

# **HARLAN COUNTY, NEBRASKA**

## **COMPREHENSIVE PLAN ZONING & SUBDIVISION REGULATIONS 2000**

*Prepared For:*  
**Harlan County, Nebraska**

*Prepared By:*  
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**Community Planners**  
**Lincoln, Nebraska**

**THE HARLAN COUNTY SUPERVISORS AFTER PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS VOTED TO MAKE THE FOLLOWING CHANGES IN THE COMPREHENSIVE PLAN AND ZONING REGULATIONS ON MAY 17, 2005**

**Changes**

Comprehensive Plan

ORIGINAL

2.4 Land Use

Goal 1- 2.4 All intensive livestock facilities should be classified as Industrial use, only allowable with special permitted conditions.

**Changes**

Strike 2.4 and move 2.5 to 2.4.

2.4 The County and/or each community should develop zoning and other policies/regulations that will provide incentives for maintenance of agricultural uses outside municipal limits.

Reason – The County is zoned for intensive livestock in Ag.1. Land Use Goal 1, Policy 1.4 is in Regulations article 6.4

ORIGINAL

1.5 Housing

Goal 1 - 1.5 Adopt and enforce both modern housing and building codes for non-farm structures through out Harlan County.

**Changes**

Strike Housing 1.5

Reason – The County does not have building codes and does not intend to have them. They only have zoning regulations for land usage and set backs.

Zoning regulations

ORIGINAL

Zoning Regulations – (AC1) District, Art. 5.17  
Minimum Lot Requirement – Lot Size

5.1 AG -1 AGRICULTURE DISTRICT  
3 acres with the placement of a maximum of four (4) units per quarter section (160 acres) at a minimum distance of one thousand (1,000) feet between units.

Changes

Zoning Regulations – (AC1) District, Art. 5.17  
Minimum Lot Requirement – Lot Size

5.17 AG -1 AGRICULTURE DISTRICT

3 acres with the placement of a maximum of two (2) units per quarter section (160 acres) at a minimum distance of one thousand (1,000) feet between units.

ORIGINAL

Rural Conservation (RC) District, Art. 5.27  
Minimum Lot Requirement – Lot Size

5.27 RC - Rural conservation District  
3 acres with the placement of a maximum of two (2) units per quarter section (160 acres) at a minimum distance of one thousand (1,000) feet between units.

Changes

Zoning Regulations - RC - Rural Conservation District Art 5.27  
Minimum Lot Requirement – Lot Size

3 acres with the placement of a maximum of four (4) units per quarter section (160 acres) at a minimum distance of one thousand (1,000) feet between units.

Reason – In keeping with Article 5.11 – Intent for Ag.1 for Agriculture it was felt RC was better used for housing in appropriate areas and Ag. 1 be open for more Agriculture production.

Original Zoning Regulations AG1 Art. 5.14 item 9

9. Mineral extraction, which shall include the following: Oil wells, sand and gravel extraction and quarries;

Change  
– delete oil well

Original Zoning Regulations AG 1 Art 5.1

There was no number 9 (nine)

Change - add number 9 (nine) – Oil storage facilities for oil wells (tank batteries)

**HARLAN COUNTY, NEBRASKA**  
**COMPREHENSIVE PLAN**  
**ZONING & SUBDIVISION REGULATIONS**

**2000 - 2010**

**HARLAN COUNTY PLAN  
PARTICIPANTS**

**BOARD OF SUPERVISORS:**

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Richard D. Heft, Stuart Drake, Richard L. Bose, Ruby Hardin

**County Clerk:**

Shirley Bailey

**County Attorney:**

Roger Benjamin

**COUNTY PLANNING COMMISSION:**

Rodney Peterson, Duane Brugh, Galen Kronhofman, Lee Bose,  
Dennis Schluntz,  
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Becky J. Hanna, Hanna:Keelan Associates, P.C.  
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**LINCOLN, NEBRASKA**

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The Harlan County Comprehensive Planning Program was funded by a Community Development Block Grant, provided by the Nebraska Department of Economic Development, and funds provided by Harlan County.

RESOLUTION \_\_\_\_\_

WHEREAS, That the County Board of Supervisors conducted a public hearing on the 16th day of January, 2001 for the purpose of considering Zoning Regulations and the Official Zoning Maps as recommended by the Harlan County Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF SUPERVISORS OF HARLAN COUNTY, NEBRASKA, this 20th day of February, 2001 that the County does hereby adopt the Harlan County Zoning Regulations and Official Zoning Maps as recommended by the Harlan County Planning Commission. One(1) copy of the Zoning Regulations and Official Zoning Maps shall be kept on file with the County Clerk and available for public inspection during regular office hours. (Ref. 23-114, 23-114.03, 23-164, and 23-165 RS Nebr.)

That any other resolution or section passed and approved prior to the passage, approval, and publication of this ordinance and in conflict with its provisions, is hereby repealed.

This resolution shall take effect and be in full force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED on this 20th day of February, 2001.

ATTEST



COUNTY OF HARLAN

BY: Shirley Barker  
Harlan County Clerk

Robert Lusk  
Chairperson, County Board of Supervisors

The foregoing resolution was presented and after discussion, it was moved by Heft and seconded by Roberts that said Resolution be adopted, and upon roll call vote of the County Board of Supervisors voted as follows:

Ayes: 6  
Nays: 1  
Absent: 0

The Chairperson, thereupon declared said motion duly carried and said Resolution adopted this 20th day of February, 2001.

Marcia R. Roberts  
Donald J. Call  
Richard D. Hays

July F. Handin  
Dale J. Asche  
Stuart Andrade

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**SECTION 1**  
**THE HARLAN COUNTY**  
**PLANNING PROCESS**

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# SECTION 1

## THE HARLAN COUNTY PLANNING PROCESS

### THE COMPREHENSIVE PLAN

This Comprehensive Plan was prepared under the direction of the **Harlan County Planning Commission** as a guide for future development in the County.

The **Harlan County Comprehensive Plan** is designed to provide policy guidance which will enable the citizens and elected officials of the County to make informed judgments and decisions regarding the future of the County and communities. Many future development issues are addressed in this Plan.

This Comprehensive Plan is intended to identify goals, polices and procedures leading to the attainment of quality of life in Harlan County and provide a general guide for future decisions and developments within the unincorporated areas of the County. The Comprehensive Plan is also intended to encourage a strong economic base for the County, so the desires of the citizens can realistically be met.

**Planning begins** with the collection of data to provide a comprehensive picture of the existing area. Analysis of the data provides a basis for the development of forecasts into what the future will be within the County planning area.

**Secondly**, planning is the development of a general plan which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The Comprehensive Plan is presented in narrative, maps and charts, describing what residents want their County to become.

The Plan presents a program designed to identify, assess and develop actions and policies in the areas of land use, circulation, housing and public facilities and utilities. The Plan contains proposals and recommendations which need to be implemented in order to be of value to the County and its residents.

Implementation is the **third phase** of the comprehensive planing process. A broad range of development policies and programs are needed to implement the Comprehensive Plan. The Plan identifies the goals, programs and methods of carrying out proposals and recommendations and providing a framework for protecting the overall health, safety and general welfare of the Harlan County citizenry, as well as the natural environment. Harlan County faces many of the needs associated with implementation of a comprehensive plan. These include, the need to plan, design, finance and implement public improvements and the need to establish and enforce standards for the use of land.

Implementation methods include, incentive measures to stimulate private actions consistent with the Plan and the use of federal and state aid programs for community and economic development activities.

Each method has its role in helping to achieve the objectives of the Comprehensive Plan. No one method can accomplish all the goals and policies established in the Plan and results are best achieved when using several or all for each element of the Plan.

**The Comprehensive Plan is composed of the following six elements:**

- **Harlan County Planning Process**
- **Goals and Policies**
- **Population, Economics and Housing**
- **Land Use Profile and Plan**
- **Public Facilities and Utilities**
- **Transportation**

Each of these elements are interrelated and dependent upon the others. This relationship provides a framework capable of translating each Plan element into workable programs to assist in achieving the physical, social and economic goals and policies of County residents.

The system embodied in this framework is a process which relies upon continuous feedback as goals change and objectives become more clearly defined. Planning is an ongoing process that requires monitoring and revision throughout the planning period.

**Planning Period**

The planning time period for achieving the goals, programs and developments identified in the **Harlan County Comprehensive Plan is 10 years, 2000 through 2010.**

**Authority to Plan**

The Comprehensive Plan for Harlan County is prepared under the Authority of Section 23-114, Nebraska State Statutes, 1943, as amended.

**Amendment**

The Comprehensive Plan may be amended or updated as the need arises, as provided in Nebraska Statutes.

**ORDINANCE NO.**

***Nebraska  
Ordinance for Emergency Program  
and  
Regular Program Direct Conversions  
60.3(b)***

AN ORDINANCE DESIGNED TO MEET STATE AND FEDERAL REQUIREMENTS FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COMMUNITIES IDENTIFIED AS FLOOD PRONE BUT HAVE NOT RECEIVED DETAILED FLOOD INSURANCE STUDY INFORMATION

**SECTION 1.0 STATUTORY AUTHORIZATION, FINDINGS OF FACT AND PURPOSES**

**1.1 STATUTORY AUTHORIZATION**

The Legislature of the State of Nebraska has in Sections 31-1001 to 31-1022, R.R.S. 1943 (as amended), assigned the responsibility to local governmental units to adopt floodplain management regulations designed to protect the public health, safety and general welfare. Therefore, the County Board of Alma, Harlan County, Nebraska ordains as follows:

**1.2 FINDINGS OF FACT**

**1.21 Flood Losses Resulting from Periodic Inundation**

The flood hazard areas of Alma, Harlan County, Nebraska, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare.

