning process is the development of appropriate and specific **Planning Goals and Policies** to provide local leaders direction in the administration and overall implementation of the Plan. In essence, **Goals and Policies** are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate. The following **Goals and Policies** are to be in effect for the period of the **Comprehensive Plan-Update,** pending annual review.

GOALS

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. Primary components include **land use, housing, infrastructure and facilities, community and economic development and plan maintenance and implementation.** Goals are long-term in nature and, in the case of those identified for this **Comprehensive Plan-Update,** will be active throughout the 10-Year planning period.

POLICIES

Policies help to further define the meaning of goals. In essence, Policies are recommendations for means by which goals can be accomplished. Policies, often referred to as objectives, are sub-parts of a Goal and are accomplished in a much shorter time space.

The following **goals and policies** are the result of both qualitative and quantitative research conducted in association with this **Comprehensive Plan-Update.**

GENERAL COUNTY GOALS

The first step in developing **Goals and Policies** for this Comprehensive Plan-Update was the creation of **general goals.** These general Community goals were developed to "highlight" **important** elements of this comprehensive planning process, as determined via the identification of "key" issues with the public.

The following represents the general Goals associated with the rural, unincorporated areas of Buffalo County.

- Plan for population growth during the next 10 years throughout the unincorporated "rural" areas of Buffalo County. The rural areas of the County are anticipated to increase by 901 persons (or a 9.6 percent increase) between 2012 and 2022. *This rural population increase is expected to bring an estimated 280 additional dwellings to rural Buffalo County.*

- Actively market the development potential of Buffalo County to support an increasing population, by broadening the economic base and expanding employment opportunities.

- The future image of Buffalo County will greatly depend on the willingness of residents to accept changes in the population and economic structure and their willingness to be a part of the ongoing planning and implementation process of the County.

- Promote the **preservation of the agricultural industry**, including the diversification of crop developments. Historically, agriculture has been the primary income producing activity for rural Buffalo County. This is anticipated to remain as such through the 10-year planning period, 2012 to 2022.

- Protect the natural resources and living environs of Buffalo County by controlling and prohibiting, in specific regions, large scale intensive livestock/confinement facilities in areas deemed inappropriate for such activities.

- Establish rural conservation districts to limit development in environmentally sensitive areas of the County. These districts are concentrated along the Platte River and South Loup River corridors.

- Programs of citizen participation should be fostered in rural Buffalo County to maintain and improve the economic and social quality of life of each Community and the County as a whole.

- Foster and market the values of rural Buffalo County to encourage the development of organized local action to preserve and strengthen the County.

- **Preserve and protect rural lands for agricultural use** and encourage future residential development in close proximity to Buffalo County Communities, or at appropriate locations along hard surfaced transportation corridors.

- Monitor the consumption of energy by all sectors of the County and promote of the implementation of alternative energy sources such as Wind, Solar, Geothermal, Biomass and Methane, to reduce the reliance on traditional fuel and energy sources.

- Maintain and strengthen relationships between the County and each Community to produce planning practices supportive of proper land usage, economic growth, housing, public facilities and services, transportation and recreation opportunities.

- Continue to strengthen relationships between the County and Buffalo County Communities to produce planning practices supportive of proper land usage, as well as appropriate planning and zoning administration procedures to ensure the proper implementation of the **Buffalo County Land Use Plan**.

LAND USE

Goal 1 – ***Provide opportunities for development in an orderly, efficient and environmentally sound manner.***

Policies:

1.1 Insure all areas for future non-agricultural development in rural Buffalo County are equipped with an adequate, modern utility system.

1.2 Avoid non-agricultural developments that could result in the contamination of soils and ground water resources.

1.3 Limit future non-agricultural developments to locations which are relatively free of environmental constraints relating to soils, slope, flood plain, drainage, ground water, endangered species or other natural resources.

1.4 Continue the process of allowing large scale intensive livestock/confinement facilities in appropriate areas of rural Buffalo County, as a special use permitted exception.

1.5 Provide for the use of alternative energy systems to supplement individual residential and business electric consumption in accordance with Nebraska State Statue 70-1012, as amended August, 2009. The use of Solar, Methane, Wind, Biomass, Hydropower and Geothermal Energy systems on individual properties to supplement or sell excess energy produced to the local utility district, a process known as **"Net Metering."**

1.6 Promote the development of Commercial Wind Energy Conversion Systems in appropriate areas via a special use permit process, only.

Goal 2 – ***Utilize land use development patterns and densities in rural Buffalo County that conform to uniform planning standards.***

Polices:

2.1 Maintain and follow the Land Use Plan for the County, which is based upon present conditions and the sound forecast of future needs.

2.2 Strive to improve blighted and substandard conditions in rural Buffalo County by providing a planned program for clean-up and reuse of selected areas.

2.3 Continue to implement the County Land Use Plan which limits development of intensive livestock/confinement facilities and operations from areas with sensitive soils conditions. Regions along the Platte River (generally south of the Interstate 80) and adjacent the South Loup River contain the highest concentration of sensitive soils conditions.

2.4 Preserve and protect the highest concentration of irrigated and dry land crop production areas along the Wood and Platte River Valleys, generally located in the southern half of Buffalo County. Emphasis on groundwater protection and preservation of agricultural land uses should be emphasized.

2.5 Insure adequate open and recreational space is maintained in the County. Emphasize recreational opportunities associated with the Platte, Wood and South Loup River corridors, as well as the proposed Highway 30 "Big Bend" Recreational Trail, as part of the Comprehensive Trails Plan for the State of Nebraska.

2.6 All intensive livestock facilities should be classified as industrial uses, only allowable, only, as special permitted uses.

2.7 Continue to implement zoning and other policies/regulations that will provide incentives for maintenance of agricultural lands for traditional agricultural uses.

Goal 3 – ***Encourage compatible adjacent land uses throughout the County by implementing regulations suited to the unique characteristics and location of each use.***

Policies:

3.1 Continue to annually review and modify the zoning districts and regulations to encourage both development and redevelopment activities.

3.2 Facilitate residential developments that are not detrimental to the environment.

3.3 Non-farm residential structures should be developed in close proximity to Buffalo County Communities. Non-farm dwellings should also be encouraged to locate in rural areas near the City of Kearney Planning Jurisdiction and generally within a half mile of Ravenna Road and Highway's 10, 30 and 40.

3.4 Industrial and commercial developments should occur within and/or adjacent the Communities of Buffalo County, or in rural areas with adequate access to transportation systems and utilities.

Goal 4 – ***Work cooperatively with Federal, State, and adjoining County governments to develop compatible flood control measures.***

Policies:

4.1 Enforce State and Local regulations protecting the environment from contamination or pollutants.

4.2 Require all developments to be consistent with regulations set forth for flood prone areas.

4.3 Identify development measures that limit or reduce flood hazards, control water run-off and enhance the quality of surface and ground water.

Goal 5 – ***Provide opportunities and incentives for developments that encourage economic stability and strengthen the overall tax base in the County.***

Policies:

5.1 Encourage the development and redevelopment of local businesses at strategic locations along County highway corridors that are within or adjacent the Planning Jurisdiction of Buffalo County Communities.

5.2 Rural highway commercial uses are recommended along the north side of Highway 30, between the Gibbon and Kearney Planning Jurisdictions. Industrial uses in rural Buffalo County are recommended to locate along the east side of Highway 10, between the Interstate 80 and Highway 30 Corridors.

5.3 Encourage the development of land uses that complement the future Nebraska Comprehensive Trails Plan, proposed as the "Big Bend" Trail, along Highway 30 and Platte River Corridors.

HOUSING

Goal 1 – ***Provide access to a variety of safe, decent and affordable housing types in rural Buffalo County, especially for persons and agricultural families of low-to moderate income.***

Polices:

1.1 Develop organizational structures to improve housing conditions throughout Buffalo County, including, but not limited to a Regional Housing Development Corporation or County-wide Housing Development Corporation.

1.2 Develop housing programs for both the removal and rehabilitation of unsafe housing.

1.3 Promote the development of housing in rural Buffalo County, considering a variety of styles, prices, densities and quantities, in locations that are in conformance with the Buffalo County Land Use Plan.

Goal 2 – ***Protect and preserve existing rental and owner occupied residential units.***

Policies:

2.1 Create an ongoing County-wide housing rehabilitation program for both owner and renter housing.

2.2 Create a program to demolish substantially dilapidated housing units within rural Buffalo County, with emphasis on units located in close proximity to Buffalo County Communities.

2.3 Identify and rehabilitate historically significant housing units in rural Buffalo County.

Goal 3 – ***Encourage future residential developments compatible with and complementary to existing residential areas.***

Policies:

3.1 Increase education and awareness for housing development throughout the County.

3.2 Prohibit residential development in environmentally sensitive areas.

3.3 Promote rural residential developments in close proximity to Buffalo County Communities, along hard surfaced State and County Roads/Highways and to the north and west of the City of Kearney Planning Jurisdiction.

ECONOMIC DEVELOPMENT

Goal 1 – ***Continue to coordinate economic development efforts in Buffalo County with area Communities.***

Policies:

1.1 Encourage Community/County development activities that create permanent employment opportunities with competitive wages, especially for low- to moderate income persons and families.

1.2 Develop and actively pursue the implementation of a Buffalo County Tourism Plan, to promote recreational and educational uses throughout the County.

1.3 Develop a self-guided tour of historic buildings in Buffalo County, utilizing the Nebraska Historic Buildings Survey of Buffalo County.

<u>Goal 2</u> – ***Housing and public facility improvements, coupled with economic development opportunities, should be the foundation of community and economic development programming and implementation in Buffalo County.***

Policies:

2.1 Community and economic development activities should address County-wide and regional residential and commercial needs.

2.2 Insure job creation is a recognizable issue of any economic development activity implemented in Buffalo County Communities, with emphasis on benefiting low- to moderate income persons and families.

<u>Goal 3</u> – ***Maximize economic opportunity for all residents, with emphasis on low- to moderate income persons and families.***

Policies:

3.1 Support the expansion of the agricultural business industry in Buffalo County.

3.2 Insure all economic development activities be consistent with the Comprehensive Plan.

3.3 Target new businesses and industries capable of producing competitive incomes for the residents of Buffalo County.

3.4 Promote cooperative economic development activities with neighboring Counties.

PUBLIC INFRASTRUCTURE, FACILITIES & TRANSPORTATION

Goal 1 – ***Plan, program and implement the most effective, safe and cost efficient infrastructure and public facilities systems throughout rural Buffalo County.***

Policies:

1.1 Prepare and adopt an annual Capital Improvement Program, or Plan, that is consistent with the goals and policies of the Comprehensive Plan.

1.2 Recognize the need for and improve on intergovernmental and regional cooperation to reduce duplication of services.

1.3 Maintain modern design standards and policies for public infrastructure improvements throughout rural Buffalo County.

Goal 2 – ***Provide a transportation system throughout the County that enhances the safe and efficient movement of people, goods and services.***

Policies:

2.1 Coordinate transportation systems with the planning and development of other elements of the County, including public utilities and facilities.

2.2 Continue to develop County road systems in accordance with the standard State of Nebraska "Functional Street Classifications".

2.3 Develop a comprehensive trails plan to allow for educational and recreational activities throughout the County. The coordination of recreational trails with further development of Sandhill Crane viewing areas, the Great Platte River Road Archway Monument and wildlife management areas along the Platte River will provide greater access to Buffalo County historic and natural environments.

<u>Goal 3</u> – ***Provide adequate, efficient and appropriate public utilities and services to both new and existing agricultural and residential developments.***

Policies:

3.1 Maintain and improve existing public utilities and services on an as needed basis.

3.2 Provide facilities and services in rural Buffalo County necessary to prevent degradation of the environment, including modern sewage treatment, refuse collection and disposal, street cleaning and similar environmental control processes as necessary. This includes the proper disposal of animal waste.

3.3 Insure rules and regulations governing safe drinking water and sewage treatment are adhered to.

<u>Goal 4</u> – ***Provide for the equitable distribution of public facilities to meet the cultural, educational, social, recreational, safety and health needs of the County.***

Policies:

4.1 Provide adequate public health, safety and crime prevention systems throughout the County.

4.2 Promote a social and cultural environment that provides opportunities for all residents to experience, develop and share their values, abilities, ambitions and heritage.

4.3 Continue to support the evolution of the public educational system and insure that it is capable of elevating the County's overall educational level.

4.4 Develop and promote programs to educate the residents of Buffalo County and visitors on the rich heritage and history of the region. Utilize current and future public and cultural facilities such as community libraries, the Museum of Nebraska Art, the Archway Monument and Platter River wildlife areas.

4.5 Insure rules and regulations of the Americans with Disabilities Act adhere to at all public facilities.

4.6 Expand the availability of supportive services to youth and older adults in Buffalo County.

PLAN MAINTENANCE & IMPLEMENTATION

Goal 1 – ***Maintain and utilize the Comprehensive Plan as the primary tool for making decisions regarding the physical development of the County.***

Policies:

1.1 Establish a review process for the Comprehensive Plan and associated Regulations, including Zoning and Subdivision Regulations.

1.2 Coordinate local groups and organizations to carry-out the Goals and Policies of this Comprehensive Plan.

1.3 Coordinate development and land use changes with local, County and State officials.

SECTION 3

POPULATION, INCOME, ECONOMIC & HOUSING PROFILE.

SECTION 3
POPULATION, INCOME, ECONOMIC & HOUSING PROFILE

INTRODUCTION

Population, income, economic and housing trends in Buffalo County serve as valuable indicators of future development needs. The quantity, location and density of population, jobs and housing play an important role in meeting the social and economic needs of the County.