**1.22 General Causes of the Flood Losses**

These flood losses are caused by: (1) The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, (2) The occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.

**1.3 STATEMENT OF PURPOSE**

It is the purpose of this Ordinance to promote the public health, safety, and general welfare and to minimize those losses described in Section 1.21 by applying the provisions of this Ordinance to:

- 1.31** Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- 1.32** Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction.
- 1.33** Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.

- 1.34 Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the National Flood Insurance Program.

#### **SECTION 2.0 LOCAL ADMINISTRATOR RESPONSIBILITIES**

Lonny Hanna (**local administrator**) hereby has these added responsibilities and is authorized and directed to enforce all of the provisions of this Ordinance and all other Ordinances of the County of Harlan now in force or hereafter adopted, related to zoning, subdivision or building codes.

#### **SECTION 3.0 LOCAL ADMINISTRATOR ADDITIONAL RESPONSIBILITIES**

Lonny Hanna (**local administrator**) shall be appointed to these additional responsibilities by resolution of the Governing Body and his appointment shall continue during good behavior and satisfactory service. During temporary absence or disability of Lonny Hanna, the Governing Body of the County shall designate an acting administrator.

#### **SECTION 4.0 DESIGNATION OF CURRENT FHBM/FIRM**

The Governing Body of the County of Harlan hereby designates the current Flood Hazard Boundary Map/Flood Insurance Rate Map dated August 31<sup>st</sup>, 2007, as the official map to be used in determining those areas of special flood hazard.

#### **SECTION 5.0 PERMITS REQUIRED**

Permits Required: No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined in this Ordinance.

- A. Within special flood hazard areas on the official map, separate floodplain development permits are required for all new construction, substantial improvements and other developments, including the placement of manufactured homes.
- B. Application: To obtain a floodplain development permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:
  - (1) Identify and describe the development to be covered by the floodplain development permit for which application is made.
  - (2) Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development.
  - (3) Indicate the use or occupancy for which the proposed development is intended.
  - (4) Be accompanied by plans and specifications for proposed construction.

- (5) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.
- (6) Within designated floodplain areas, be accompanied by elevations of the lowest floor, including basement, or in the case of flood-proofed non-residential structures, the elevation to which it shall be flood-proofed. Documentation or certification of such elevations will be maintained by Lonny Hanna.
- (7) Give such other information as reasonably may be required by Lonny Hanna (i.e., require a statement from the applicant that they are aware that elevating or flood-proofing structures above the minimum levels will result in premium reduction, especially in the case of non-residential flood-proofing when a minus one foot (-1') penalty is assessed at the time of rating the structure for the policy premium.)

**SECTION 6.0 DEVELOPMENT PERMIT APPLICATIONS REVIEW**

Lonny Hanna shall review all development permit applications to determine if the site of the proposed development is reasonably safe from flooding and that all necessary permits have been received as required by Federal or State Law.

**SECTION 7.0 ALL APPLICATIONS REVIEW (See Section 21)**

Lonny Hanna, in reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of manufactured homes and other development(s) (as defined in Section 21 of this Ordinance) will:

- A. Obtain, review and reasonably utilize, if available, any regulatory flood elevation data and floodway data available from Federal, State or other sources, until such other data is provided by the Federal Insurance Administration in a Flood Insurance Study; and require within special flood hazard areas on the official map that the following performance standards be met:
  - (1) That until a floodway has been designated - No development or substantial improvement may be permitted within the identified floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the 100-year flood more than one (1) foot at any location.
  - (2) Residential Construction - New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least one foot above the base flood elevation.
  - (3) Non-residential Construction - New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated at least one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be flood-proofed so that below such a level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the local administrator.



- (4) Require for all new construction and substantial improvements - That fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- B. Require the use of construction materials that are resistant to flood damage.
- C. Require the use of construction methods and practices that will minimize flood damage.
- D. Require that new structures be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- E. New structures be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- F. Assure that all manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with State laws, local building codes and FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
- (1) Over-the-top ties be provided at each of the four corners of the manufactured home with two additional ties per side at the intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side.
  - (2) Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side.
  - (3) All components of the anchoring system be capable of carrying a force of 4,800 pounds.
  - (4) Any additions to manufactured homes be similarly anchored.
- G. Assure that all manufactured homes that are placed or substantially improved within special flood hazard areas on the community's official map on sites:
- (1) Outside of a manufactured home park or subdivision;
  - (2) In a new manufactured home park or subdivision;
  - (3) In an expansion to an existing manufactured home park or subdivision; or
  - (4) In an existing manufactured home park or subdivision on which a manufactured home has incurred "*substantial damage*" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 7.F.

- H. Assure that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas on the community's official map that are not subject to the provisions of Section 7.G. be elevated so that either:
  - (1) The lowest floor of the manufactured home is at least one foot above the base flood elevation, or
  - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 7.F.
- I. Require that recreational vehicles placed on sites within the identified special flood hazard areas on the community's official map either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements and the elevation and anchoring requirements for "manufactured homes" of this ordinance. A recreational vehicle is ready for highway use if it is on its wheels or jacking system is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

## **SECTION 8.0 SUBDIVISION APPLICATIONS**

The Governing Body of the County shall review all subdivision applications and other proposed new developments (including manufactured home parks or subdivisions) and shall make findings of fact and assure that:

- A. All such proposed developments are consistent with the need to minimize flood damage.
- B. Subdivision proposals and other proposed new developments (including proposals for manufactured home parks and subdivisions), greater than five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals regulatory flood elevation data in special flood hazard areas.
- C. Adequate drainage is provided so as to reduce exposure to flood hazards.
- D. All public utilities and facilities are located so as to minimize or eliminate flood damage.

## **SECTION 9.0 WATER AND SEWAGE SYSTEMS**

New and replacement water and sewage systems shall be constructed to eliminate or minimize infiltration by, or discharge into floodwaters. Moreover, on-site waste disposal systems will be designed to avoid impairment or contamination during flooding.

## **SECTION 10.0 STORAGE OF MATERIAL AND EQUIPMENT**

The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

## **SECTION 11.0 FLOOD-CARRYING CAPACITY WITHIN ANY WATERCOURSE**

The Governing Body of the County will ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. The County will notify, in riverine situations, adjacent communities and the State Coordinating Office (Nebraska Department of Natural Resources) prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency. Moreover, the County will work with appropriate State and Federal agencies in every way possible in complying with the National Flood Insurance Program in accordance with the National Disaster Protection Act of 1973.

## **SECTION 12.0 VARIANCE PROCEDURES**

- 12.1 The County Board as established by Harlan County shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 12.2 The County Board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by Lonny Hanna in the enforcement or administration of this Ordinance.
- 12.3 Any person aggrieved by the decision of the County Board or any taxpayer may appeal such decision to the District Court as provided in Section 23-168, R.R.S. 1943 (for counties); 19-912, R.R.S. 1943 (for municipalities).
- 12.4 In passing upon such applications, the County Board shall consider all technical evaluation, all relevant factors, standards specified in other sections of this Ordinance, and;
- 12.41 the danger that materials may be swept onto other lands to the injury of others;
  - 12.42 the danger to life and property due to flooding or erosion damage;
  - 12.43 the susceptibility of proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - 12.44 the importance of the services provided by the proposed facility to the community;
  - 12.45 the necessity to the facility of a waterfront location, where applicable;
  - 12.46 the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
  - 12.47 the compatibility of the proposed use with existing and anticipated development;
  - 12.48 the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - 12.49 the safety of access to the property in times of flood for ordinary and emergency vehicles.
  - 12.491 the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - 12.492 the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- 12.5 **Conditions for Variances**
- 12.51 Generally variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (12.52-12.55 below) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

- 12.52 Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- 12.53 Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- 12.54 Variances shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances/ resolutions.
- 12.55 The applicant shall be given a written notice over the signature of a community official that (1) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Ordinance.

### **SECTION 13.0 NON-CONFORMING USE**

- 13.1 A structure or the use of a structure or premises which was lawful before the passage or amendment of the Ordinance, but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions:
- 13.11 If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this Ordinance. The Utility Department shall notify the **(Official)** in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.
- 13.12 Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.
- 13.2 If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

### **SECTION 14.0 PENALTIES FOR VIOLATION**

Violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this

Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$ 100.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

Nothing herein contained shall prevent the County Board or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

#### **SECTION 15.0 ABROGATION AND GREATER RESTRICTIONS**

It is not intended by this Ordinance to repeal, abrogate or impair any existent easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other Ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

#### **SECTION 16.0 INTERPRETATION**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal, of any other powers granted by state statutes.

#### **SECTION 17.0 WARNING AND DISCLAIMER OF LIABILITY**

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance does not imply that areas outside floodplain district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This Ordinance shall not create liability on the part of The County Board or any officer or employee thereof for any flood damages that may result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

#### **SECTION 18.0 SEVERABILITY**

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

#### **SECTION 19.0 APPEAL**

Where a request for a permit to develop or a variance is denied by Lonny Hanna, the applicant may apply for such permit or variance directly to the Board of Appeals.

#### **SECTION 20.0 CONFLICTING ORDINANCES**

This Ordinance shall take precedence over conflicting Ordinances or parts of Ordinances. The Governing Body of the County of Harlan, Alma, Nebraska may, from time to time, amend this Ordinance to reflect any and all changes in the National Flood Disaster Protection Act of 1973. The regulations of this Ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the 1983 Nebraska Floodplain Management Act.

## **SECTION 21.0 DEFINITIONS**

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Ordinance its most reasonable application.

**"Base Flood"** means the flood having one percent chance of being equaled or exceeded in any given year.

**"Basement"** means any area of the building having its floor sub-grade (below ground level) on all sides.

**"Development"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**"Existing Manufactured Home Park or Subdivision"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

**"Expansion of Existing Manufactured Home Park or Subdivision"** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**"Flood"** means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters. (2) The unusual and rapid accumulation of runoff of surface waters from any source.

**"Flood Insurance Rate Map (FIRM)"** means an official map of a community, on which the Administrator has delineated both the special flood hazard areas and the risk premium applicable to the community.

**"Floodplain"** means any land area susceptible to being inundated by water from any source (see definition of "flooding").

**"Floodproofing"** means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**"Floodway"** means the channel of the river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**"Historic Structure"** means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

**"Lowest floor"** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

**"Manufactured Home"** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**"Manufactured Home Park or Subdivision"** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**"New Construction"** For floodplain management purposes, "new construction" means structures for which the "start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**"New Manufactured Home Park or Subdivision"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**"100-Year Flood"** means the condition of flooding having a one percent chance of annual occurrence.

**"Principally Above Ground"** means that at least 51 percent of the actual cash value of the structure is above ground.

**"Recreational Vehicle"** means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**"Regulatory Flood Elevation"** means the water surface elevation of the 100-year flood.

**"Special Flood Hazard Area"** is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

**"Start of Construction"** [for other than new construction or substantial improvements under the coastal Barrier Resources Act (Pub. L. 97-348)] includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair,

reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

**"Structure"** means a walled and roofed building that is principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.

**"Substantial Damage"** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**"Substantial Improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**"Variance"** means a grant of relief to a person from the terms of a floodplain management ordinance.

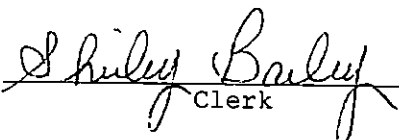
**"Violation"** means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

ADOPTED AND APPROVED by the Governing Body of Harlan County.

Dated this 16<sup>th</sup> day of February, 2010.

(Seal)

ATTEST:

  
Clerk

  
Chairman



**SECTION 2**  
**GOALS AND POLICIES**

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## SECTION 2

# GOALS AND POLICIES

### INTRODUCTION

A **Comprehensive Plan** plays a major role in the future growth and sustainability of a county. Important components of this plan are specific **planning goals and policies**. Goals and policies provide local planners 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 **Harlan County Comprehensive Plan, 2000 to 2010**, pending annual review.

**Goals are broad statements**, identifying the present state or condition of the planning area and what the area could or should evolve into within a given length of time. Goals are established for the primary components of the Comprehensive Plan, including **land use, housing, public infrastructure, facilities and transportation, 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, will be active throughout the 10- year planning period.

**Policies help to further define the meaning of goals**. In essence, Policies are recommendations for means by which goals can be accomplished. Policies, or 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. The **qualitative research** has included input received from the Harlan County Planning Commission.

### GENERAL COUNTY GOALS

The first step in developing Goals and Policies for this Plan is the creation of **general county goals**. These general goals "highlight" **important** elements of this county comprehensive planning process, as determined via the identification of "key" issues.

**The following represents the general goals associated with rural Harlan County.**

*general county  
goals continued . . . . .*

- Strive to stabilize the population base in Harlan County, by proposing and implementing acceptable community and economic development activities during the next 10 years.
- Actively market Harlan County to stabilize population, broaden the economic tax base and expand employment opportunities.
- Promote local citizen participation. The future image of Harlan 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 Harlan County and this is anticipated to remain as such through the 10-year planning period and beyond.
- Protect the natural resources and living environs of Harlan County by controlling and prohibiting large scale commercial feed lot/confinement facilities in areas deemed inappropriate for such activities.
- Programs of citizen participation should be fostered in Harlan County to maintain and improve the economic and social quality of life of all residents of the County.
- Foster and market the values of Harlan County to encourage the development of organized local action to preserve and strengthen the County.
- Establish zoning and subdivision regulations and the appropriate planning and zoning administration procedures to insure the proper implementation of the Harlan County land use plan.

- Maintain and strengthen relationships between the county and its communities to produce planning practices supportive of proper land usage, economic growth, housing, public facilities and services, transportation, tourism and recreation.

## LAND USE

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

### **Policies:**

- 1.1 Insure that all areas for future development in the County are equipped with adequate, modern water and waste water utilities, to as not to produce waste materials detrimental to the environment and the living conditions of the local citizens.
- 1.2 Avoid developments that could result in the contamination of soils.
- 1.3 Limit future developments to locations that are relatively free of environmental constraints relating to soils, slope, flood plain, drainage, ground water, endangered species or other natural resources.
- 1.4 Establish a process to allow for commercial livestock facilities in appropriate areas via a special use zoning permit only.

**Goal 2** - Establish and maintain land use development patterns and densities in Harlan County that conform to uniform planning standards.

### **Policies:**

- 2.1 Develop and follow a general land use plan for the County, which is based upon present conditions and the sound forecast of future needs.

land use  
continued. ....

- 2.2 Maintain a County land use plan which limits development of intensive agriculture confinement facilities/operations from areas with sensitive soils conditions. Areas associated with the Republican River, Harlan County Lake and the Turkey and Sappa Creeks contain the highest concentration of sensitive soils conditions.
- 2.3 Insure that adequate open and recreational spaces are maintained in the County. Emphasize recreational opportunities associated with The Harlan County Lake, as well as the proposed Republican Valley Trails Development Plan. Recreational trails are recommended in the Plan along the Burlington Northern and Santa Fe railway corridor, between Alma and Franklin, as well as around the perimeter of the lake.
- 2.4 The County and/or each community should develop zoning and other policies/regulations that will provide incentives for maintenance of agricultural lands for agricultural uses outside municipal limits.

Goal 3 - Encourage compatible adjacent land uses throughout the County through regulations suited to the unique characteristics and location of each use.

Policies:

- 3.1 Establish a annual review and modification process of zoning districts and regulations, as needed, to direct proper land use development activities.
- 3.2 Facilitate the orderly development of residential uses in areas that are environmentally sound, with regard to topography and soils capacity.

*land use  
continued .....*

- 3.3 Support the planned development of non-farm residential structures within and adjacent to Harlan County communities, as well as along the Highway 136 corridor in close proximity to Harlan County Lake.
- 3.4 Encourage industrial and commercial development within and/or adjacent to the communities of Harlan County or in areas allowing for compatible land uses and 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 Develop and enforce state and local regulations protecting the environment from contamination or pollutants.
- 4.2 Require all developments to be consistent with flood prone area requirements.
- 4.3 Review and identify policy measures which limit or reduce flood hazards, control water run-off and enhance the quality of surface and ground water.

**HOUSING**

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

**Policies:**

- 1.1 Improve on existing and develop new organizational relationships to create affordable housing throughout Harlan County.
- 1.2 Develop affordable housing programs, both for removal and rehabilitation of unsafe housing, as well as new housing construction.

*housing*  
*continued* .....

1.3 Adhere to the rules and guidelines of the Fair Housing Act.

1.4 Promote the development of residential subdivisions in rural Harlan County, that include community water and sewer systems.

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

Policies:

2.1 Create an ongoing county-wide housing rehabilitation program, to include both owner and renter housing units, for an estimated 270 units by 2010.

2.2 Create a program to demolish an estimated 60 units within rural Harlan County during the next 10 years.

2.3 Recognize and use the State of Nebraska Consolidated Housing Plan when developing affordable housing programs in Harlan County.

**Goal 3** - Encourage future residential developments, which are compatible with and complement existing residential areas.

Policies:

3.1 Limit development of residential units in environmentally sensitive areas.

**PUBLIC  
INFRASTRUCTURE,  
FACILITIES AND  
TRANSPORTATION**

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

**Policies:**

- 1.1 Prepare and adopt an annual Capital Improvement Program or Plan, which 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 Harlan 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 other means of transportation and public utilities and facilities.
- 2.2 Develop county road systems in accordance with the State of Nebraska functional street classifications.
- 2.3 Develop a comprehensive trails plan to allow for pedestrian travel and recreation throughout the County. Utilize the Republican Valley Trails Development Plan established by the Nebraska Department of Economic Development.



*public infrastructure  
facilities and  
transportation . . . . .*

**Goal 3** - Provide adequate, efficient and appropriate public utilities and services to both existing and future agricultural and residential areas.

**Policies:**

- 3.1 Maintain and improve existing public utilities and services on an as needed basis.
- 3.2 Provide facilities and services 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 the rules and regulations governing safe drinking water and sewage treatment are adhered to.
- 3.4 Coordinate and plan infrastructure improvements in a Capital Improvements Plan for the County.

**Goal 4** - Provide for the equitable distribution of community facilities to meet the cultural, educational, social, recreational, public safety and health needs of the County.

**Policies:**

- 4.1 Maintain adequate public health, safety and crime prevention systems throughout the County.
- 4.2 Promote a social and cultural environment that provides an opportunity for all residents to experience, develop and share their values, abilities, ambitions and heritage.
- 4.3 Foster a public educational system capable of raising the County's overall educational level.
- 4.4 Develop and promote programs to educate the residents of Harlan County and visitors on the rich heritage and history of the region.

*public infrastructure  
facilities and  
transportation . . . . .*

- 4.5 Insure the rules and regulations of the Americans with Disabilities Act are met at all public facilities.
- 4.6 Encourage the availability of all necessary services to youth and older adults in Harlan County.