The population trends and projections for the years 1990 through 2022 were studied and forecasted, utilizing a process of both trend analysis, U.S. Census population estimates and popular consent. **Buffalo County is projected to increase in population during the next 10 years.** This anticipated growth will require new businesses, improved public facilities and utilities and the aggressive development of a variety of housing types during the 10-year planning period for Buffalo County.

GENERAL POPULATION TRENDS & PROJECTIONS

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

Estimating population size is critical to a planning process. Further, projecting a County's population is extremely complex. Because projections are based on various assumptions about the future, projections must be carefully analyzed and continually re-evaluated due to an area's dynamic economic and social structure.

POPULATION

- **Table 3.1** identifies **population trends and projections** for Buffalo County, from 1990 through 2022. Buffalo County, as a whole, is estimated to have a current (2012) population of 46,529. By 2022, the County is projected to have a population of 50,047, an increase of 7.6 percent, or 3,518 persons by 2022.

- The Communities of Pleasanton, Riverdale and Shelton are projected to experience a population decrease, during the next 10 years, with the remaining Communities projected to increase in population. The largest population increase is projected to occur in unincorporated Rural Buffalo County, increasing by 901 persons, or by 9.6 percent.

TABLE 3.1
POPULATION TRENDS & PROJECTIONS
BUFFALO COUNTY, NEBRASKA
1990-2022

	1990	2000	2010	2012	2022	% Change 2011-2022
Buffalo County:	**37,447**	**42,259**	**46,102**	**46,529**	**50,047**	**+7.6%**
Amherst:	231	277	248	**246**	**254**	**+3.3%**
Elm Creek:	852	894	901	**909**	**922**	**+1.4%**
Gibbon:	1,525	1,759	1,833	**1,840**	**1,870**	**+1.6%**
Kearney:	24,396	27,431	30,787	**31,086**	**33,648**	**+8.2%**
Miller:	130	156	136	**134**	**139**	**+3.7%**
Pleasanton:	372	360	341	**338**	**329**	**-2.7%**
Ravenna:	1,317	1,341	1,360	**1,367**	**1,393**	**+1.9%**
Riverdale:	208	213	182	**179**	**169**	**-5.6%**
Shelton:	954	1,140	1,059	**1,052**	**1,044**	**-0.8%**
Rural County:	7,462	8,688	9,255	**9,378**	**10,279**	**+9.6%**

Source: 1990, 2000, 2010 Census; 2001-2009 Census Estimates.
Hanna:Keelan Associates, P.C., 2012.

AGE DISTRIBUTION

- For planning purposes, the various cohorts of population are important indicators of the special needs of a County. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services.

  An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.2A** provides **age distribution** for Buffalo County, from 1990 to 2022. The County is projected to experience an increase in population during the next 10 years of approximately 3,518 people. By 2022, it is estimated that the "19 and Under" and "20 to 34" age groups will comprise the largest portions of the population. The "85+" age group will remain the smallest with an estimated 554 persons.

  In 2012, median age in Buffalo County is an estimated 32.2 years. This median age is projected to increase, by 2022, to 35.1 years.

- **Table 3.2B** provides **age distribution** for unincorporated Rural Buffalo County, from 1990 to 2022. It is estimated that the "19 and Under" and "35 to 54" age groups will comprise the largest portions of the population. The Rural County will experience a net increase in population during the next 10 years of approximately 901 people.

  In 2012, median age in Rural Buffalo County is an estimated 40.5 years. This median age is projected to increase, by 2022, to 43.5 years.

TABLE 3.2A
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
BUFFALO COUNTY, NEBRASKA
1990-2022

Buffalo County age group	1990	2000	2010	2000-2010 Change	2012	2022	2012-2022 Change
19 and Under	10,487	12,818	13,072	**+254**	**13,106**	**13,391**	**+285**
20-34	11,944	10,809	11,623	**+814**	**11,727**	**12,770**	**+1,043**
35-54	7,836	10,844	10,875	**+31**	**10,939**	**10,982**	**+43**
55-64	1,867	2,908	4,954	**+2,046**	**5,106**	**6,637**	**+1,531**
65-74	3,052	2,292	2,755	**+463**	**2,802**	**3,236**	**+434**
75-84	1,602	1,756	1,882	**+126**	**1,890**	**2,019**	**+129**
85+	659	832	941	**+109**	**959**	**1,012**	**+53**
TOTALS	**37,447**	**42,259**	**46,102**	**+3,843**	**46,529**	**50,047**	**+3,518**
Median Age	35.7	31.0	34.4	**+3.4**	**32.2**	**35.1**	**+2.9**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

TABLE 3.2B
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
RURAL BUFFALO COUNTY, NEBRASKA
1990-2022

Buffalo County age group	1990	2000	2010	2000-2010 Change	2012	2022	2012-2022 Change
19 and Under	2,606	2,917	2,746	**-171**	**2,796**	**2,989**	**+193**
20-34	1,385	1,265	1,168	**-97**	**1,157**	**1,189**	**+32**
35-54	2,009	2,744	2,766	**+22**	**2,770**	**2,826**	**+56**
55-64	710	807	1,341	**+534**	**1,393**	**1,712**	**+319**
65-74	478	549	678	**+129**	**694**	**841**	**+147**
75-84	216	310	384	**+74**	**399**	**465**	**+66**
85+	58	96	172	**+76**	**183**	**257**	**+74**
TOTALS	**7,462**	**8,688**	**9,255**	**+567**	**9,378**	**10,279**	**+901**
Median Age	32.3	36.1	40.1	**+4.0**	**40.5**	**43.5**	**+3.0**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

HOUSEHOLD CHARACTERISTICS

- **Table 3.3A** identifies **specific household characteristics** of Buffalo County, from 1990 to 2022. The number of households in the County is projected to increase by an estimated 1,915 during the next 10 years. From 2012 to 2022, the number of persons per household is projected to decrease, slightly, in Buffalo County.

  Group quarters consist of living quarters that are not considered a household, such as dormitories, nursing care/assisted living centers and correctional facilities. Currently, there are 2,906 persons residing in group quarters in Buffalo County. Persons living in group quarters are projected to increase in Buffalo County, over the next 10 years.

- **Table 3.3B** identifies **specific household characteristics** of unincorporated Rural Buffalo County, from 1990 to 2022. The number of households in the County is projected to increase by an estimated 422 during the next 10 years. From 2012 to 2022, the number of persons per household is projected to decrease, slightly, in Rural Buffalo County.

  An estimated 161 persons reside in group quarters in Rural Buffalo County. Persons living in group quarters are projected to decrease in Rural Buffalo County, over the next 10 years. Group Quarters located outside a Community's Corporate Limits, but within their respective Planning Jurisdictions, are included in this Table.

TABLE 3.3A
SPECIFIC HOUSEHOLD CHARACTERISTICS
BUFFALO COUNTY, NEBRASKA
1990-2022

Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
1990	37,447	2,680	34,767	13,736	2.53
2000	42,259	2,788	39,471	15,930	2.48
2010	46,102	2,892	43,210	18,037	2.40
2012	**46,529**	**2,906**	**43,623**	**18,221**	**2.39**
2022	**50,047**	**3,019**	**47,028**	**20,136**	**2.36**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

TABLE 3.3B
SPECIFIC HOUSEHOLD CHARACTERISTICS
RURAL BUFFALO COUNTY, NEBRASKA
1990-2022

Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
1990	7,462	164	7,298	2,546	2.86
2000	8,688	285	8,403	3,016	2.78
2010	9,255	161	9,094	3,463	2.62
2012	**9,378**	**161**	**9,217**	**3,531**	**2.61**
2022	**10,279**	**159**	**10,120**	**3,953**	**2.56**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

HOUSEHOLD TENURE

- **Table 3.4A** identifies **tenure by household** for Buffalo County, for the period 1990 to 2022. The County is currently (2012) comprised of an estimated 18,221 households, consisting of 11,697 owner households and 6,524 renter households. By 2022, owner households will account for an estimated 64.7 percent of the total households in Buffalo County, resulting in 13,028 owner and 7,108 renter households.

- **Table 3.4B** identifies **tenure by household** for unincorporated Rural Buffalo County, for the period 1990 to 2022. An estimated 3,531 households, consisting of 2,828 owner households and 703 renter households currently exist in Rural Buffalo County. By 2022, owner households will account for an estimated 80.9 percent of the total households in Rural Buffalo County, resulting in 3,198 owner and 755 renter households.

TABLE 3.4A
TENURE BY HOUSEHOLD
BUFFALO COUNTY, NEBRASKA
1990-2022

		Owner		Renter	
Year	Total Households	Number	Percent	Number	Percent
1990	13,736	8,491	61.8%	5,245	38.2%
2000	15,930	10,128	63.6%	5,802	36.4%
2010	18,037	11,562	64.1%	6,475	35.9%
2012	**18,221**	**11,697**	**64.2%**	**6,524**	**35.8%**
2022	**20,136**	**13,028**	**64.7%**	**7,108**	**35.3%**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

TABLE 3.4B
TENURE BY HOUSEHOLD
RURAL BUFFALO COUNTY, NEBRASKA
1990-2022

		Owner		Renter	
Year	Total Households	Number	Percent	Number	Percent
1990	2,546	1,894	74.4%	652	25.6%
2000	3,016	2,379	78.9%	637	21.1%
2010	3,463	2,770	79.9%	693	20.1%
2012	**3,531**	**2,828**	**80.1%**	**703**	**19.9%**
2022	**3,953**	**3,198**	**80.9%**	**755**	**19.1%**

Source: 1990, 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2012.

INCOME TRENDS & PROJECTIONS

MEDIAN HOUSEHOLD INCOME

- **Table 3.5** identifies **median household income** for Buffalo County, Nebraska, from 1990 to 2022. Currently, median income in Buffalo County is projected at $48,844. **Median income in the County is projected to increase by an estimated 22.3 percent, by 2022, to $59,751, by 2022.**

TABLE 3.5
MEDIAN HOUSEHOLD INCOME – TRENDS & PROJECTIONS
BUFFALO COUNTY, NEBRASKA
1990-2022

1990	2000	2010 Est.*	2011	2022
$24,000	$36,782	$47,120	**$48,844**	**$59,751**

*Specified Data.
Source: 1990, 2000 Census, Nebraska Investment Finance Authority, 2012.
Hanna:Keelan Associates, P.C., 2012

PER CAPITA INCOME

- **Table 3.6** identifies **per capita income** for Buffalo County and the State of Nebraska, from 2000 to 2022. Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally between the residents of the area. **In 2012, per capita income in Buffalo County is an estimated $37,522. By 2022, per capita income will increase in the County an estimated 27.3 percent, to $47,803.**

TABLE 3.6
PER CAPITA INCOME
BUFFALO COUNTY, NEBRASKA / STATE OF NEBRASKA
2000-2022

	Buffalo County		State of Nebraska	
Year	Per Capita Income	Percent Change	Per Capita Income	Percent Change
2000	$23,915	--	$28,598	--
2001	$25,515	+6.7%	$29,902	+4.6%
2002	$26,340	+3.2%	$30,314	+1.4%
2003	$28,663	+8.8%	$32,126	+6.0%
2004	$28,931	+0.9%	$33,265	+3.5%
2005	$29,632	+2.4%	$34,318	+3.2%
2006	$30,996	+4.6%	$35,679	+4.0%
2007	$33,586	+8.3%	$38,177	+7.0%
2008	$35,790	+6.5%	$40,163	+5.2%
2009	$34,396	-3.9%	$39,332	-2.1%
2012	**$37,522**	**+9.2%**	**$41,282**	**+5.0%**
2000-2012	**$23,915-$37,552**	**+57.0%**	**$28,598-$41,282**	**+44.3%**
2012-2022	**$37,552-$47,803**	**+27.3%**	**$41,282-$52,663**	**+27.5%**

Source: Nebraska Department of Economic Development, 2012.
Hanna:Keelan Associates, P.C., 2012.

HOUSEHOLD INCOME PROJECTIONS

- **Table 3.7A** identifies **household income trends and projections** for Buffalo County, Nebraska, from 1990 to 2022. For 2012, approximately 45.3 percent of the total households have incomes at or above $50,000. By 2022, approximately 50.2 percent of all households in Buffalo County will earn at or above $50,000. This will represent an estimated increase of 22.5 percent for households earning $50,000 or more.

  By 2022, the median income in the County is projected to increase by an estimated 22.3 percent, to $59,751.

TABLE 3.7A
HOUSEHOLD INCOME - TRENDS & PROJECTIONS
BUFFALO COUNTY, NEBRASKA
1990-2022

Income Group All Households:	1990*	2000*	2010 Est.*	2012	2022	% Change 2012-2022
Less than $10,000	2,584	1,439	901	**871**	**567**	**-34.9%**
$10,000-$19,999	3,223	2,357	1,485	**1,409**	**1,189**	**-15.6%**
$20,000-$34,999	3,984	3,746	3,602	**3,588**	**3,432**	**-4.3%**
$35,000-$49,999	2,186	3,105	3,992	**4,091**	**4,828**	**+18.0%**
$50,000 or More	1,846	5,308	8,057	**8,262**	**10,120**	**+22.5%**
TOTALS	**13,823**	**15,955**	**18,037**	**18,221**	**20,136**	**+10.5%**
Median Income	$24,000	$36,782	$47,120	**$48,844**	**$59,751**	**+22.3%**

* Specified Data Used.
Source: 1990, 2000, 2010 Census, 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

- **Table 3.7B** identifies **household income trends and projections** for unincorporated Rural Buffalo County, Nebraska, from 1990 to 2022. Currently, a majority of households are estimated to have incomes at or above $50,000. By 2022, approximately 64.9 percent of all households in Rural Buffalo County will earn at or above $50,000. **The median income in Rural Buffalo County is projected to increase by an estimated 14.9 percent, to $70,300.**

TABLE 3.7B
HOUSEHOLD INCOME - TRENDS & PROJECTIONS
RURAL BUFFALO COUNTY, NEBRASKA
1990-2022

Income Group All Households:	1990*	2000*	2010 Est.*	2012	2022	% Change 2012-2022
Less than $10,000	256	164	87	**68**	**41**	**-39.7%**
$10,000-$19,999	519	369	207	**131**	**90**	**-31.3%**
$20,000-$34,999	857	580	483	**436**	**400**	**-8.3%**
$35,000-$49,999	578	626	750	**792**	**856**	**+8.1%**
$50,000 or More	379	1,349	2,036	**2,104**	**2,566**	**+22.0%**
TOTALS	**2,589**	**3,088**	**3,521**	**3,531**	**3,953**	**+12.0%**
Median Income	$21,092	$45,326	$59,557	**$61,191**	**$70,300**	**+14.9%**

* Specified Data Used.
Source: 1990, 2000, 2010 Census, 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

SOCIAL SECURITY INCOME

- **Table 3.8** identifies persons in Buffalo County, Nebraska **receiving social security income** in 2010. A total of 7,025 persons in Buffalo County received social security income. Approximately 74.2 percent, or 5,215 persons were 65+ years of age, of which 2,190 persons were male and 3,025 persons were female. There were a total of 463 beneficiaries of Supplemental Security Income in 2010.