**COMMUNITY AND  
ECONOMIC  
DEVELOPMENT**

**Goal 1** - Coordinate community and economic development efforts in Harlan County.

**Policies:**

- 1.1 Encourage community/county development activities, which create permanent employment opportunities with competitive wages, especially for low- to moderate income person and families.
- 1.2 Develop and actively pursue the implementation of a Harlan County Tourism Plan, to promote recreational uses throughout the County.

**Goal 2** - Housing and public facility improvements coupled with economic development opportunities should be the foundation of community development programming and implementation in Harlan County.

**Policies:**

- 2.1 Focus community and economic development activities to 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 Harlan County, with emphasis on low- to moderate income persons and families.

*community and  
economic development . . . .*

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

**Policies:**

- 3.1 Support and expand the agricultural business industry in Harlan 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 Harlan County.
- 3.4 Promote cooperative economic development activities with neighboring counties.
- 3.5 Expand and develop the hospitality, tourism and recreational industries in Harlan County.

**PLAN MAINTENANCE  
& IMPLEMENTATION**

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

**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 activities and land use changes with local, County and State officials.

**SECTION 3**  
**POPULATION, ECONOMICS &**  
**HOUSING**

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# SECTION 3

## POPULATION, ECONOMICS & HOUSING

### INTRODUCTION

Population, economic and housing trends and projections in Harlan County serve as valuable indicators of future needs in the County. The quantity, location and density of demographic and housing features play an important role in shaping the details of future development plans to meet the needs of the County.

The population trends and projections for the years 1980 through 2010 were studied and forecasted, utilizing a process of both trend analysis and popular consent. Harlan County is projected to decrease in population during the next 10 years. All but three of the incorporated communities and the Balance of County (unincorporated rural area) are also projected to decrease in population by 2010. Those communities expected to increase between 2000 and 2010 include Oxford, Republican City and the Village of Ragan. For Harlan County to stabilize its population, the County will need to aggressively promote the development of a variety of businesses, public facilities and housing types throughout the 10-year planning period.

### GENERAL POPULATION TRENDS AND 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 reevaluated due to the County's dynamic economic and social structure.

**Table 3.1 identifies population trends and projections for Harlan County from 1980 through 2010. It is estimated the population of Harlan County has decreased since 1990 and reached a current (2000) estimated population of 3,733.**

**TABLE 3.1  
POPULATION TRENDS AND PROJECTIONS  
COMMUNITIES/HARLAN COUNTY, NEBRASKA  
1980-2010**

	<u>1980</u>	<u>1990</u>	<u>1998*</u>	<u>2000</u>	<u>2010</u>	<u>% Change 2000-2010</u>
<b>Total Population:</b>						
<b>Harlan County</b>	<b>4,292</b>	<b>3,810</b>	<b>3,768</b>	<b>3,733</b>	<b>3,652</b>	<b>-2.1%</b>
City of Alma	1,369	1,226	1,169	1,163	1,136	-2.3%
Village of Huntley	64	58	56	54	51	-5.5%
Village of Orleans	527	490	456	452	443	-1.9%
Village of Oxford**	210	170	158	161	175	+8.6%
Village of Republican City	231	199	199	204	210	+2.9%
Village of Ragan	71	159	59	60	63	+5.0%
Village of Stamford	214	188	185	176	172	-2.2%
Balance of County	1,606	1,420	1,466	1,463	1,402	-4.1%
*1998 Census Estimate						
** Residing in Harlan county						
<b>65+ Years:</b>						<b>%Change 2000-2010</b>
<b>Harlan County</b>	<b>920</b>	<b>914</b>	<b>N/A</b>	<b>889</b>	<b>799</b>	<b>-10.1%</b>

Source: Census of Population and Housing, 1980, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2000

During the next 10 years, the Harlan County population is estimated to experience an additional decrease of 2.1 percent, or 81 persons, to 3,652 by 2010. **The Balance of County is projected to decrease 4.1 percent, or 61 persons from 2000 to 2010, to 1,402.**

Persons 65+ years of age in Harlan County equal an estimated 889 in 2000. By 2010, this number will decrease an estimated 10 percent to 799 persons.

## **Population Characteristics**

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 schools, recreational areas, short- and long-term health care facilities and other important public facilities. **Table 3.2 provides age distribution for 1980 and 1990 in Harlan County, plus 2000 and 2010 projections.** Five of the age categories are expected to increase during the next 10 years, with the categories 21 to 24 and 55 to 59 years expected to increase the most. The elderly category 85+ years will increase an estimated 16 persons by 2010. The estimated median age in Harlan County in 2010 will be 41.6 years.

**TABLE 3.2**  
**AGE DISTRIBUTION**  
**HARLAN COUNTY, NEBRASKA**  
**1980-2010**

<u>Age Group</u>	<u>1980</u>	<u>1990</u>	<u>Change</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>
Under 5 years	226	244	-17	221	200	-21
5-17	820	695	-125	618	561	-57
18-20	166	70	-96	115	103	-12
21-24	184	95	-89	89	144	+55
25-44	958	1,000	+131	954	938	-16
45-54	446	365	-81	457	477	+20
55-59	255	202	-53	181	218	+37
60-64	277	225	-52	209	212	+3
65-74	486	483	-3	362	331	-31
75-84	336	316	-20	386	311	-75
<u>85 and over</u>	<u>98</u>	<u>115</u>	<u>+17</u>	<u>141</u>	<u>157</u>	<u>+16</u>
<b>Total</b>	<b>4,292</b>	<b>3,810</b>	<b>482</b>	<b>3,733</b>	<b>3,652</b>	<b>-81</b>
 Median Age	 39.0	 41.1	 +2.1	 41.3	 41.6	 +0.3

Source: Census of Population, 1980, 1990  
Hanna:Keelan Associates, P.C., 2000



## Births and Deaths

Table 3.3 provides an analysis of birth and death trends in Harlan County from 1986 to 2010. During the 12 year period, 1986 to 1997, Harlan County experienced deaths exceeding births by 131 persons. This trend of net change is projected to continue between 2000 and 2010.

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Net Change</u>
1986	43	51	-8
1987	44	54	-10
1988	46	53	-8
1989	46	58	-12
1990	44	55	-11
1991	39	57	-18
1992	44	54	-10
1993	53	54	-1
1994	38	53	-15
1995	44	47	-3
1996	36	48	-12
1997	35	58	-23
<b>Total</b>	<b>511</b>	<b>642</b>	<b>-131</b>
<b>Annual Average</b>	<b>42.5</b>	<b>53.5</b>	<b>-11</b>
<b>2000-2010</b>	<b>380</b>	<b>543</b>	<b>-163</b>
<b>Annual Average</b>	<b>38.0</b>	<b>54.3</b>	<b>16.3</b>

Source: Nebraska Department of Health,  
Division of Health Data Systems, 1997  
Hanna:Keelan Associates, P.C., 2000

**INCOME TRENDS AND PROJECTIONS**

**Household Income**

**Table 3.4** identifies 1990 household income for Harlan County. In 1990, 53.8 percent of County households earned an annual income of \$19,999 or less. A total of 66 percent of the renter households also had an income of less than \$20,000. The median income in Harlan County in 1990 was \$18,478. **In 2000, the median household income for the County is estimated to be \$34,911 for all households and \$23,700 for renter households.**

**TABLE 3.4  
HOUSEHOLDS BY INCOME GROUP  
HARLAN COUNTY, NEBRASKA  
1990**

<u>Household Income Groups</u>	<u>All Households</u>		<u>Renter Households</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	371	23.0%	96	33.9%
\$10,000 - \$19,999	497	30.8%	91	32.1%
\$20,000 - \$34,999	480	29.8%	69	24.4%
\$35,000 - \$49,999	160	9.9%	22	7.8%
<u>\$50,000 or More</u>	<u>105</u>	<u>6.5%</u>	<u>5</u>	<u>1.8%</u>
<b>TOTAL (Specified)</b>	<b>1,613</b>	<b>100.0%</b>	<b>283</b>	<b>100.0%</b>
Median Income-1990	\$18,478		\$15,000	
<b>Estimated median income-2000</b>	<b>\$34,900</b>		<b>\$23,700</b>	

Source: Census of Population, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

**Table 3.5** presents household income for persons 65 years of age and over. In 1990, 19.6 percent of senior households in Harlan County had an annual household income of \$25,000 or more. The median income in 1990 for Harlan County senior households was **\$14,500**. **The 2000 household median income is estimated to be \$25,200.**

**TABLE 3.5  
HOUSEHOLDS-BY INCOME GROUP, 65+ YEARS  
HARLAN COUNTY, NEBRASKA  
1990**

<u>Household Income Groups</u>	<u>All Households</u>	
	<u>Number</u>	<u>Percent</u>
Less than \$10,000	220	37.0%
\$10,000 - \$24,999	258	43.4%
\$25,000 - \$34,999	68	11.4%
\$35,000 - \$49,999	29	4.8%
<u>\$50,000 or More</u>	<u>20</u>	<u>3.4%</u>
<b>TOTAL (Specified)</b>	<b>595</b>	<b>100.0%</b>

Median Income - \$14,500

**Estimated Median Income-2000** \$25,200

Source: Census of Population, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

**Social Security Recipients** Table 3.6 identifies the number of persons receiving Social Security Income (SSI) and/or Supplemental Social Security Income (SSSI) in Harlan County in 1997. A total of 1,005 persons received SSI. Of this total, 70.6 percent were retired workers, while 16.4 percent were under 65 years of age. The total persons receiving social security income equaled an estimated 27 percent of the County population.

**TABLE 3.6  
PERSONS RECEIVING  
SOCIAL SECURITY INCOME  
HARLAN COUNTY, NEBRASKA  
1997**

<u>Social Security Income</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Wives and Husbands	80
Retired Workers	3,710
Children	5
<u>Survivor Benefits</u>	
Widows and Widowers	130
Children	20
<u>Disability Benefits</u>	
Disabled Workers	55
Wives and Husbands	0
<u>Children</u>	<u>5</u>
<b>Total</b>	<b>1,005</b>
<u>Aged 65 or Older</u>	
Men	365
<u>Women</u>	<u>475</u>
<b>Total</b>	<b>840</b>
<u>Supplemental Social Security Income (1997)</u>	
<u>Number of Beneficiaries</u>	
Aged (65+)	11
Blind	0
<u>Disabled</u>	<u>30</u>
<b>Total</b>	<b>41</b>

Source: Department of Health and Human Services,  
Social Security Administration, 1997  
Hanna:Keelan Associates, P.C., 2000

A total of 41 people received Supplemental Social Security Income in 1997. This equaled an estimated one percent of the total persons in Harlan County. A total of 30, or 73.1 percent of the recipients were disabled. This number identifies a **special consumer group in the County** in need of special services.

**Per Capita Income**

**Table 3.7 identifies per capita income trends and projections for Harlan County.** The 2000 per capita income is estimated to be \$22,396. By 2010, per capita income is expected to increase an estimated 23 percent to \$27,547. The current (2000) per capita income in Harlan County is an estimated 16 percent less than the State of Nebraska.

**TABLE 3.7  
PER CAPITA INCOME  
TRENDS AND PROJECTIONS  
HARLAN COUNTY/STATE OF NEBRASKA  
1990-2010**

	<u>Harlan County</u>		<u>Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
1990	\$18,984	---	\$17,562	---
1991	\$18,187	-4.2%	\$18,064	+2.9%
1992	\$19,336	+6.3%	\$19,230	+6.5%
1993	\$20,091	+3.9%	\$19,843	+3.2%
1994	\$18,005	-10.4%	\$20,471	+3.2%
1995	\$18,902	+5.0%	\$21,029	+2.7%
1996	\$20,860	+10.4%	\$22,847	+8.6%
1997	\$21,087	+1.1%	\$23,618	+3.4%
<b>1990-1997</b>	<b>\$18,984 - \$21,089</b>	<b>+11.1%</b>	<b>\$17,562 - \$23,618</b>	<b>+34.5%</b>
<b>2000-2010</b>	<b>\$22,396 - \$27,547</b>	<b>+23.0%</b>	<b>\$26,595 - \$36,970</b>	<b>+39.0%</b>

Source: Bureau of Economic Analysis  
U.S. Department of Commerce, 1998  
Hanna:Keelan Associates, P.C., 2000

## Housing Costs

**Table 3.8 identifies housing costs as a percentage of household income in Harlan County in 1990. A total of 16.4 percent of the owner households and 33.2 percent of the renter households expended more than 30 percent of their annual income for housing. An estimated 212 households in Harlan County were (housing) cost burdened in 1990.**

**TABLE 3.8  
OWNER AND RENTER HOUSING COSTS  
AS A PERCENTAGE OF HOUSING INCOME  
HARLAN COUNTY, NEBRASKA  
1990**

	<u>Percentage of Income Spent on Housing</u>					<u>Total</u>
	<u>Less than 20</u>	<u>20 - 24</u>	<u>25 - 29</u>	<u>30 - 34</u>	<u>35+</u>	
Owner	577	96	50	41	101	865
<u>Renter</u>	<u>91</u>	<u>28</u>	<u>22</u>	<u>11</u>	<u>59</u>	<u>211</u>
<b>Total</b>	<b>668</b>	<b>124</b>	<b>72</b>	<b>52</b>	<b>160</b>	<b>1,076</b>

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

**EMPLOYMENT AND ECONOMIC TRENDS**

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

**Labor Force and Employment**

**Table 3.9** depicts the labor force and employment for Harlan County from 1980 to 2010. The number of employed persons decreased by 142 between 1990 and 2000. This trend is projected to continue. The number of employed persons in Harlan County is estimated to decline by 72 persons by 2010.

**TABLE 3.9  
CIVILIAN LABOR FORCE AND EMPLOYMENT  
TRENDS AND PROJECTIONS  
HARLAN COUNTY, NEBRASKA  
1980-2010**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Civilian Labor Force	2,064	1,827	1,696	1,627
Unemployment	48	27	38	41
Rate of Unemployment	2.3%	1.5%	2.2%	2.5%
<b>Employment</b>	<b>2,016</b>	<b>1,800</b>	<b>1,658</b>	<b>1,586</b>
<u>Change in Total Employment</u>				
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>
1980-1990	-216	-21.6	-10.7%	-1.1%
1990-2000	-142	-14.2	-7.9%	-0.8%
<b>2000-2010</b>	<b>-72</b>	<b>-7.2</b>	<b>-4.3%</b>	<b>-0.4%</b>

Source: Nebraska Department of Labor,  
Labor Market Information, 1998  
Hanna:Keelan Associates, P.C., 2000

## Employment Type

Table 3.10 identifies that from 1987 to 1997 non-farm employed persons remained stable in Harlan County. The largest increase in number of jobs occurred in trades, both retail and wholesale. From 1987 to 1997, this category increased by 93 jobs. The largest decrease in jobs, during this period, was in local government, 42.

**TABLE 3.10**  
**WORK FORCE EMPLOYMENT BY TYPE**  
**HARLAN COUNTY, NEBRASKA**  
**1987-1997**

<u>Work Force</u>	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>% Change</u> <u>1987-1992</u>	<u>% Change</u> <u>1992-1997</u>
<b>Non-Farm Employment</b> <b>(Wage and Salary)</b>	<b>937</b>	<b>882</b>	<b>937</b>	<b>-5.9%</b>	<b>+5.9%</b>
Manufacturing	22	*	*	*	*
Durable	15	*	*	*	*
Non-Durable	7	*	*	*	*
Non-Manufacturing	915	*	*	*	*
Construction & Mining	13	16	29	+23.1%	+81.2%
Trans., Comm., Utilities**	31	23	5	-25.8%	-78.3%
Trade	331	320	424	-3.3%	+32.5%
Retail	184	178	222	-3.3%	+24.7%
Wholesale	147	142	202	-3.4%	+42.3%
Fin, Ins. & Real Estate***	53	*	*	*	*
Services	148	105	135	-29.1%	+28.6%
Government	339	337	290	-1.0%	-13.9%
Federal	50	48	41	-4.0%	-14.6%
State	13	13	15	0.0%	+15.4%
Local	276	276	234	0.0%	-15.2%

\*Data not available because of disclosure suppression

\*\*Transportation, communication & Public Utilities

\*\*\*Financial, Insurance & Real Estate

Source: Nebraska Department of Labor, Labor Market, Information, 1998  
 Hanna:Keelan Associates, P.C., 2000



**Commuter Population**

**Table 3.11** identifies the **commuter population** of Harlan County. The 1990 Census identified that only 21.6 percent of the Harlan County employed population worked outside of Harlan County.

**TABLE 3.11  
EMPLOYMENT IN COUNTY  
HARLAN COUNTY, NEBRASKA  
1990**

<u>Place of Employment</u>	<u>County Residents</u>	
	<u>Number</u>	<u>Percent</u>
County of Harlan	1,374	78.4%
<u>Outside of Harlan</u>	<u>358</u>	<u>21.6%</u>
<b>Total</b>	<b>1,753</b>	<b>100.0%</b>

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

**COUNTY  
HOUSING**

The **Housing component of the Harlan County Comprehensive Plan** serves to profile and analyze the existing housing stock in the County and determine the demand for housing activities. The following information includes the documentation of pertinent Census data and the identification and analysis of future housing characteristics and demand.

*It should be the goal of any county to provide safe, decent and affordable housing for its residents, regardless of race or social and economic status.*

**County Housing Profile**

The housing stock in rural Harlan County and its communities is comprised of a variety of housing types ranging from single family homes, to mobile homes, to multifamily structures. The highest percentage of residential land area in each of the communities is occupied by single family homes.

**Table 3.12** identifies both the 1980 and 1990 housing stock throughout the County. Between the 1980 Census to 1990 Census, the housing stock in Harlan County increased by 293 units.

**TABLE 3.12  
HOUSING STOCK PROFILE  
HARLAN COUNTY, NEBRASKA  
1980 & 1990**

	<u>Number of Units</u>				
	<u>1 Unit</u>	<u>2-9 units</u>	<u>10+ units</u>	<u>Mobile Homes</u>	<u>Total</u>
<b>1980</b>	1,866	65	32	153	2,116
<b>1990</b>	1,726	67	2	614	2,409
<b>% Annual Change</b>	<b>-8%</b>	<b>+3%</b>	<b>-1.5%</b>	<b>+30.1%</b>	<b>+1.4%</b>

Source: Census of Population and Housing, 1980, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2000

**Table 3.13 identifies housing units lacking complete plumbing and overcrowded units.** In Harlan County, 11 housing units lacked complete plumbing. There were 10 housing units in 1990 that had 1.01 or more persons per room.

**TABLE 3.13  
HOUSING STOCK PROFILE  
DEFINING SUBSTANDARD HOUSING  
HARLAN COUNTY, NEBRASKA  
1990**

<u>Lack of Complete Plumbing</u>	<u>Units with 1.01+ Persons per room</u>
<b>11</b>	<b>10</b>

Source: Census of Population, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

**Table 3.14 identifies year housing structures were built in Harlan County.** A total of 42.1 percent of the structures in the County were built in 1939 or earlier.