TABLE 3.8
PERSONS RECEIVING SOCIAL SECURITY INCOME
BUFFALO COUNTY, NEBRASKA
2010

Social Security Income-2010	Number of Beneficiaries
Retirement Benefits	
Retired Workers	4,790
Wives & Husbands	265
Children	50
Survivor Benefits	
Widows & Widowers	620
Children	215
Disability Benefits	
Disabled Persons	865
Wives & Husbands	10
Children	210
Total	**7,025**
Aged 65 & Older	
Men	2,190
Women	3,025
Total	**5,215**
Supplemental Security Income-2009	**Number of Beneficiaries**
Aged 65 or Older	36
Blind and Disabled	427
Total	**463**

Source: Department of Health and Human Services, Social Security Administration, 2012
Hanna:Keelan Associates, P.C., 2012

OWNER AND RENTER HOUSING COSTS

- **Table 3.9** identifies **individuals in poverty** in Buffalo County, as of the 2006-2010 American Community Survey estimate. An estimated total of 2,347 owner and 2,305 renter households in Buffalo County spent 30 percent or more on housing costs.

TABLE 3.9
ALL OWNER AND RENTER HOUSING COSTS
AS A PERCENTAGE OF HOUSEHOLD INCOME
BUFFALO COUNTY, NEBRASKA
2006-2010 ESTIMATE

Income Categories	Owner	Renter	All
Less Than $10,000	**239**	**904**	**1,143**
Less Than 30 Percent	13	226	239
30 Percent Or More	226	678	904
$10,000 to $19,999	**935**	**1,288**	**2,223**
Less Than 30 Percent	382	325	707
30 Percent Or More	553	963	1,516
$20,000 to $34,999	**1,506**	**1,580**	**3,086**
Less Than 30 Percent	1,031	972	2,003
30 Percent Or More	475	608	1,083
$35,000 to $49,999	**1,619**	**944**	**2,563**
Less Than 30 Percent	1,102	891	1,993
30 Percent Or More	517	53	570
$50,000 Or More	**7,005**	**1,248**	**8,253**
Less Than 30 Percent	6,429	1,245	7,674
30 Percent Or More	576	3	579
Total (Specified)	**11,304**	**5,964**	**17,268**
All Incomes:			
Less Than 30 Percent	8,957	3,659	12,616
30 Percent Or More	2,347	2,305	4,652
Total (Specified)	**11,304**	**5,964**	**17,268**
All Income Percentages			
Less Than 30 Percent	79.2%	61.4%	73.1%
30 Percent Or More	20.8%	38.6%	26.9%
Total (Specified)	**100.0%**	**100.0%**	**100.0%**

Source: 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

EMPLOYMENT & ECONOMIC TRENDS

The most recent and comprehensive employment data available for Buffalo County is available from the Nebraska Department of Labor. The review and analysis of Buffalo County labor force statistics provides a general understanding of the economic activity occurring in and around the County.

CIVILIAN LABOR FORCE

- **Table 3.10** identifies **civilian labor force and employment trends and projections** for Buffalo County, Nebraska, from 1990 to 2022. In 2012, an estimated 27,901 persons are in the civilian labor force in the County. This number is expected to increase by 887 persons, or 3.2 percent by 2022. Total employment for Buffalo County is also projected to increase, from 26,296 in 2012, to an estimated 27,767 in 2022, representing a 3.1 percent increase.

- **The unemployment rate in Buffalo County is projected to remain at an estimated 3.5 percent during the next 10 years.**

TABLE 3.10
CIVILIAN LABOR FORCE & EMPLOYMENT TRENDS AND PROJECTIONS
BUFFALO COUNTY, NEBRASKA
1990-2022

	1990	2000	2010	2012	2022
Civilian Labor Force	20,554	25,099	27,822	**27,901**	**28,788**
Unemployment	500	568	968	**975**	**1,021**
Rate of Unemployment	2.4%	2.2%	3.5%	**3.5%**	**3.5%**
Employment	20,054	24,531	26,854	**26,926**	**27,767**

Change in Total Employment

	Number	Annual	% Change	% Annual
1990-2000	+4,477	+447.7	+22.3%	+2.2%
2000-2010	+2,323	+232.3	+9.4%	+0.9%
2012-2022	**+841**	**+84.1**	**+3.1%**	**+0.3%**

Source: Nebraska Department of Labor, Labor Market Information, 2012.
Hanna:Keelan Associates, P.C., 2012.

CIVILIAN LABOR FORCE

- **Table 3.11** identifies **workforce employment by type,** in Buffalo County, Nebraska, from 2009 to 2011. Non-farm employment, in Buffalo County, increased by an estimated 3.9 percent, from 2009 to 2011. The employment sectors experiencing the largest increases were the Professional & Business, Information and Other Services sectors. The largest decreases were experienced in the Federal Government, Retail Trade and Financial Activities sectors.

TABLE 3.11
WORKFORCE EMPLOYMENT BY TYPE
BUFFALO COUNTY, NEBRASKA
2009-2011

Workforce	2009	2010	2011	% Change 2009-2011
Non-Farm Employment (Wage and Salary)	**25,312**	**25,762**	**26,310**	**+3.9%**
Goods Producing	**4,369**	**4,533**	**4,773**	**+9.2%**
Manufacturing	3,266	3,221	3,516	+7.6%
Natural Resources & Const.	1,103	1,312	1,257	+14.0%
Services Providing	**20,944**	**21,229**	**21,537**	**+2.8%**
Trade, Trans, Ware, Util**	5,671	5,562	5,605	-1.1%
Total Trade	4,752	4,689	4,569	-3.9%
Wholesale Trade	963	927	965	+0.2%
Retail Trade	3,789	3,763	3,604	-4.9%
Information	343	354	413	+20.4%
Financial Activities	875	872	838	-4.2%
Professional & Business	1,839	1,893	2,289	+24.5%
Education & Health	3,774	3,962	3,629	-3.8%
Leisure & Hospitality	3,062	3,189	2,972	-2.9%
Other Services	1,017	1,059	1,154	+13.5%
Total Government	**4,363**	**4,338**	**4,637**	**+6.3%**
Federal	160	168	138	-13.8%
State	1,867	1,898	2,108	+12.9%
Local	2,336	2,272	2,391	+2.3%

* Data not available because of disclosure suppression.
** Trade, Transportation, Warehousing & Utilities.

Source: Nebraska Department of Labor, Labor Market Information, 2012.
Hanna:Keelan Associates, P.C., 2012.

HOUSING STOCK & CONDITIONS

The **Housing Stock & Conditions Section** of this **Comprehensive Plan-Update** presents information that will assist in the determination of the housing demand for Buffalo County and the rural areas. Included in this analysis is a review of the current housing stock, substandard housing, occupancy and vacancy status and the cost of housing.

UNITS IN STRUCTURE, SUBSTANDARD HOUSING

- Substandard housing, as defined by HUD, as per the 2000 Census, included 1.) Housing units lacking complete plumbing and 2.) Housing units with 1.01+ persons per room. **Table 3.12A** identifies the **units in structure**, in Buffalo County and rural Buffalo County, in 1990, 2000, and 2010 Estimate, as per this definition. A majority of dwellings in Buffalo County consist of a single unit. Overall, Buffalo has increased by an estimated 4,319 housing units, or by 29.7 percent from 1990 to 2010.

- **Table 3.12B** identifies the **units in structure**, in Rural Buffalo County, in 1990, 2000, and 2010 Estimate. A majority of dwellings in Buffalo County consist of a single unit. Overall, Rural Buffalo County has increased by an estimated 1,070 housing units, or by 38.7 percent from 1990 to 2010. Housing unit information included in the 2010 Estimate includes structures that are located within the Planning Jurisdictions of each Community.

- **As of the 2006-2010 American Community Survey Estimate, in Buffalo County, four housing units lacked complete plumbing, while 279 housing units were overcrowded. In unincorporated Rural Buffalo County, no housing units lacked complete plumbing, while 44 housing units were overcrowded.**

TABLE 3.12A
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
BUFFALO COUNTY, NEBRASKA
1990, 2000 & 2006-2010 ESTIMATE

	Number of Units				
Year	**1 Unit**	**2-9 Units**	**10+ Units**	**Other***	**Total**
1990	9,948	2,177	704	1,709	**14,538**
2000	11,679	2,384	1,159	1,608	**16,380**
2010 Est.	13,296	2,464	1,403	1,694	**18,857**
1990-2010					
Annual Change	**+3,348**	**+287**	**+399**	**-15**	**+4,319**
% Annual Change	**+33.6%**	**+13.2%**	**+99.3%**	**-0.9%**	**+29.7%**

*Includes mobile home or trailer.
Source: 1990, 2000 Census; 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

TABLE 3.12B
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
RURAL BUFFALO COUNTY, NEBRASKA
1990, 2000 & 2006-2010 ESTIMATE

	Number of Units				
Year	**1 Unit**	**2-9 Units**	**10+ Units**	**Other***	**Total**
1990	2,409	18	0	339	**2,766**
2000	2,833	38	3	413	**3,287**
2010 Est.	3,397	18	62	359	**3,836**
1990-2010					
Annual Change	**+988**	**+0**	**+62**	**+20**	**+1,070**
% Annual Change	**+41.0%**	**+0.0%**	**+620.0%**	**+5.9%**	**+38.7%**

*Includes mobile home or trailer.
Source: 1990, 2000 Census; 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

HOUSING UNITS BUILT

- **Table 3.13** profiles the **estimated housing units built** for Buffalo County, as of 2012. Records indicate that an estimated 19,230 housing units exist in Buffalo County for 2012. Approximately 19.6 percent of all housing units in the County were constructed on or prior to 1939, while 32.8 percent of all housing units in the County were constructed during or prior to 1959.

TABLE 3.13
ESTIMATED HOUSING UNITS BUILT
BUFFALO COUNTY, NEBRASKA
2012

Year	# of Units
April, 2000 to Present*	2,400
1999 to March, 2000	365
1995 to 1998	1,665
1990 to 1994	1,130
1980 to 1989	2,074
1970 to 1979	3,503
1960 to 1969	1,789
1950 to 1959	1,540
1940 to 1949	996
1939 or Before	3,768
SUBTOTAL	**19,230**
Units Lost (2000 to Present)	(N/A)
TOTAL EST. UNITS – 2012	**19,230**
% 1939 or Before	19.6%
% 1959 or Before	32.8%

*Includes 407 housing units constructed from 2003 through 2011 in Rural Buffalo County.
Source: 2000, 2010 Census.
Buffalo County, Nebraska.
Buffalo County & Communities, 2012.
Hanna:Keelan Associates, P.C., 2012.

OCCUPANCY/VACANCY STATUS

- **Table 3.14** identifies the **estimated housing stock occupancy/vacancy status** in Buffalo County for 2012. As of 2012, Buffalo County is comprised of an estimated 19,230 housing units, consisting of an estimated 12,291 owner and 6,939 renter units. Of the 19,230 units, approximately 1,009 are vacant, resulting in an estimated overall housing vacancy rate of 5.3 percent. Approximately 5 percent of the 12,291 owner housing units and 5.5 percent of the 6,939 renter units are vacant.

- The **Adjusted Housing Vacancy Rate** only considers year-round vacant units that are available for rent or purchase, meeting current housing code and modern amenities. The 2012 adjusted housing vacancy rate, for Buffalo County, is an estimated 1.5 percent, with an adjusted owner housing vacancy rate of 1.5 percent and an adjusted vacancy rate of 1.3 for renter housing.

TABLE 3.14
HOUSING STOCK OCCUPANCY/VACANCY STATUS
BUFFALO COUNTY, NEBRASKA
2000-2012

	2000	2010	2012
a) Housing Stock	**16,830**	**19,064**	**19,230**
	(O-10,601; R-6,229)	**(O-12,219; R-6,845)**	**(O–12,291; R-6,939)**
b) Vacant Housing Stock	**900**	**1,027**	**1,009**
c) Occupied Housing Stock	**15,930**	**18,037**	**18,221**
*Owner Occupied	10,128	11,562	11,697
*Renter Occupied	5,802	6,475	6,524
d) Housing Vacancy Rate*	**5.3%**	**5.4%**	**5.3%**
*Owner Vacancy	4.5%	5.2%	5.0%
*Renter Vacancy	6.8%	5.5%	5.5%
e) Adjusted Vacancy Rate**	**1.1%**	**1.4%**	**1.5%**
****Owner Vacancy**	**1.2%**	**1.5%**	**1.5%**
****Renter Vacancy**	**1.0%**	**1.3%**	**1.3%**

*Includes all housing stock, including seasonal and substandard housing.
**Includes only year-round vacant units available for rent or purchase, meeting current housing code and modern amenities. Does not include vacant units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; County & Communities, 2012.
Hanna:Keelan Associates, P.C., 2012.