**TABLE 3.14  
YEAR STRUCTURE BUILT  
HARLAN COUNTY, NEBRASKA (COUNTY-WIDE)  
1990**

<u>1985 to March 1990</u>	<u>1980 to 1984</u>	<u>1970 to 1979</u>	<u>1960 to 1969</u>	<u>1940 to 1959</u>	<u>1939 or Before</u>	<u>Total</u>	<u>% 1939 or Before</u>
194	253	446	259	244	1,013	2,409	42.1%

Source: Census of Housing, 1990  
Hanna:Keelan Associates, P.C., 2000

**Housing Values**

**Table 3.15** identifies the housing value of owner occupied housing units in Harlan County for 1990. The median value for owner occupied housing in Harlan County was \$28,400 in 1990. The estimated median value for 2000 in Harlan County is \$39,760.

**TABLE 3.15  
OWNER OCCUPIED HOUSING VALUE  
HARLAN COUNTY, NEBRASKA (COUNTY-WIDE)  
1990**

	<u>Less than \$25,000</u>	<u>\$25,000 to \$34,999</u>	<u>\$35,000 to \$49,999</u>	<u>\$50,000 to \$74,999</u>	<u>\$75,000 or More</u>	<u>Total</u>
Number	385	122	146	142	68	863
% of Total	44.6%	14.1%	16.9%	16.4%	7.9%	100.0%
Median Value 2000						\$28,400 \$39,760

Source: Census of Housing, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2000

**Table 3.16** identifies contract rents paid for rental housing units in Harlan County. The median rent for Harlan County in 1990 was \$158. The estimated median rent in 2000 is \$242.

**TABLE 3.16  
CONTRACT RENT  
HARLAN COUNTY, NEBRASKA  
1990**

	<u>Less than \$150</u>	<u>\$150 to \$249</u>	<u>\$250 to \$299</u>	<u>\$300 or More</u>	<u>Total</u>
Number	94	91	11	12	208
% of Total	45.2%	43.8%	5.3%	5.8%	100.0
Median Rent 2000					\$158 \$242

Source: Census of Housing, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2000

**HOUSEHOLD TRENDS AND PROJECTIONS**

An analysis of household characteristics provides a profile of data necessary to plan for Harlan County. Recent trends in household characteristics, combined with income, employment and population data can assist in determining the overall future needs of a planning area.

**Table 3.17** depicts specific household trends and projections in Harlan County for the period 1980 to 2010. By 2010 an estimated 25.2 percent of the total County population will reside in a rental unit, increase from 21.8 percent in 1980. This will also equal an increase of 19 renter households from 2000 to 2010. Owner households are expected to decrease by 12 from 2000 to 2010.

**TABLE 3.17  
TENURE BY HOUSEHOLD  
TRENDS AND PROJECTIONS  
HARLAN COUNTY, NEBRASKA  
1980-2010**

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1980	1,688	1,320	78.2%	368	21.8%
1990	1,585	1,232	77.7%	353	22.3%
2000	1,602	1,215	75.9%	387	24.1%
2010	1,609	1,203	94.8%	406	25.2%

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2000

## Housing Conditions

Table 3.18 identifies housing conditions in the unincorporated areas of Harlan County, as per a 1999 field analysis. A total of 492 housing structures were surveyed in of Harlan County. Of the 492 structures, 45 were vacant/abandoned houses. A total of 53 percent of the houses were rated good. In rural Harlan County, 17.5 percent of housing units were identified as "poor." The 86 poor houses include 42 vacant/abandoned houses.

**TABLE 3.18**  
**HOUSING STRUCTURAL CONDITIONS**  
**HARLAN COUNTY, NEBRASKA**  
**2000**

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total</u>
Single Family	246	136	44	426
Mobile Homes	15	6	0	21
<u>Abandoned</u>	<u>0</u>	<u>3</u>	<u>42</u>	<u>45</u>
<b>Total</b>	<b>261</b>	<b>145</b>	<b>86</b>	<b>492</b>

Source: Hanna:Keelan Associates, P.C., 2000

## Housing Rehabilitation

Table 3.18 identifies 86 houses in poor condition and 145 in fair condition. These houses are in need of either moderate or substantial rehabilitation. A conservative estimate of up to 60 of houses identified as "poor," are in need of removal. Houses that are not cost efficient to rehabilitate, should be removed. An estimated 146 houses are severely deteriorated and in need of rehabilitation, while an estimated 125 houses are moderately deteriorated and in need of moderate rehabilitation.

There are funding sources available to counties for housing rehabilitation. The Community Development Block Grant (CDBG) program, administered by the Nebraska Department of Economic Development (DED), provides funding to counties and communities for housing rehabilitation.

Community Action Agencies are another source of assistance for housing rehabilitation. Mid-Nebraska Community Services, located in Kearney, Nebraska, serves Harlan County. Programs such as weatherization improvements are administered by community action agencies. The weatherization program concentrates on those energy improvements which have the greatest impact on making homes more energy efficient. Eligible weatherization measures include caulking, weatherstripping, ceiling, wall and floor insulation and furnace repair.

**HOUSING  
RESOURCES**

To produce new and upgrade both renter and owner occupied housing in Harlan County, the County, in partnership with the private sector, must access affordable housing programs to reduce the cost of development and/or long-term operations. The following information identifies funding sources and programs available to assist in financing the housing demand in Harlan County. The strategic combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects. A document entitled *Affordable Housing Resource Programs - Inventory*, distributed by the Nebraska Department of Economic Development identifies and defines all available programs.

**Local Funding  
Options .....**

Local funding for use in housing development and improvement programs are limited to two primary sources: (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (village, or county).

**Statewide and  
Federal Programs .....**

The primary state grant program available to local municipalities is the Community Development Block Grant (CDBG), administered by the Nebraska Department of Economic Development (DED). The CDBG provides funding for both community and housing development programs to assist in financing both owner and renter occupied rehabilitation, residential building conversions, First Time Homebuyers program and infrastructure for housing activities.

DED is also the administrator of **HOME** funds. HOME funds are available to authorized, local or regional based Community Development Housing Organizations (CHDOs) and Community Development Corporations (CDCs) for affordable housing repair and/or new construction. An annual allocation of HOME funds is established for CHDOs and CDCs based on individual housing programs.

DED also administers the **Nebraska Homeless Shelter Assistance Trust Fund** and **Emergency Shelter Grant** to assist local or regional based groups in the provision of housing improvements for homeless persons and those persons and families of becoming homeless.

*housing trust fund* .....

The newly created **Housing Trust Fund** is also administered by DED. In general, the Fund is available as “gap” financing for affordable housing activities.

**NIFA** .....

The **Nebraska Investment Finance Authority** is also a leader in providing finance for housing, including both owner and renter housing stock. Programs range from Low-Income Housing Tax Credits, a rent-to-own program, tax exempt bond financing to a single family mortgage program.

Two other important State funding sources available to be pooled with other resources or operate independently are available through the **Nebraska Energy Office (NEO)** and the **Federal Home Loan Bank (FHLB)** of Topeka, Kansas.

**FEDERAL FUNDING**

The two primary providers of federal funding to Nebraska for housing development, both new construction and rehabilitation, are HUD and Rural Development (formerly the Farmers Home Administration). Housing programs provided by these groups are typically available for local base nonprofit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.



- HUD** ..... a) **Section 202 Program** - Provides a capital advance to nonprofit developers for development of elderly rental housing for either independent living or congregate (frail elderly) living. The program provides 100 percent financing, with a capital advance (no repayment loan) and operational subsidy.
- b) **Section 811 Program** - Provides a capital advance to nonprofit developers for development of renter housing for persons with disabilities. The program provides 100 percent financing with an operational subsidy.

and

- c) **Mortgage Insurance** - The HUD 221(d)(3) or 221(d)(4) provides up to 100 percent mortgage insurance for nonprofit developers [(d)(3)] and 90 percent mortgage insurance coverage for profit-motivated developers [(d)(4)]. Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

- RD** ..... a) **Section 515 Program** - Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate, and rental housing for persons with a disability. Rent subsidy is also available, as per demand. **A Section 538 mortgage insurance program for multifamily housing is also available.**
- b) **Section 502 Program** - Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability.
- c) **Community Facilities Program** - Provides a direct, interest subsidized loan for a variety of project specific, community facility improvement programs including new construction or housing rehabilitation for "special populations."

- d) **Business and Industries Program** - RD allows its Business and Industries program to assist in financing assisted living housing for elderly, utilizing a long term mortgage guarantee.

**and**

- e) **Preservation Program** - Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska communities. This could include a locally based, planned program of home modification for **income eligible to low/moderate-income persons and families.**

**SECTION 4**  
**LAND USE PROFILE & PLAN**

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## **SECTION 4**

# **LAND USE PROFILE & PLAN**

### **INTRODUCTION**

The amount and type of land uses influence current and future conditions in rural areas. The variety of land uses is the result of many influences, both human and natural. Existing land uses in Harlan County are the result of factors influenced by individuals, streets, highways, economic activities, public and private agencies, commercial and industrial enterprises and the physical landscape. An examination of land use requires an understanding of the physical setting in which the use activities have developed and are continuing to develop. In order to understand the land use situation in the County, it is necessary to understand the existing land use patterns and the potential limiting factors which could influence future development.