SURVEY OF RENTAL PROPERTIES

- **Table 3.15** identifies a **survey of rental properties** in Buffalo County, from 2002 to 2011. In 2011, a total of 3,234 rental properties were surveyed. Of these 3,234 units, an estimated 1.2 percent were vacant. This rental vacancy rate represents a decrease from the 2002 rental vacancy rate of 2.9 percent. The absorption rate for rental properties in Buffalo County was estimated at 14.2 days, in 2011.

  Planning standards recommend that Counties maintain a housing vacancy rate of between 5 to 7 percent to retain and attract families to locate in Buffalo County.

TABLE 3.15
SURVEY OF RENTAL PROPERTIES
BUFFALO COUNTY, NEBRASKA
2002-2011

Year	Completed Surveys	Total Units	Vacancy Rate (%)	Absorption Rate
2002	14	1,156	2.9	11.4
2003	13	1,740	4.5	25.1
2004	21	1,683	5.1	27.0
2005	21	1,557	4.9	24.0
2006	26	1,100	3.5	24.3
2007	52	3,068	4.7	24.7
2008	59	3,503	2.5	30.6
2009	76	3,046	6.4	25.5
2010	79	3,307	2.5	20.6
2011	78	3,234	1.2	14.2

Source: Nebraska Investment Finance Authority, 2012.
Hanna:Keelan Associates, P.C., 2012.

VACANCY RATES BY UNIT TYPE

- **Table 3.16** identifies the **vacancy rates by unit type** in Buffalo County, for 2011. In Buffalo County, a total of 3,234 rental housing units were managed, with 1.2 percent of those units being vacant. A majority of these managed units were associated with units of unknown type, consisting of 1,245 of the 3,234 total units. The largest vacancy rate was found in units of unknown type, with 1.5 percent of the total 1,245 mobile homes being vacant, in 2011. Mobile Homes had the lowest vacancy rate, at 0.8 percent.

TABLE 3.16
VACANCY RATES BY UNIT TYPE
BUFFALO COUNTY, NEBRASKA
2011

Type of Units	Units Managed	Available Units	Vacancy Rate (%)
Single Family Units	284	4	1.4
Apartments	1,178	13	1.1
Mobile Homes	527	4	0.8
Not Sure of Type	1,245	19	1.5
Total Units	**3,234**	**40**	**1.2**

Source: Nebraska Investment Finance Authority, 2012.
Hanna:Keelan Associates, P.C., 2012.

RENTAL PROPERTY ATTRIBUTES

- **Table 3.17** identifies **rental property attributes** of the surveyed rental properties Buffalo County, for 2011. Approximately 485 rental units in Buffalo County include rental assistance for current or potential renters. A total of 21 responding rental properties have a wait list, totaling 97 individuals throughout Buffalo County.

TABLE 3.17
RENTAL PROPERTY ATTRIBUTES
BUFFALO COUNTY, NEBRASKA
2011

Attributes of Completed Surveys	Number of Responses
Units with Rental Assistance	485
Have Wait List	21
Persons On Wait List	97

Source: Nebraska Investment Finance Authority, 2012.
Hanna:Keelan Associates, P.C., 2012.

OWNER & RENTER HOUSING COSTS

The cost of housing in any county or community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the County to tie these housing opportunities into an applicable format and secure the appropriate resources. Buffalo County is challenged to organize needed resources to meet the needs of their residents, including both financial, as well as, organizational resources. A continued effort to upgrade wages, at both existing and new employment settings, should be a top priority.

GROSS RENT & HOUSING VALUE

- **Table 3.18** identifies **owner occupied housing values** for Buffalo County, from 1990 to 2022. **The median housing value in Buffalo County, estimated to be $136,100 for 2012, will increase by an estimated 26.8 percent, by 2022, to $172,600.**

TABLE 3.18
OWNER OCCUPIED HOUSING VALUE
BUFFALO COUNTY, NEBRASKA
1990-2022

	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 or More	Totals
1990*	3,296	2,672	281	80	14	**6,343**
2000*	988	3,568	1,919	704	502	**7,681**
2010 Est.*	1,408	2,593	3,019	2,137	2,147	**11,304**

Median Value	
1990	**$48,800**
2000	**$91,300**
2010 Est.*	**$127,400**
2012	**$136,100**
2022	**$172,600**

* Specified Data Used.
Source: 1990, 2000 Census; 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

- **Table 3.19** identifies **gross rent** for Buffalo County, Nebraska, from 1990 to 2022. In 2012, the estimated median gross rent for Buffalo County is $645. **The estimated median gross rent in Buffalo County is expected to increase by an estimated 12 percent, by 2022, to $722.**

TABLE 3.19
GROSS RENT
BUFFALO COUNTY, NEBRASKA
1990-2022

	Less than $300	$300 to $399	$400 to $499	$500 to $599	$600 or More	Totals
1990*	2,315	1,383	743	291	232	**4,964**
2000*	1,079	749	1,160	1,032	1,581	**5,601**
2010 Est.*	786	475	839	888	2,549	**5,537**
Median Rent						
1990	**$320**					
2000	**$495**					
2010 Est.*	**$619**					
2012	**$645**					
2022	**$722**					

* Specified Data Used.
Source: 1990, 2000 Census; 2006-2010 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2012.

NEED FOR CONSTRUCTION OR REHABILITATION

- **Table 3.20** identifies the **need for housing construction or rehabilitation** for Buffalo County, based on 2011 survey data from the Nebraska Investment Finance Authority. Survey participants in Buffalo County were asked to rate the need for new construction or for existing units to have moderate to substantial rehabilitation. The new construction survey had a total of 61 participants while the rehabilitation survey had 51 participants.

- A total of 16 respondents stated a "moderate need" for new construction, while 19 stated a "moderate need" for rehabilitating existing housing units.

- **A total of 21 respondents stated a "high" or "extreme need" for new construction, while 17 stated a "high" or "extreme need" for rehabilitating existing housing units.**

TABLE 3.20
NEED FOR HOUSING CONSTRUCTION OR REHABILITATION
BUFFALO COUNTY, NEBRASKA
2011

Degree of Need	Need for New Construction	Need for Rehabilitation of Existing Units
1 = No Need	10	5
2	14	10
3 = Moderate Need	16	19
4	14	13
5 = Extreme Need	7	4

Source: Nebraska Investment Finance Authority, 2012.
Hanna:Keelan Associates, P.C., 2012.

SECTION 4

LAND USE PROFILE & PLAN.

SECTION 4
LAND USE PROFILE & PLAN

INTRODUCTION

The following is an update to the **Land Use Profile and Plan** presented in the ***"Buffalo County Comprehensive Plan 2000-2010."*** The detailed analysis of conditions associated with the natural environment, including soils, watersheds, wetlands and ground water for rural Buffalo County remain in much the same condition, today, as in 2000. For this reason, this **Update** does not include an examination of these planning components, but concentrates on the existing and future land uses.

DEVELOPMENT ISSUES

The desire to preserve and protect agricultural land and allow for development opportunities throughout Buffalo County was the focus of the previous **Comprehensive Plan**, as well as for this **Comprehensive Plan-Update.** The variety of land uses throughout the rural areas of the County is the result of both natural and human influences. The expansion of "urban" land uses into the unincorporated rural areas of the County, including rural subdivisions and the encroachment of non-farm rural dwellings into the agricultural production areas, are the primary issues associated with this update.

> The Buffalo County Planning Commission wanted to examine the effectiveness of the previous **Future Land Use Plan.** The main premise of the **Plan** was to control the growth of rural dwellings that are not associated with farming or ranching practices, not prohibiting but guiding the development of non-farm dwellings into rural areas that would have the least impact on agricultural production lands.

The 2012 evaluation of population **(Section 3)** is based on recent 2010 Census records. The population increased from 42,259 in 2000 to 46,102 in 2010, or 3,843 persons, an increase of 7.6 percent. During the period, **the rural Buffalo County population increased by 567 people**, from 8,688 to 9,255 persons, or 9.6 percent. Currently, there are approximately 46,529 total persons that reside in Buffalo County, including 9,378 persons in the rural unincorporated areas of the County.

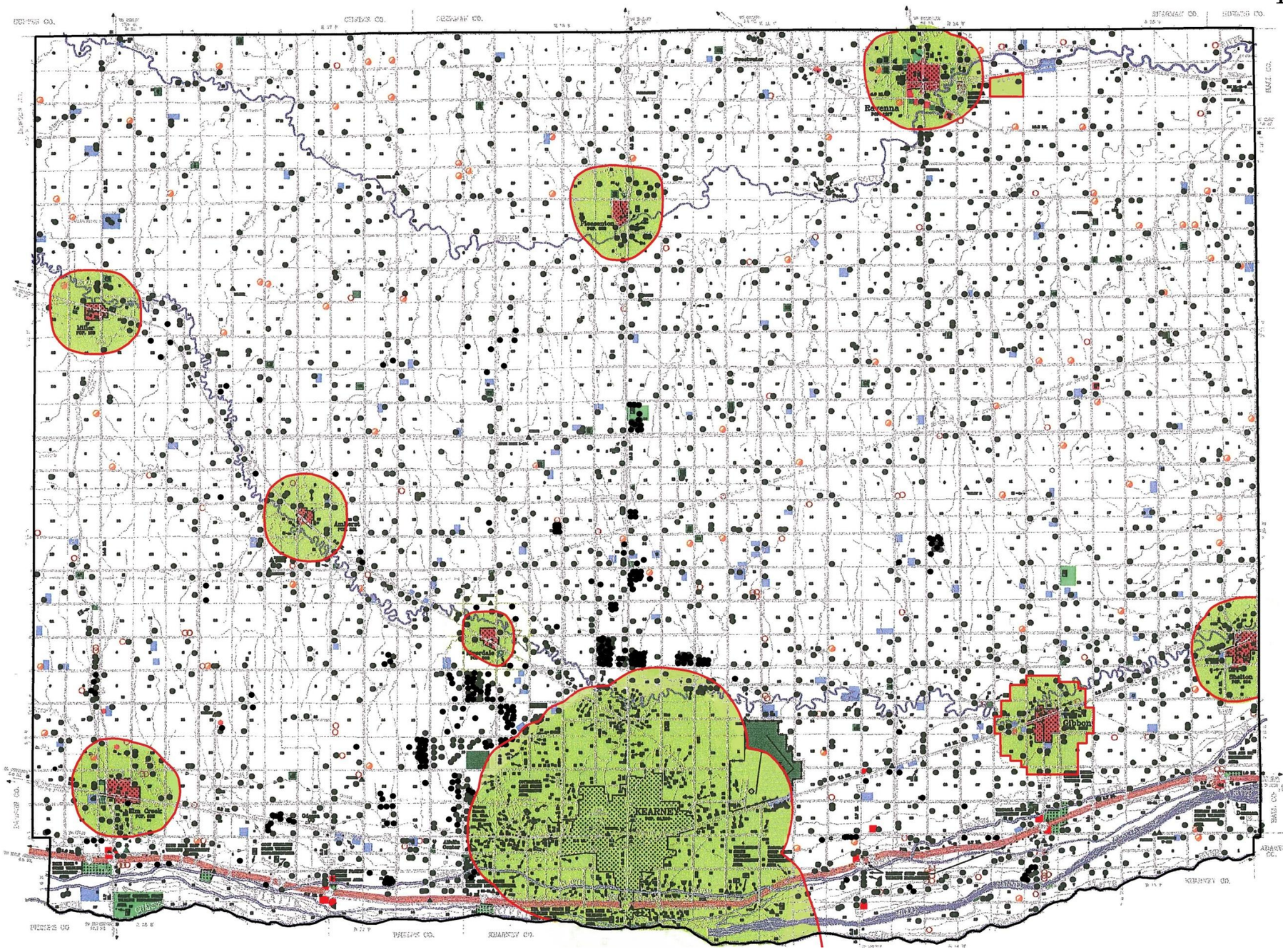
The **2000-2010 Comprehensive Plan** established goals and supported zoning regulations that controlled the development of non-farm dwellings. Agriculture areas of the County limited residential development to a total of four dwellings per quarter section. The previous **Future Land Use Plan** also provided for the development of non-farm dwellings in higher concentrations in areas located to the west, northwest and north of the Planning Jurisdiction of the City of Kearney. Additionally, concentrations of non-farm dwellings were targeted to areas adjacent hard surfaced County Roads and Highway corridors such as Highway 40 between Riverdale and Amherst.

EXISTING LAND USE ANALYSIS

The **Existing Land Use Map**, **Illustration 4.1**, was reviewed and updated in order to serve as the basis of evaluating the effectiveness of the previous **Future Land Use Plan** and to establish the new **Future Land Use Plan**. The **Existing Land Use Map** identifies the impact of the continued development of non-farm dwellings throughout the County. The exact impact of residential development on the production of crops and the raising of livestock can only be evaluated by the Nebraska Agricultural Census for Buffalo County.

EXISTING LAND USE MAP

BUFFALO COUNTY, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- RURAL RESIDENTIAL
- RURAL MOBILE HOME
- ABANDONED RURAL DWELLING
- COMMERCIAL
- INDUSTRIAL
- COMMUNITY PLANNING JURISDICTION

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ILLUSTRATION 4.1

EXISTING LAND USES

As identified in the **Existing Land Use Map,** the most prolific rural land use in Buffalo County is vacant agricultural land. Irrigated crop production is located throughout the Platte River Valley. The largest concentration of irrigated cropland in Buffalo County is situated in the level bottom lands of the Platte River valley, generally in the southern third of the County.

- **RURAL RESIDENTIAL DEVELOPMENT**

The influx of non-farm, single family dwellings and development of rural subdivisions in Buffalo County has continued throughout the last 10 years and is anticipated to be one of the primary impacts upon agricultural lands during the next 10-Year Planning Period.

The **Existing Land Use Map** identifies the highest concentration of non-farm rural dwellings in Buffalo County as generally located within five miles of the Planning Jurisdiction of the City of Kearney. Hard surfaced County roads and Highways, including the Highway 10, 30 and 40 Corridors to the north and west of Kearney, have continued to attract non-farm residential development since the completion of the **2000-2010 Comprehensive Plan**. The majority of non-farm dwellings are constructed on large lots of three acres or more. Non-farm dwellings have been developing in increasing numbers in the south-central portion of the County, generally concentrated north of Interstate 80. Flood plains, wetlands and lands with limited access have inhibited the development of non-farm dwellings south of the Interstate 80 Corridor. These sensitive lands and river environs need to have additional development restrictions in place to prevent the continuation of "urbanized" land uses throughout this Corridor.

The results of the updated **Existing Land Use Map** indicate that the previous **Land Use Plan** has been successful in limiting the development of non-farm dwellings and rural subdivisions from adversely impacting the agricultural production areas throughout the County.

- **Public and Recreational Uses**

Public/quasi-public land uses, such as churches, cemeteries and rural school facilities are scattered throughout Buffalo County. **Parks and recreation land uses** are affiliated with State Recreation and Wildlife Management Areas located primarily in low-lying areas of drainage basins, or along drainage ways, creeks or tributaries of the Platte River. A few rural golf courses are also located in rural Buffalo County.

- **Commercial and Intensive Agricultural Uses**

Commercial and **intensive agricultural land uses** in rural Buffalo County are generally located within the incorporated areas of the Communities or in designated Community planning jurisdictions. Rural livestock confinement/operations, grain elevators and storage facilities are identified as intensive agricultural land uses in the **Existing Land Use Map**. Interstate 80 interchanges and the Highway 30 Corridor between Kearney and Gibbon have attracted rural highway commercial uses.

AGRICULTURAL PRODUCTION STATICTICS

NUMBER AND SIZE OF FARMS

The consolidation of farms, along with existing farms increasing the acres of crop producing lands has continued in Buffalo County during the last 10 years. Statistics included in the Nebraska Census of Agriculture, are released every five years, the latest is 2007.

Farms by size, identified in **Table 4.1**, indicates that the number of **1,000+ acre farms in Buffalo County increased by 2.7 percent between 1997 and 2007.** During the same 10 year period, the total number of farms declined by 132, or 12.2 percent. Although farms of "one to nine" acres and "19 to 49" acres declined between 1997 and 2002, there was an increase of 36 farms in these categories between 2002 and 2007.

TABLE 4.1
FARMS BY SIZE
BUFFALO COUNTY, NEBRASKA
1997 – 2007

Size	1997	2002	2007	% Change 1997 - 2002	% Change 1997 - 2007
1 to 9 Acres	47	43	54	-8.5%	+14.9%
10 to 49 Acres	127	117	142	-7.9%	+11.8%
50 to 179 Acres	234	229	219	-17.5%	-6.4%
180 to 499 Acres	251	193	165	-23.1%	-34.3%
500 to 999 Acres	234	216	176	-7.7%	-24.8%
1,000 to Acres or More	188	191	193	+1.6%	+2.7%
Total Farms*	**1,081**	**989**	**949**	**-16.3**	**-12.2%**
Total Crop Land	**380,134**	**374,222**	**371,615**	**-8.5%**	**-6.4%**

Source: Nebraska Census of Agriculture, 1997, 2002, 2007
Hanna:Keelan Associates, P.C., 2012

Between 1997 and 2007, the number of mid-sized farms, those ranging in size from "50 to 999" acres, declined by a total of 159 farms. The decline in the total crop lands in Buffalo County has a correlation with the reduction in the total amount of farms and the amount of crop lands withheld from production by the Conservation Reserve Program (CRP) of the Department of Agriculture. **Total cropland accounted for approximately 63 percent of the total acreage in Buffalo County (609,280 acres) in 1997, compared to 61 percent in 2007.**

CROP PRODUCTION TRENDS

Table 4.2 identifies the **status of crop production** in Buffalo County from 1997 to 2007. The total number of farms that harvested crops increased by 6.8 percent from 1997 to 2007. During the same period, the number of farms with irrigated crop lands declined by 3.4 percent, or 18 farms. Total acres of irrigated crop lands, however, increased by 61,357, or nearly 30 percent. This trend indicates that farms with irrigated crop lands are increasing in size.

TABLE 4.2
STATUS OF CROP PRODUCTION
BUFFALO COUNTY, NEBRASKA
1997 – 2007

	1997	2002	2007	% Change 1997 - 2002	% Change 1997 - 2007
HARVESTED CROP LAND					
Farms	666	746	711	+12.0%	+6.8%
Acres	298,992	290,716	340,514	-2.8%	+13.9%
IRRIGATED CROP LAND					
Farms	526	541	508	+2.9%	-3.4%
Acres	207,784	233,569	269,141	+12.4%	+29.5%
TOTAL CROP LAND					
Farms	704	843	778	+19.7%	+10.5%
Acres	380,143	374,222	371,615	-1.6%	-2.2%

Source: Nebraska Census of Agriculture, 1997, 2002, 2007.
Hanna:Keelan Associates, P.C., 2012.

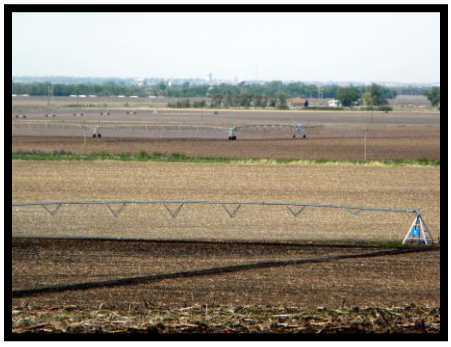
The trends highlighted in **Tables 4.1 and 4.2** illustrate that agricultural practices in Buffalo County are becoming more efficient with fewer acres in production. Agricultural production figures from 1997 to 2007 indicate that the amount of Total Crop Land declined by 2.2 percent (or approximately 8,500 acres) in Buffalo County. During the same period, the amount of Harvested Cropland increased by nearly 14 percent and the percentage of Irrigated Croplands increased by nearly 30 percent.

A variety of crops are produced in Buffalo County. **Table 4.3,** identifies that as of 2007 "Corn for Grain or Seed" was the primary crop in the County, accounting for 231,763 acres, or 38 percent of the total County area. The production of "Soybeans for Beans" is the second largest harvested crop and its production in acres increased by 40 percent between 1997 and 2007. In addition to Corn and Soybeans, the two remaining crops that increased in the amount of acres harvested was "Wheat for Grain" and "Corn for Silage or Green Chop."

TABLE 4.3
HARVESTED CROPS BY TYPE
BUFFALO COUNTY, NEBRASKA
1997-2007

	Production in Acres			% Change	% Change
CROP BY TYPE	**1997**	**2002**	**2007**	**1997-2002**	**1997-2007**
Corn for Grain or Seed	207,583	164,443	231,763	-20.8%	+11.7%
Corn for Silage or Green Chop	3,009	8,206	3,231	+172.7%	+7.4%
Sorghum for Grain or Seed	3,571	1,023	1,316	-85.8%	-63.2%
Wheat for Grain	7,185	3,836	9,635	-46.6%	+34.1%
Oats for Grain	599	454	280	-24.2%	-53.3%
Soybeans for Beans	41,589	66,228	58,193	+59.2%	+39.9%
Hay-alf, Other Wild, Silage	45,932	48,974	42,502	+6.6%	-7.5%

Source: Nebraska Census of Agriculture, 1997, 2002, 2007.
Hanna:Keelan Associates, P.C., 2012.



LIVESTOCK PRODUCTION TRENDS

Table 4.4 identifies **livestock production trends** from 1997 through 2007. During this period, the number of farms raising livestock and the total amount of livestock produced declined in all categories, with the exception of Milk Cows. Although the number of dairy farms declined between 1997 and 2007, the total number of Milk Cows increased by 287 percent, or 2,508 Cows.

The largest decline in livestock production between 1997 and 2007 occurred in the number of farms raising Hogs and Pigs, which declined by 91 farms, or nearly 38.3 percent. The total number of Hogs and Pigs declined from 25,277 in 1997 to 5,549 in 2007. This represents a decrease of 78 percent.

TABLE 4.4
LIVESTOCK PRODUCTION TRENDS
BUFFALO COUNTY, NEBRASKA
1997 – 2007

	Total Farms / Total Animals				
Size	**1997**	**2002**	**2007**	**% Change 1997 - 2002**	**% Change 1997 - 2007**
Cattle/Calves	673 / 115,713	579 / 101,856	507 / 101,975	-14.0% /-12.0%	-24.7% /-11.9%
Beef Cows	567 / 37,855	495 / D	454 / 38,677	-12.7% / D	-19.9% / +2.2%
Milk Cows	26 / 874	14 / D	12 / 3,382	-46.2% / D	-53.9% / +287%
Hogs and Pigs	117 / 25,277	41 / 12,547	26 / 5,549	-65.0% / -49.6%	-77.8% /-78.0%
Sheep and Lamb	47 / 9,454	44 / 8,286	29 / 5,319	-6.4% / -12.4%	-38.3% /-43.7%

*Farms less than 180 acres in size were not included in this analysis.
** "D" indicates that the information was suppressed.
Source: Nebraska Census of Agriculture, 2007; U.S. Department of Agriculture 2010.
Hanna:Keelan Associates, P.C., 2012

SUMMARY OF AGRICULTURAL STATISTICS

The review of agricultural statistics indicated that the total number of acres occupied by crop producing farms and the numbers of livestock raised in Buffalo County have slightly declined during the 10-year period of 1997 to 2007.

FUTURE RURAL LAND USE ANALYSIS

Modifications to the **Future Land Use Map, Illustration 4.2**, were considered by the Planning Commission throughout this **Comprehensive Plan - Update** process. The primary hard-surfaced County, State and Federal Roads and Highways were reviewed to determine the potential impact of rural development adjacent these Corridors. The conclusion of the Planning Commission was that the original **Land Use Plan** in the previous **Comprehensive Plan** has been successful in protecting agricultural lands for agricultural use.

GENERAL AGRICULTURAL AREAS

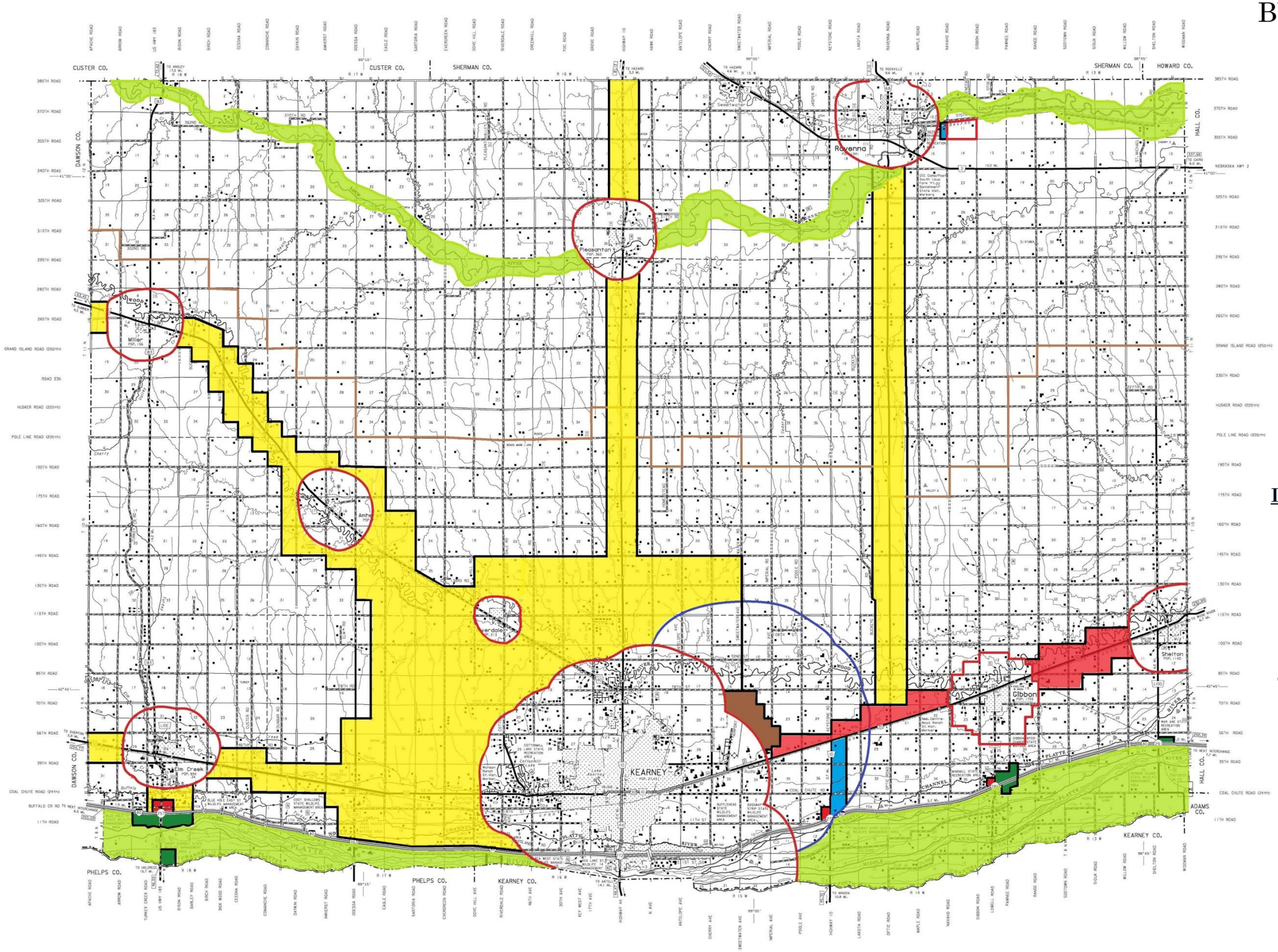
The **Buffalo County Comprehensive Plan – Update** focused on evaluating the effectiveness of policies that were intended to preserve and protect agricultural production areas by controlling the development of non-farm dwellings.