**The land use chapter of the Harlan County Comprehensive Plan details existing and future land use conditions, development of land throughout the County.**

### **LOCATION**

Harlan County is located in south-central portion of the State of Nebraska, along the Kansas/Nebraska border. Primary road networks in Harlan County include U.S. Highway 6/34, 136 and 183; and State Highways 4 and 89. The County is 24 miles square and has a land area of 354,560 acres.<sup>1</sup> The Harlan County Lake, on the Republican River, occupies an additional 13,800 acres. The Republican River spans the County from northwest to southeast. Drainage throughout the majority of the County flows to the Republican River, although the level northeastern portion of the County generally drains to the northeast.

There are seven communities in Harlan County: Alma, Huntley, Orleans, Oxford, Ragan, Republican City and Stamford. Alma, the County Seat, is located in south central Harlan County at the junction of Highway 136 and 183. Ragan is located in the northeast corner of the County and Oxford in the northwest part of the County. Stamford and Orleans are located along Highway 89 in the southwest portion of the County and Republican City is in southeast Harlan County adjacent Highway 136.

## **THE NATURAL ENVIRONMENT**

### **Climate**

The climate of Harlan County is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 13° F in January and maximum of 92° F in July. The average annual precipitation is 22.3 inches. The majority of rainfall occurs between April and September. The wettest months are May, June and July. Winter months are the driest.

### **Topography**

Harlan County is generally comprised of the “dissected plains” topographic region of Nebraska. It is characterized by nearly level and gently sloping divides that are separated by numerous deep ravines. The northeastern portion of the County, however is located in the “plains” region, which is flat-lying land above the valley. Soils throughout the County are used for dry and irrigated cropland, pasture and rangeland. Approximately 55 percent of agricultural acreage is used as rangeland.

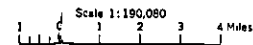
Harlan County has one state recreational area, the Harlan County Lake Recreation Area in the southeastern portion of the County. The Harlan County Lake comprises 13,250 acres of multipurpose lake use and 23,100 acres of potential flood control area.<sup>2</sup>

### **Soils**





The Soil Conservation Services has identified four soils associations in the Soil Survey of Harlan County. These include; Holdrege, Holdrege-Coly-Uly, Hord-Cozad-Hall and the McCook-Munjor-Inavalle Associations.

**Illustration 4.1** identifies the location of soils associations in Harlan County. For a detailed analysis refer to the Soil Survey of Harlan County, Nebraska.

U. S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 UNIVERSITY OF NEBRASKA CONSERVATION AND SURVEY DIVISION  
**GENERAL SOIL MAP**  
 HARLAN COUNTY, NEBRASKA



**ILLUSTRATION 4.1**  
**SOIL ASSOCIATIONS \***

-  Holdrege association: Deep, nearly level to very gently sloping, silty soils on loess-mantled uplands
-  Holdrege-Coly-Uly association: Deep, very gently sloping to steep, silty soils on divides and drainageways in the loess-mantled uplands
-  Hord-Cozad-Hall association: Deep, nearly level to gently sloping, silty soils on stream terraces and narrow bottom lands
-  McCook-Munjor-Inavaip association: Deep, nearly level to very gently sloping, loamy soils on bottom lands

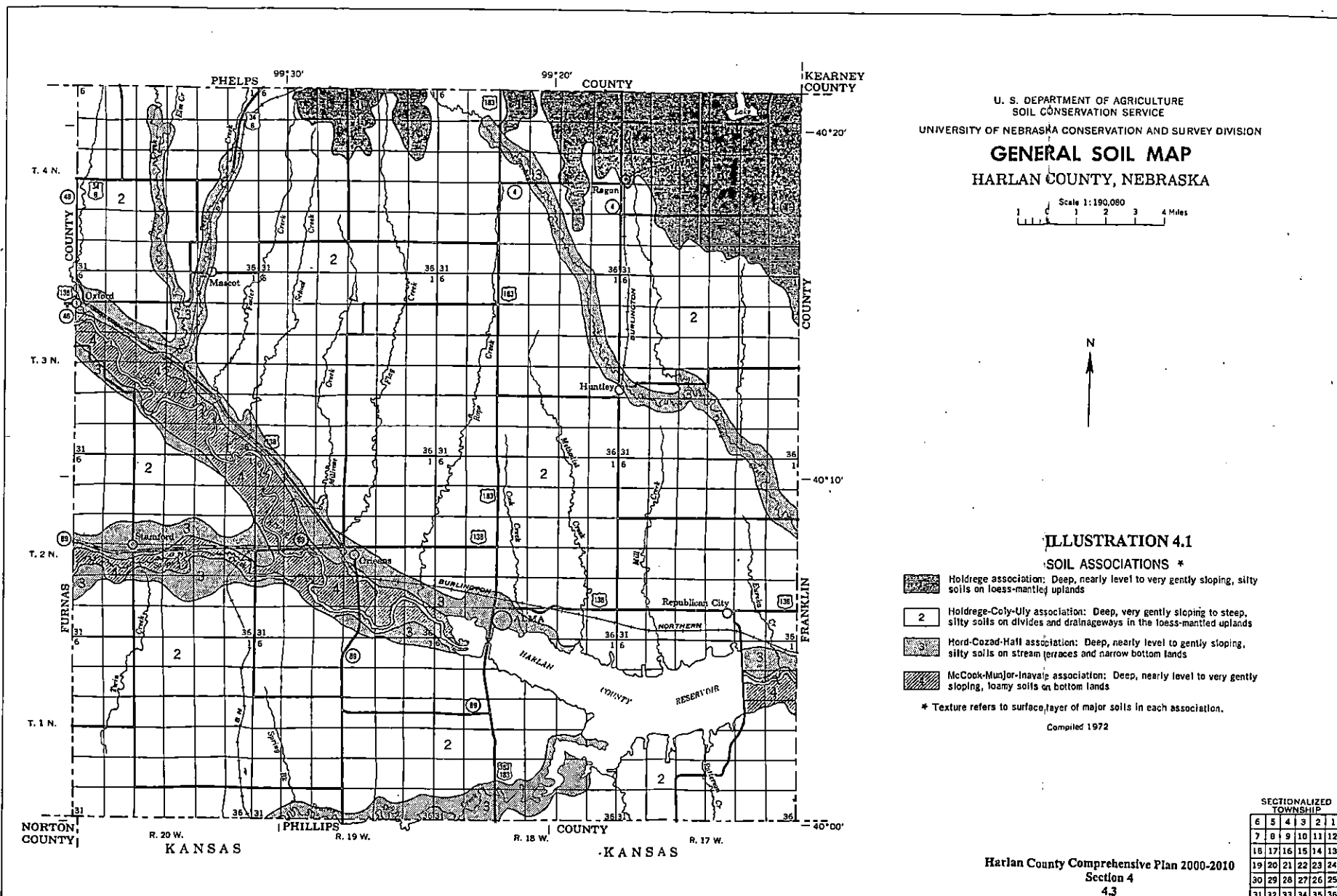
\* Texture refers to surface layer of major soils in each association.

Compiled 1972

SECTIONALIZED  
 TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

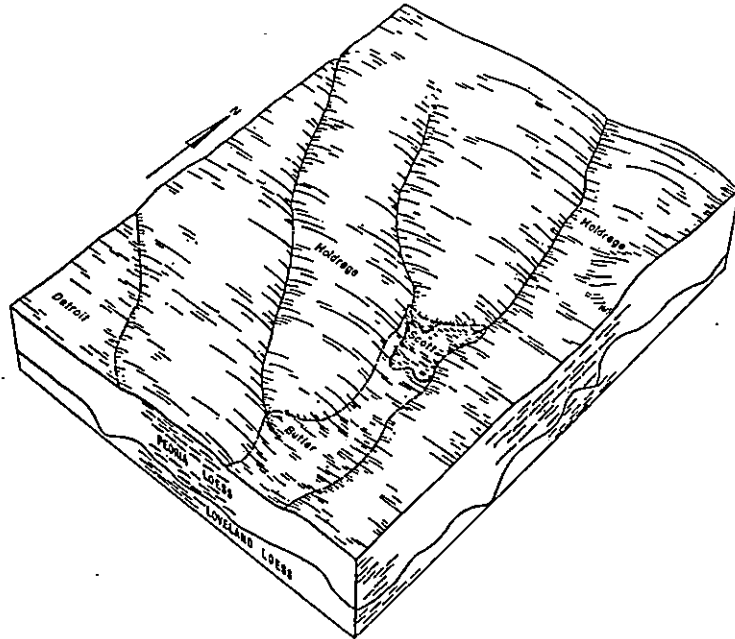
Harlan County Comprehensive Plan 2000-2010  
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 4.3



**Holdrege Soils Association** .....

The **Holdrege Association** is located in the extreme northeastern portion of the County. The Association is characterized as *“deep, nearly level to very gently sloping, silty soils on loess-mantled uplands.”* This Association comprises approximately 9 percent of the County. **Illustration 4.2** depicts a typical soil pattern for the Association.