Significant agricultural production lands are identified in the **Future Land Use Map** as "general agricultural areas." These areas continue to be preserved and protected from unnecessary encroachment of residential, commercial or industrial development. Irrigated crop lands comprise the majority of rural areas in the southern third of the County. Dryland crop production is much more prevalent in the northern half of Buffalo County. These areas are comprised of pasture lands or hay fields located on moderate to steep slopes. Dry land or irrigated crop production areas are located in areas having rolling or terraced hills.

Commercial scale wind turbines developed singularly, or as large "Wind Farms," was also discussed by the Planning Commission. These facilities will be allowed by a Special Use (Zoning) Permit and required to be in compliance with conditions identified in the Buffalo County Zoning Regulations. Primary areas where these facilities will be considered for placement are the rural or general agricultural regions of Buffalo County. Large or commercial scale wind turbines will be attracted to the upper elevations and ridge lines associated with the Platte, Wood and South Loup River Valleys in the central and northern portions of the County.

FUTURE LAND USE MAP

BUFFALO COUNTY, NEBRASKA



LEGEND

- MUNICIPAL PLANNING JURISDICTION
- MUNICIPAL AIRPORT JURISDICTION
- AGRICULTURAL CONSERVATION DISTRICT
- AGRICULTURAL PRODUCTION
- RURAL RESIDENTIAL
- INTENSIVE AGRICULTURAL
- COMMERCIAL
- PARKS/RECREATION
- KEARNEY MUNICIPAL AIRPORT
- LINE OF TOPOGRAPHICAL CHANGE

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ILLUSTRATION 4.2

AGRICULTURAL CONSERVATION AREAS

Sensitive environmental areas continue to be associated with the South Loup and Platte River Corridors. These areas consist of flood floodplains and low-lying lands with shallow depths to the groundwater table. Soils conditions in this area severely limit development. These areas of the County are identified as Agriculture Conservation areas depicted in the **Future Land Use Map.** The consensus of the Planning Commission was that these two regions need to limit future development activities not associated with agricultural production.

OPENSPACE & PARKS/RECREATION AREAS

State Wildlife Management and Recreation Areas are primarily located in highest concentrations along the Platte River Corridor. These existing facilities may potentially expand and/or new facilities developed as funding becomes available.

AGRICULTURAL RESIDENTIAL AREAS

The development of non-farm dwellings in Buffalo County is recommended to be concentrated in the areas identified as "Rural Residential," in specific areas of the updated **Future Land Use Map, Illustration 4.2.** Rural residential uses have been extended along Highway 10 to the north of Kearney, Highway 40 between Amherst and the west County Line and to the west of Kearney along Highway 30 to the County Line.

Two additional regions in the eastern portion of the County are also planned for rural residential development. The first is located along Ravenna Road between Highway 30 and the Planning Jurisdiction of Ravenna. The second is located along Highway 30, between the Planning Jurisdictions of Gibbon and Shelton,

The Buffalo County Planning Commission expanded the areas targeted for rural residential development based upon the results of the existing land use analysis, building trends and projected rural population increases through 2022.

Since the previous **Comprehensive Plan,** housing in the unincorporated rural areas has continued to develop. The economy of Buffalo County continues to be agriculturally based. By implementation of the new **Future Land Use Map** and continued enforcement of the Buffalo County Zoning Regulations, the County will continue to grow and develop as planned in an orderly manner.

COMMERCIAL AREAS

Existing and planned commercial developments within rural Buffalo County are to be promoted at existing commercial areas along the Interstate 80 corridor, such as the Shelton, Gibbon, Highway 10, Odessa and Elm Creek interchanges. The north side of the Highway 30 corridor, between the planning jurisdictions of Kearney and Gibbon, is identified as a Highway Commercial land use area. The potential expansion of businesses from within the Kearney Municipal Airport environs along this corridor is anticipated during the 10-Year Planning Period.

INTENSIVE AGRICULTURAL AREAS

Rural industrial warehousing and manufacturing uses have been incrementally expanding along the east side of Highway 10, between Interstate 80 and Highway 30. An area one-half mile east of the Highway 10 Corridor is recommended to be planned as an industrial development area.

Intensive Agricultural/Industrialized areas continue to exist in rural locations. Grain elevators, large silos or warehouse buildings still remain in a variety of locations near areas such as the unincorporated community of Odessa, or along railway corridors, throughout the County. The updated Comprehensive Plan and Zoning Regulations identify these facilities as non-conforming intensive agricultural uses in Agricultural Districts.

Future areas of anticipated intensive agricultural development should be considered in locations nearest urbanized and built-up areas within reasonable distance of fire protection and hard surfaced roads.

SECTION 5

PUBLIC FACILITIES & TRANSPORTATION.

SECTION 5
PUBLIC FACILITIES & TRANSPORTATION

INTRODUCTION

Section 5 of this **Comprehensive Plan-Update** discusses the existing conditions and planned improvements to the **public facility and transportation systems** in the County. All improvements to these components are aimed at maintaining or improving the quality of life in Buffalo County.

PUBLIC FACILITIES

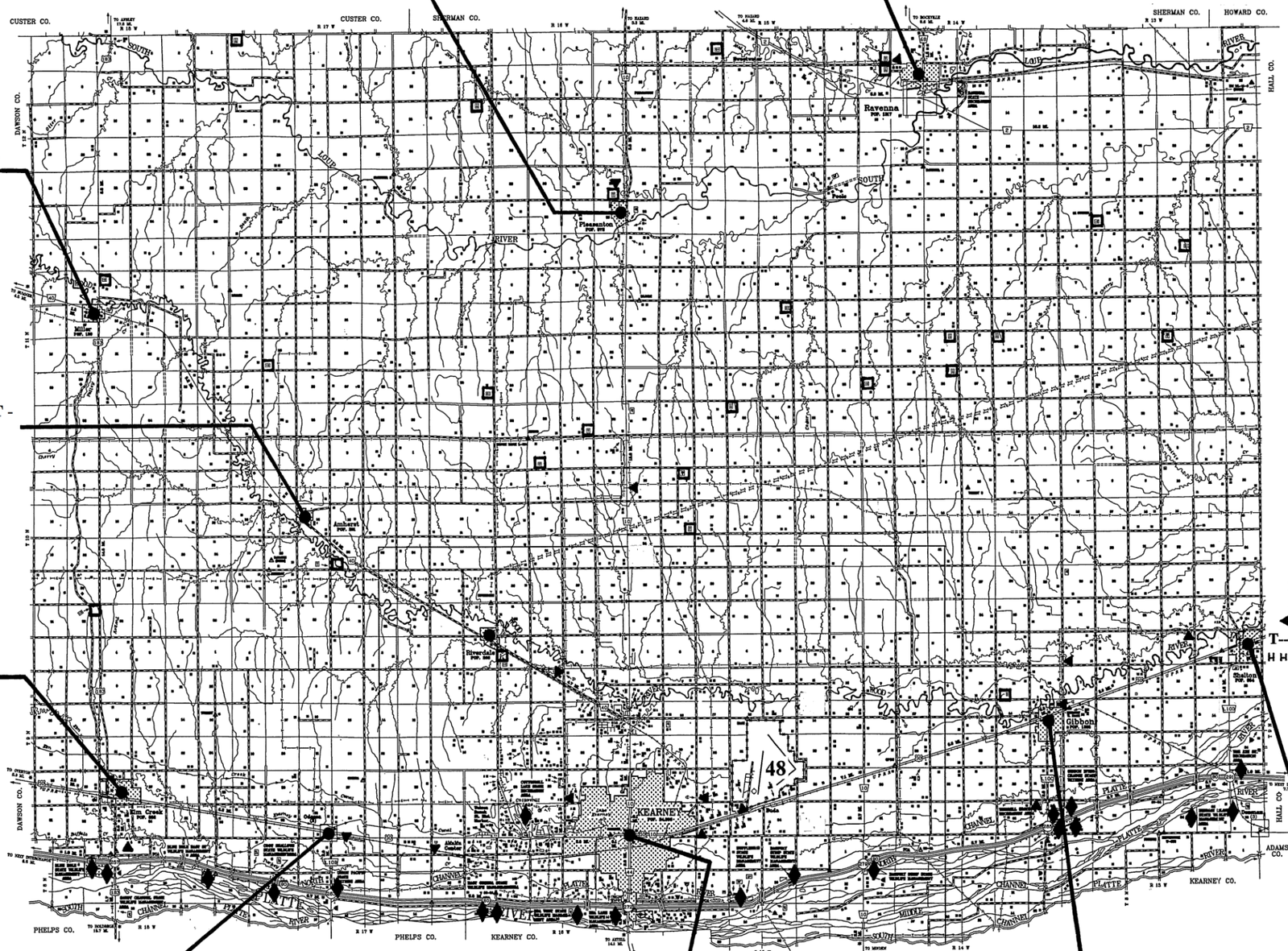
Public Facilities identify existing public places in the County and determine future needs of and desires for pertinent public facilities during the planning period 2012 to 2022. Public Facilities provide citizens with social, cultural and educational opportunities in Buffalo County. Facilities can include, but are not limited to fire protection, schools, medical/elderly services and recreational facilities such as parks and sports fields. A majority of the listed and other public facilities are located within the City or Village Corporate Limits or Planning Jurisdiction in the County.

A majority of public facilities and transportation networks identified in the previous **Comprehensive Plan** for rural Buffalo County remain much the same today, as in 2000.

The County Planning Commission identified the changes in, or consolidation of County school districts and education facilities as having undergone the most change during the past 10 years. The following is an examination of the configuration of Public School Districts, since 2000. **Illustration 5.1** identifies the **Public Facilities** in Buffalo County, Nebraska.

PUBLIC FACILITIES MAP

BUFFALO COUNTY, NEBRASKA



LEGEND

1. COUNTY COURT HOUSE
2. COUNTY/CITY HALL OF JUSTICE

POST OFFICES

3. AMHERST
4. KEARNEY
5. GIBBON
6. MILLER
7. PLEASANTON
8. RAVENNA
9. RIVERDALE
10. SHELTON
11. ELM CREEK

FIRE DEPARTMENTS

25. KEARNEY
26. GIBBON
27. SHELTON
28. PLEASANTON
29. RAVENNA
30. MILLER
31. ELM CREEK
32. AMHERST

LIBRARIES

12. RAVENNA
13. SHELTON
14. KEARNEY

SCHOOLS

15. DIST. 9 (2)
16. DIST. 15
17. DIST. 19 (2)
18. DIST 69 (2)
19. DIST. 105
20. DIST. 119 (2)
21. DIST. 2 (2)
22. DIST. 7 (14)
23. DIST. 12
24. UNIV. OF NEB/KEARNEY

MEDICAL

33. KEARNEY HOSPITALS (2)
34. KEARNEY CLINICS (2)
35. RAVENNA CLINIC
36. COUNTY CLINIC
37. KEARNEY NURSING HOME
38. GIBBON NURSING HOME
39. RAVENNA NURSING HOME
40. CAMBRIDGE COURT NURSING HOME
41. GRAND MANOR NURSING HOME
42. KEARNEY SENIOR CENTER
43. RAVENNA SENIOR CENTER

AIRPORTS

44. KEARNEY MUNICIPAL

- □ Cemeteries
- ▲ Utility Substations
- ◆ State Wildlife / Recreation Areas
- T---T Electrical Transmission Lines
- H H H Underground Gas / Oil Mains

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ILLUSTRATION 5.1

EDUCATIONAL FACILITIES

Several Buffalo County public school districts no longer exist since the previous Comprehensive Plan was adopted in 2000. Four rural school districts and the Riverdale School District, each with elementary schools were closed and consolidated into adjacent school districts.

The following highlights the existing Elementary Schools, Intermediate Schools, High Schools and Colleges/Universities that are located throughout the Communities of Buffalo County.

ELEMENTARY SCHOOLS

Amherst Elementary School - 100 North Sycamore, Amherst
Bryant Elementary School - 1611 Avenue C, Kearney
Central Elementary School - 300 West 24th Street, Kearney
Elm Creek Elementary School - 230 Calkins, Elm Creek
Faith Christian Elementary School - 2705 Avenue E, Kearney
Gibbon Elementary School – 1030 Court Street, Gibbon
Kearney Education Center – 1511 5th Avenue, Kearney
Kenwood Elementary School – 915 16th Avenue, Kearney
Meadowlark Elementary School – 1010 East 53rd Street, Kearney
Northeast Elementary School – 910 East 34th Street, Kearney
Park Elementary School – 3000 7th Avenue, Kearney
Pleasanton Elementary School – P.O. Box 190, Pleasanton
Ravenna Elementary School – 41750 Carthage Street, Ravenna
Riverdale School – 123 1st Street, Riverdale
Shelton Elementary School – 210 9th Street, Shelton
Stone School – 2430 Cherry Avenue, Kearney
Windy Hills Elementary School – 4211 20th Avenue, Kearney
Zion Lutheran Elementary School – 2421 Avenue C, Kearney

INTERMEDIATE SCHOOLS

Horizon Middle School – 915 West 35th Street, Kearney
Kearney Catholic Middle School – P.O. Box 1866, Kearney
Sunrise Middle School – 4611 Avenue N, Kearney

SENIOR HIGH SCHOOLS

Amherst High School – 100 North Sycamore, Amherst
Elm Creek High School – 230 Calkins, Elm Creek
Gibbon High School – 1030 Court Street, Gibbon
Kearney Catholic High School – P.O. Box 1866, Kearney
Kearney Senior High School – 3610 6th Avenue, Kearney
Kearney West High School – 2802 30th Avenue, Kearney
Pleasanton High School – P.O. Box 190, Pleasanton
Ravenna Senior High School – 41750 Carthage Street, Ravenna
Shelton High School – 210 9th Street, Shelton

COLLEGES/UNIVERSITIES

Central Community College-Kearney Center –
3519 2nd Avenue, Suite A, Kearney

University of Nebraska-Kearney –
905 West 25th Street, Kearney

TRANSPORTATION

The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Buffalo County. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers within and outside the County. The overall purpose of the Transportation Plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the planning area.

The primary sources of information utilized to develop the Transportation Plan were (1) Buffalo County "One and Six Year Plans" and (2) State of Nebraska Department of Roads "Nebraska Highway Program" (Fiscal Years 2007-2013 and Beyond).

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, State Functional Classifications, as identified by the Nebraska Department of Roads, depicts the transportation system in Buffalo County. The transportation system is comprised of Interstate 80 and *"Major Arterial"* U.S. Highways 30 and 183, and State Highways 2, 10, 40, 44 and 68. All other streets and roads within Buffalo County are classified as *"Rural Minor Collectors,"* County roads, local streets and minimum maintenance roads. Collectors and local streets provide transportation to and throughout the Cities and Villages of the County, while the Interstate and U.S. and state highways provide transportation into the County, adjacent Counties and Communities and areas beyond.

ROAD CLASSIFICATIONS

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

(1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;

(2) **Expressway:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;

(3) **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;

(4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;

(5) **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;

(6) **Collector:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;

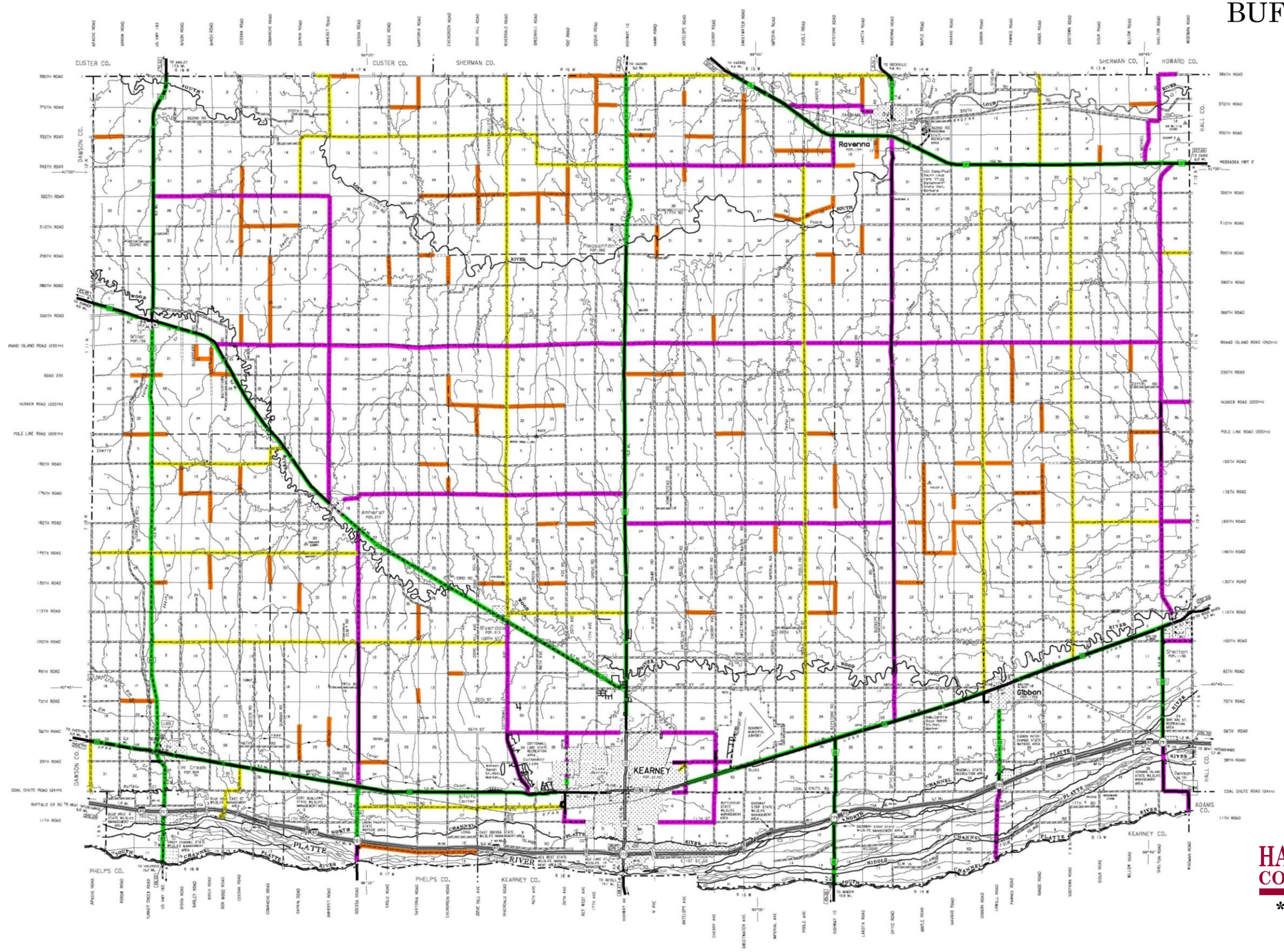
(7) **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;

(8) **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

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

STATE FUNCTIONAL CLASSIFICATIONS

BUFFALO COUNTY, NEBRASKA



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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.2

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Buffalo County area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Table 5.1** also identifies the average daily traffic counts for State and Federal transportation routes around Buffalo County. Each of these road segments are identified as *"Major Arterial"* roads. All other roads within the corporate limits of the County are classified as "Collector," local or minimum maintenance roads.

TABLE 5.1
TRAFFIC VOLUME – AVERAGE DAILY TRAFFIC COUNTS
STATE AND FEDERAL ROADS
BUFFALO COUNTY, NEBRASKA
2006/2008/2010

	2006	2008	2010
Interstate 80, Between Shelton and Gibbon	20,030	17,820	18,645
Interstate 80, West of Gibbon	19,770	17,700	18,855
Interstate 80, East of Kearney	18,380	17,580	18,615
Interstate 80, West of Kearney	18,160	16,750	17,825
Interstate 80, Between Odessa and Elm Creek	17,500	16135	17,415
U.S. Highway 30, Buffalo/Hall County Line	4,335	4,270	4,685
U.S. Highway 30, East of Gibbon	5,020	4,875	5,690
U.S. Highway 30, West of Gibbon	6,170	5,960	7,130
U.S. Highway 30, Kearney (East of Kearney)	7,950	8,205	8,120
U.S. Highway 30, Kearney (East City Limits)	9,990	9,740	10,170
U.S. Highway 30, Kearney (East of 2nd Avenue)	20,090	18,160	18,515
U.S. Highway 30, Kearney (West of 2nd Avenue)	16,560	14,895	16,530
U.S. Highway 30, Kearney (West City Limits)	8,050	8,495	8,100
U.S. Highway 30, East of Odessa	4,535	5,000	5,080
U.S. Highway 30, East of Elm Creek	3,620	3,865	3,910
U.S. Highway 30, West of Elm Creek	2,485	2,885	2,985
U.S. Highway 183, South of Interstate 80	4,030	4,155	4,930
U.S. Highway 183, South of Elm Creek	1,540	1,880	2,155
U.S. Highway 183, North of Elm Creek	1,215	800	970
U.S. Highway 183, South of Miller	480	385	490
U.S. Highway 183, North of Miller	755	730	840
U.S. Highway 183, South of Buffalo/Custer County Line	605	600	745

CONTINUED:

TABLE 5.1 (CONTINUED)
TRAFFIC VOLUME – AVERAGE DAILY TRAFFIC COUNTS
STATE AND FEDERAL ROADS
BUFFALO COUNTY, NEBRASKA
2006/2008/2010

	2006	2008	2010
NE Highway 2, Southeast of Ravenna	2,000	2,300	2,745
NE Highway 2, Southwest of Ravenna (East of Keystone Road)	1,755	2,025	2,100
NE Highway 2, Southwest of Ravenna (West of Keystone Road)	1,180	1,350	1,450
NE Highway 10, South of Pleasanton	2,740	2,815	2,735
NE Highway 10, Kearney (North of NE Highway 40)	4,475	4,300	4,175
NE Highway 10, Kearney (South of NE Highway 40)	7,180	6,455	6,485
NE Highway 10, Kearney (North City Limits)	11,785	12,620	13,030
NE Highway 10, North of Interstate 80	3,290	3,000	2,680
NE Highway 10, South of Interstate 80	2,760	2,800	2,735
NE Highway Spur 10B, South of Odessa	2,155	1,645	2,260
NE Highway Spur 10C, South of Gibbon	1,525	1,670	1,565
NE Highway Spur 10D, South of Shelton	535	545	675
NE Highway 40, West of NE Highway 10	3,775	3,440	3,730
NE Highway 40, East of Riverdale	2,315	2,445	2,580
NE Highway 40, West of Riverdale	1,860	1,815	1,850
NE Highway 40, Between Amherst and Miller	1,060	1,040	1,130
NE Highway 40, West of Miller	1,095	910	805
NE Highway 44, Kearney (South of U.S. Highway 30)	15,765	14,625	15,360
NE Highway 44, Kearney (South City Limits)	9,100	8,955	8,785
NE Highway 44, Kearney (South of NE Highway L50A, Kearney County)	5,085	4,735	5,285
NE Highway 68, South of Ravenna	2,860	2,920	2,825
NE Highway 68, North of Ravenna	935	825	865
NE Highway L50A, East of NE Highway 44 (Kearney County)	1,255	1,100	1,480
NE Highway L50A, West of NE Highway 10 (Kearney County)	990	990	1,005

Source: Nebraska Department of Roads, 2012.
Hanna:Keelan Associates, P.C., 2012.

FUTURE BUFFALO COUNTY TRANSPORTATION SYSTEM

The Future Transportation System in Buffalo County is outlined in the County **One and Six Year Road Improvement Programs.** The County's One-Year Plan is for projects to be undertaken in 2012, while the Six-Year Plan is for projects to be undertaken through 2017, or earlier if funding becomes available. Upcoming roads projects through the Nebraska Department of Roads and Buffalo County are updated for 2012 and 2017. The official One- and Six-Year Road Improvement Program project list is available in the **Appendix** of this **Comprehensive Plan-Update.**

SECTION 6

ENERGY ELEMENT.

SECTION 6
ENERGY ELEMENT

INTRODUCTION

This **Section** of the **Buffalo County Comprehensive Plan – Update** complies with a July, 2010 amendment to Nebraska State Statues 23-114.02, requiring an **"Energy Element"** with a County Comprehensive Plan. This component of the **Plan–Update** assesses the energy infrastructure and energy use by sector, in Buffalo County, including residential, commercial, and industrial sectors. This Section is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION

Energy usage and consumption throughout Buffalo County has followed the trends prevalent in the State of Nebraska. Electrical power is distributed across rural Buffalo County by **Dawson Public Power (DPP)**, with the exception of the City of Kearney which is supplied directly by **Nebraska Public Power District (NPPD)**. However, DPP does not generate any of its own electricity; it purchases 100 percent of the electricity it distributes from NPPD. As the largest electric generating utility in the State of Nebraska, NPPD provides electricity to all or parts of 91 of the State's 93 Counties. The source of NPPD's generating facilities includes coal, oil, natural gas and nuclear energy. Additionally, NPPD also purchases electricity from the **Western Area Power Administration (WAPA)**, which markets and transmits electricity for federally owned hydropower facilities.

RENEWABLE ENERGY STRATEGIC PLAN

As of July 2011, the NPPD Strategic Plan now states:

> *"NPPD will evaluate all forms of renewable resources feasible in Nebraska and incorporate them in the total mix of NPPD-owned generation and contract purchases with* ***a goal of achieving 10 percent of our energy supply for NPPD's native load from renewable resources by 2020".***

The Plan projects adding a minimum of 80 megawatts of wind-generated power every two year period and reaching the 10 percent goal by 2020.

As of 2007, approximately 57 percent of NPPD's energy generation was from coal, 24 percent nuclear, 3 percent hydro, 4 percent gas & oil, **and 1** percent **for alternative energy sources, primarily wind**. The remaining 11% of NPPD's energy was supplied through purchases, with over half of these purchases from the WAPA, or hydro-electricity facilities. In order for NPPD to meet its goal of 10 percent of its generating capacity from renewable resources, *primarily wind*, the District will need to have 533 megawatts of total wind generation by 2020. As of December 2010, the State of Nebraska had a total wind turbine production of 213 megawatts.

WIND TURBINES AND "NET METERING"

Commercial, large scale wind turbines, or "Wind Conversion Systems," are being promoted in Buffalo County by companies and local property owners alike. Wind towers of up to 400' in height are typically developed as "wind farms," where multiple wind towers are constructed in a single area, or linearly along a rig line of the Platte River Valley for example.

Since August, 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as "**Net Metering**." This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal. By implementing these types of alternative energy systems, the desire of the individual is to reduce their reliance on public utility systems, potentially by where they generate more electricity than they can use and profit by having the public utility district purchase their excess energy.

The Planning Commission chose to allow residences and businesses to utilize the provisions of Net Metering, specifically Wind Energy, by requiring residents of the property to acquire a **Special Use Permit,** if the applicant can document they are in conformance with the provisions of the Small Wind Energy Conversion System in the Zoning Regulations.

ENERGY CONSUMPTION

The (latest) 2009 Electricity Rates, latest available, from Dawson Public Power, by Sector, are as follows:

Commercial	$0.0757
Industrial	$0.0904
Residential	$0.0802
Average Rate	$0.0836

Agricultural energy consumption is categorized within the Industrial Sector and is not available separately. The Industrial rate has the highest associated cost in the DPP service area.

According to the Nebraska Energy Office, the only available energy consumption statistics by Sector is the State totals. As of 2008, the Industrial Sector consumed more than a third of the Total Energy Consumption of the State of Nebraska. The other three Sectors comprised nearly equal portions, at 18 percent in the Commercial Sector, 21 percent for the Residential Sector and 23 percent in the Transportation Sector. The Total Energy Consumption, in 2008, was 781.9 trillion British Thermal Units (BTU), which more than doubled, since 1960, when total consumption was 308.3 trillion BTU, a change of 154 percent.

TRENDS IN ENERGY CONSUMPTION

During the last 48 years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personnel income has remained constant. In 1970, 11.8 percent of the percentage share of personnel income was spent on energy. As of 2008, 11.7 percent was spent on energy usage.

Trends in the Total Energy Consumption for the State of Nebraska is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each of these energy types are detailed between 1960 and 2008, as follows:

- Coal consumption increased from 20 trillion BTU in 1960 to 234.6 trillion BTU, as of 2008.

- Natural gas consumption rose and fell during the 48 year period between 1960 and 2008, beginning at 140.4 trillion BTU, peaking in 1972 at 226.3 trillion BTU and, by 2008, increasing to 169.4 trillion BTU.

- Gasoline and diesel fuel consumption increased in Nebraska between 1960 and 2008. Gasoline consumption rose by 25 percent, from 78.8 to 100.6 trillion BTU, as of 2008, and peaked in 1978 at 115.9 trillion BTU. Diesel fuel consumption quadrupled from 24.2 trillion BTU to 93.7 trillion BTU. Petroleum consumption, overall, peaked in 1978 at 246.1 trillion BTU.

- Nuclear power generation began in Nebraska in 1973 at 6.5 trillion BTU. Usage has increased to 99.1 trillion BTU as of 2008, but peaked in 2007 at 115.7 trillion BTU.

- Hydroelectric consumption has fluctuated, beginning in 1960 at 10.3 and ending at a record low of 3.4 trillion BTU as of 2008. Consumption peaked at 17.6 trillion BTU in 1999. Drought conditions tend to trigger reduced production and maintenance outages.

INCREASED ENERGY COSTS & CONSERVATION

High fuel costs, or limited availability of a particular energy type increases the desire for energy efficiency practices. For example, historic peak prices for natural gas in 2008 motivated farmers to convert natural gas and propane fueled irrigation equipment to electric power; to limit frequency and amount of applications of anhydrous ammonia fertilizer (a natural gas product) and increase the use of conservation tillage practices to reduce crop cultivation. Access to low-cost financing through the Nebraska Energy Office and locally available low-interest loans to modernize agricultural equipment have led to conservation increases in the Agricultural Sector.

In 2008, the U.S. Department of Agriculture issued a report that concluded that farmers have increased conservation practices. Since the 1970s, total farm energy consumption fell by 26 percent, while farm production increased by 63 percent. This figure is even more significant when the consolidation of farms is taken into account.

In 1966, just 3.1 million acres of Nebraska crop lands were irrigated, but as of 2008, 8.4 million acres were irrigated.

ENERGY CONSERVATION POLICIES

The most effective means for Buffalo County to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by promoting the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout rural Buffalo County:

- **Promote the use of "Net Metering" or the use of one or combinations of the five alternative energy sources to reduce rural residential and agricultural facilities consumption of energy.**
  - Utilize the Buffalo County Zoning Regulations to control the placement and operation of alternative energy systems.
  - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
  - Promote the development of vocational education opportunities in high schools, trade schools, community and state colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **Provide for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as "Wind Farms."**
  - Allow by Special Permit, the use and placement of large scale Commercial Wind Energy Conversion Systems.
  - Establish criteria to control the construction, operation, maintenance and, potentially, the decommissioning of obsolete, or abandoned, alternative energy systems.
- **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend Buffalo County planning documents to locate and control their operation.**

- **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial, industrial (agricultural) and transportation.**

  - Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or "green building" materials in conformance the "LEED" Certified Building techniques.

  - Support and provide incentives for the expanded use of agricultural practices to reduce energy consumption. Techniques such as conservation tillage, high efficiency irrigation equipment and cost effective fuel sources to power irrigation systems.

  - Support State and Federal incentive programs to continue to provide low-cost financing to purchase modern agricultural equipment such as low-pressure pivots and no-till equipment.

  - Provide expanded incentives to develop alternative energy sources for and from agricultural practices. Modern methods such as producing methane gas from livestock confinement facilities to power agricultural equipment, is just one example.

  - Promote the expanded use of solar and geothermal exchange energy systems for agricultural applications that power equipment and heat/cool farm buildings.

APPENDIX

ONE- & SIX-YEAR ROADS/BRIDGE PLAN.

Board of Public Roads Classifications and Standards

Form 8 Summary of One-Year Plan

Year Ending: December 31, 2012

County: Buffalo	City:	Village:

PRIORITY NUMBER	PROJECT NUMBER	LENGTH *(Nearest Tenth)*	UNIT OF MEASURE	ESTIMATED COST *(Thousands)*	REMARKS
1	C10 (763)	1.0	Mile	86,000	
2	C10 (885)	1.0	Mile	57,000	
3	C10 (887)	2.0	Mile	118,000	
4	C10 (723)	.4	Mile	40,000	
5	C10 (889)	.1	Mile	10,000	Hall County
6	C10 (920)	.2	Mile	21,000	
7	C10 (922)	.1	Mile	41,000	
8	C10 (923)	.2	Mile	58,000	
9	C10 (921)	.8	Mile	900,000	
10	C10 (924)	.3	Mile	262,000	
11	C10 (926)	.1	Mile	32,000	
12	C10 (910)	.1	Mile	55,000	

Signature:	Title: Highway Superintendent	Date:

NBCS Form 8, Jul 96

2012 ROAD PROJECT COST BREAKDOWN

One Year Road Total		$1,680,000.00
	Up From	$ 889,000.00
Includes 12 projects		
Six Year Road Total		$11,367,379.00
	Up From	$10,508,638.00
Total One Year		$1,680,000.00
One & Six Year Road Total		$13,047,379.00
Less City of Gibbon Share		$ 622,008.00
Less Hall County Share		$ 23,000.00
County Share		$12,402,371.00
Total Asphalt/Concrete Money—One & Six Year		$ 9,961,879.00
City of Gibbon Share		$ 622,008.00
County Share		$ 9,339,871.00
Total Asphalt or Concrete Projects One Year		$ 900,000.00
Total One Year County Grade, Gravel & Bridge Replacements		$ 780,000.00
Total County Funded **ONLY** Asphalt or Concrete Projects Six Year		$10,041,879.00
Total Six Year County Grade, Gravel & Bridge Replacements		$ 1,325,500.00

2012 BRIDGE PROJECT COST BREAKDOWN

One Year Bridge Total		$	2,248,000.00
	down from	$	2,662,000.00
Six Year Total		$	2,393,500.00
	up from	$	2,294,400.00
Projects involving Hall County Funds			
C10 (1401) (Total Project Cost $81,000.00)		$	40,500.00
C10 (1402) (Total Project Cost $90.000.00)		$	45,000.00
C10 (1416) (Total Project Cost $80,000.00)		$	40,000.00
Total Hall County Funds		**$**	**125,500.00**
Projects involving Dawson County Funds			
C10 (368) (Total Project Cost $352,000.00)		$	176,000.00
Total Dawson County Funds		**$**	**176,000.00**
One & Six Year Bridge Totals		$	4,641,500.00
Less Dawson County Funds		$	176,000.00
Less Hall County Funds		$	125,500.00
Total Buffalo County Share		**$**	**4,340,000.00**

2012 ONE AND SIX YEAR
BRIDGE PROJECTS

ONE YEAR BRIDGE

1. C10 (589) Project is located on the Shelton Road approximately four and three fourths miles north of Shelton. Project will consist of replacing old structure no. C001007340 with a new 31.16 x 42' precast concrete deck slab and steel substructure. Estimated cost $105,000.00.

2. C10 (598) Project is located south of Kearney on Kea West Road. Project consists of replacing structure no. C001003305P with a new precast concrete slab and steel substructure. Estimated cost $115,000.00

3. C10 (580) Project is located approximately three tenths of a mile south of the north intersection between Sections 10 and 11, T-9-N, R-16-W. Project consists of replacing structure no. C001003510 with a new 3-span precast concrete deck slab and steel substructure. Estimated cost $154,000.00.

4. C10 (1408) Project is located on Birch Road north of Hwy. 30 east of Elm Creek. Project consists of replacing structure no. C001000905 with a triple 10 x 7 – 44' reinforced concrete box, grade and gravel. Estimates cost $80,000.00.

5. C10 (1413) Project is located in three locations on the Platte River on Lowell Road. Structure No. C001006120P is located in Section 1, T-8-N, R-14-W, Structure No. C00100610P and C001006105P are located in Section 2, T-8-N, R-14-W. Project consists of rehabilitation of the existing abutments including sandblasting the girder ends, bearing pads, treating areas and repainting. Estimated cost $446,000.00.

6. C10 (1401) Project is located on Hall/Buffalo County Line. On Wiseman Road approximately three tenths of a mile south of Pole Line Road. Project consists of replacing structure no. C001017535 with a new 34 x 30 precast concrete deck and steel substructure. Estimated cost $81,000.00.

7. C10 (368) Project is located on the Buffalo County-Dawson County line two miles west and one and a half miles north of Miller over the Wood River. Project consists of replacing structure no. C001020120 with a new 30 x 75' skewed steel and concrete structure. Estimated cost $352.000.00. Buffalo County Share is $176,000.00 and Dawson County Share is $176,000.00.

ONE YEAR BRIDGE, CONTINUED:

8. C10 (400) Project is located one mile west and a half mile north of Riverdale over the Wood River. Project consists of replacing structure no. C001012725 with a new 30 x 110' steel and concrete structure. Estimated cost $363,000.00.

9. C10 (501) Project is located over Wood River one mile west of Shelton. Project consists of replacing structure no. C001017110 with a new 30 x 120' concrete and steel structure. Estimated cost $396,000.00.

10. C10 (1402) Project is located on Hall/Buffalo County Line. On Wiseman Road approximately nine tenths of a mile south of Pole Line Road. Project consists of replacing structure no. C9001017530 with a 34 x 25' precast concrete deck with steel substructure. Estimated cost $90,000.00.

11. C10 (558) Project is located three miles south and one and a half miles west of Sodtown. Project consists of replacing structure no. C001031855 with a new 31.16 x 25' precast concrete slab and steel substructure. Estimated cost $66,000.00.

SIX YEAR BRIDGE

12. C10 (206) Project is located four miles west and a half mile north of Ravenna over the Beaver Creek. Project consists of replacing structure no. C001044715 with a new 31.16 x 92' steel and concrete structure. Estimated cost is $340,000.00.

13. C10 (209) Project is located one mile east and three quarters of a mile south of Sodtown. Project consists of replacing structure no. C001016945 with a new 31.16 x 65' steel and concrete structure. Estimated cost $134,000.00.

14. C10 (251) Project is located two miles south and two and a fourth miles east of Sodtown. Project consists of replacing structure no. C001031660 with a new 31.16 x 20' steel structure. Estimated cost $50,000.00.

15. C10 (380) Project is located four miles north and a half mile east of Riverdale. Project consists of replacing old concrete dip with a new triple 12 x 6 – 56' concrete box. Estimated cost $91,000.00.

16. C10 (466) Project is located east of Ravenna on the South Loup River. Project consists of replacing structure no. C001006555 with a new 31 x 190' concrete and steel structure. Estimated cost is $1,100,000.00.

SIX YEAR BRIDGE, CONTINUED:

17. C10 (545) Project is located two miles west and five tenths of a mile north of Ravenna. Project consists of replacing structure no. C001014925 with a new 31.16 x 81' 3-span precast concrete slab and steel substructure. (2-24' spans and 1-33' span). Estimated cost $203,500.00.

18. C10 (564) Project is located three miles west and five miles south of Sodtown. Project consists of replacing structure nos. 29-004 and 18-003 with a twin 10 x 5 – 86' reinforced concrete box running diagonally across the intersection. Estimated cost $90,000.00.

19. C10 (590) Project is located on the Shelton Road approximately six and a half miles north of Shelton. Project will consist of replacing old structure no. C001007345 with a new 31.16 x 34' precast concrete deck slab and steel substructure. Estimated cost $83,000.00.

20. C10 (1412) Project is located southeast of Gibbon on Range Road north of 39th Road. Project consists of replacing structure no. C001006510. Estimated cost $70,000.00.

21. C10 (1415) Project is located north of Amherst on 280th Road west of the Odessa Road. Project consists of replacing structure no. C001011605 with a new 34 x 36 structure. Estimated cost $87,000.00.

22. C10 (1416) Project is located on the Hall-Buffalo County Line southeast of Shelton. Project consists of replacing old structure no. C001017510 with a new precast concrete slab and steel substructure. Estimated cost $80.000.00. Buffalo County Share is $40,000.00 and Hall County Share is $40,000.00.

23. C10 (1417) Project is located on Imperial Avenue north of 92nd. Project consists of replacing old wood structure no. 32-001 with a twin 10 x 5 – 44' reinforced concrete box culvert, grade and gravel. Estimated cost is $65,000.00.