**ILLUSTRATION 4.2**



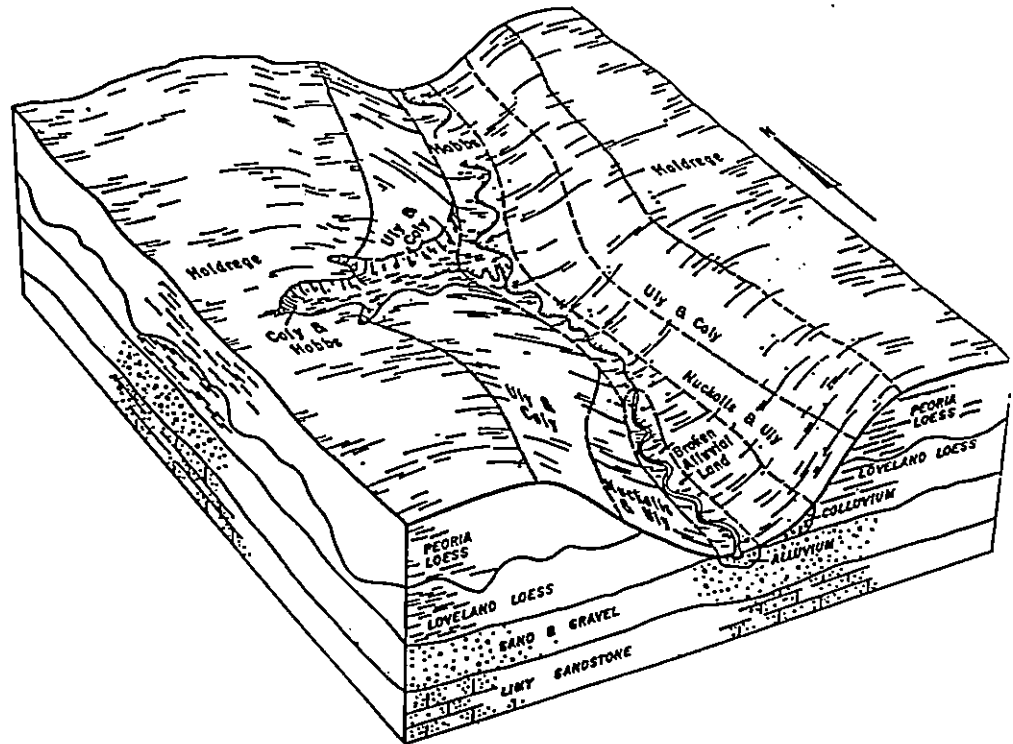
Holdrege soils are on the highest parts of the landscape and are deep, well-drained soils . Minor soils include Detroit, Butler, and Scott soils. Detroit soils are slightly below areas of Holdrege soils. Butler soils are in shallow basins slightly below areas of Detroit and Holdrege soils. Scott soils are in shallow depressions in the lowest parts of the upland landscape.

**Holdrege-Coly-Uly Association** .....

The **Holdrege-Coly-Uly Association** is located throughout the majority of the county. The Association is characterized as *“deep, very gently sloping to steep, silty soils on divides and drainageways in the loess-mantled uplands.”*

This Association occupies about 78 percent of Harlan County. **Illustration 4.3** depicts a typical soil pattern for the Association. Holdrege soils are on the divides and Coly soils are on sides of intermittent drainageways. Uly soils occupy the lower parts of some divides and the upper parts of some drainageways between areas of Holdrege and Coly soils.

**ILLUSTRATION 4.3**



Minor soils including Hobbs and Nuckolls and Broken alluvial land are generally found in the lower portions of drainageways and in the bottom lands most subject to flooding. These soils are mainly used for dryland crops, pasture or range land. A few nearly level soils regions are irrigated. Farms are diversified, with the majority of the cash grain-livestock type. **Moderate to severe shrink-swell tendencies necessitate reinforced footings of structures built in this soils association.**

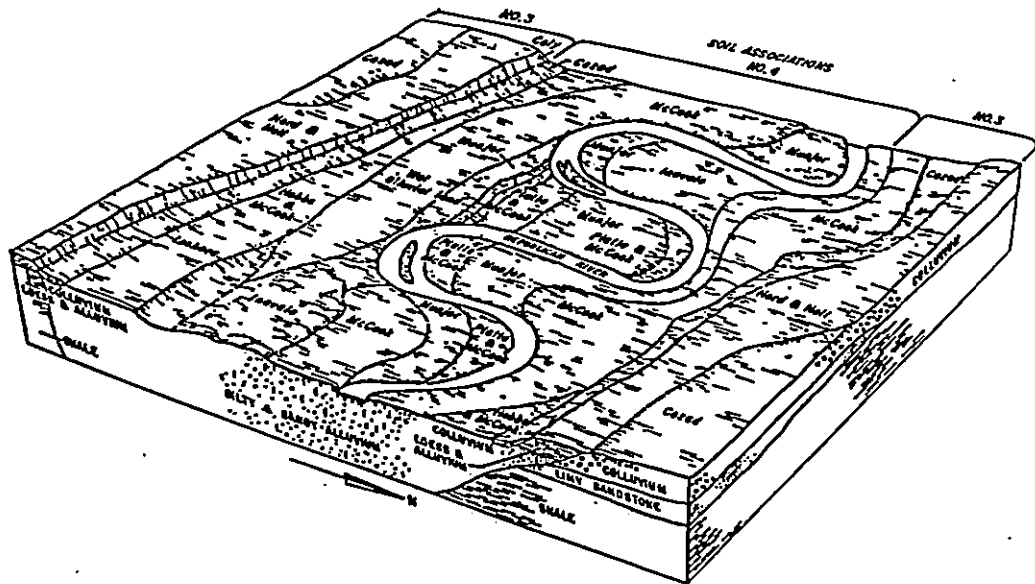


**Hord-Cozad-Hall Association** .....

The **Hord-Cozad-Hall Association** are located along the major streams and rivers including the Spring, Deep, Turkey and Prairie Dog Creeks and the Republican River. The soils of this association are comprised of 37 percent Hord soils, 19 percent Cozad soils and 18 percent Hall soils. Minor soil types comprise the remaining 26 percent of the soils of this Association. The soils are characterized as “*deep, nearly level to gently sloping, silty soils on stream terraces and narrow bottom lands.*” Most of this Association is in native grass and is used for grazing livestock.

**Illustration 4.4, Section No. 3,** depicts the typical soil pattern for the Association. Cozad soils are on foot slopes adjacent to uplands and on stream terraces at the highest elevation of this Association Hord and Hall soils are on high stream terraces. Minor soils associations such as McCook, Hobbs, Coly and Broken alluvial land are at the lower elevations.

**ILLUSTRATION 4.4**



The development, or land use constraints associated with the Hord-Cozad-Hall Association include fair to poor bearing value for foundations, permeability and sewage lagoons require sealing or lining to function. Fair to poor bearing value of this soils type requires strengthening of foundations of dwellings and back filling with coarse material to help prevent structural damage. Septic tank absorption fields do not function well in these soils due to the moderate permeability of these soils.

**McCook-Munjor-Inavale Association .....**

The **McCook-Munjor-Inavale Association** is located along the bottom lands of the Republican River and its tributary, Sappa Creek. The Association is characterized as *“deep, nearly level to very gently sloping, loamy soils on bottom lands.”* This soils association comprises only 4 percent of the County. **Illustration 4.4, Section No. 4,** depicts a typical soil pattern for the Association.

McCook soils are moderately well drained and are on the highest levels of the Association. Munsor soils are moderately well drained and at lower elevations, while Inavale soils are excessively drained, low and Hummocky. Most soils in this Association are cultivated, as water is readily available from shallow irrigation wells. The water table varies in depth between 2 and 10 feet. Soils in this Association are prone to wetness and occasional flooding and are not suited for dwellings or septic tank absorption fields. Water erosion is a hazard on sloping cultivated soils while frequent flooding on bottom-lands presents many obstacles for future development.

**Watersheds**

The topography and terrain of Harlan County is varied. Erosion by the Republican River, Sappa Creek and Prairie Dog Creek, as well as many associated tributaries, has greatly modified the topography. The result is a system of moderately deep, steep sided drainageways separated by narrow flat-topped upland plains and rolling hills.

The major streams and their principal tributaries are entrenched 100 to 200 feet below the general elevations of the upland soils. Most of the drainages are v-shaped, are narrow at the head and become deeper and wider downstream with sloping valley sides. Nearly all of the County is well drained and runoff is rapid over a large part. Drainage from the northeast corner flows to the Platte River valley, however, the majority of the County is drained by the Republican River drainage system.

## **Groundwater**

Surface drainage and streams account for a small percentage of the Harlan County water resources. The majority of the water is in an underground aquifer. The groundwater is of good quality and the supply is adequate for all purposes. The underground water supply for the County is part of an abundant aquifer which flows across the majority of the state. Groundwater levels have risen due in part to the two reservoirs. Today, the average depth of the wells are 250 feet in the uplands, north of the Republican River, and seldom exceeding 100 feet depths on stream terraces. Generally, the groundwater flows from the northwest to the southeast. The depth of water ranges from five feet in some stream valleys to over 200 feet in upland areas. The surface water in drainage ways and depressions seeps into the aquifer to recharge it, thus the surface and ground water are part of one interactive system which can not be separated.

The underground water supply is vital to the region. It is the source of water for numerous municipal and irrigation wells. Any endangerment to the supply threatens the public's health as well as the vital farming economics of the region. Therefore, the natural resource must be protected to secure the prosperity of Harlan County. The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary "program intends to prevent the contamination of ground water used by public water supply wells."

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

The approaches of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** is a region with restrictive regulations on land use to prevent potential contaminants from locating in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by the NDEQ so communities can apply zoning regulations to the floating district.

The communities of Alma, Orleans, Oxford, Ragan and Stamford are the Harlan County participants in the Wellhead Protection program. **Illustration 4.5** identifies the time-of-travel threshold. Involvement in the Wellhead Protection Program (WHP) is advised. The municipal wells and well fields will be protected from possible industrial and commercial contaminants, but must be monitored and protected from agricultural contaminants as well. Coordination with the NDEQ and involvement in the WHP Program will be extremely beneficial for the protection of the Harlan County water supply.

# WELLHEAD PROTECTION MAP HARLAN COUNTY, NEBRASKA

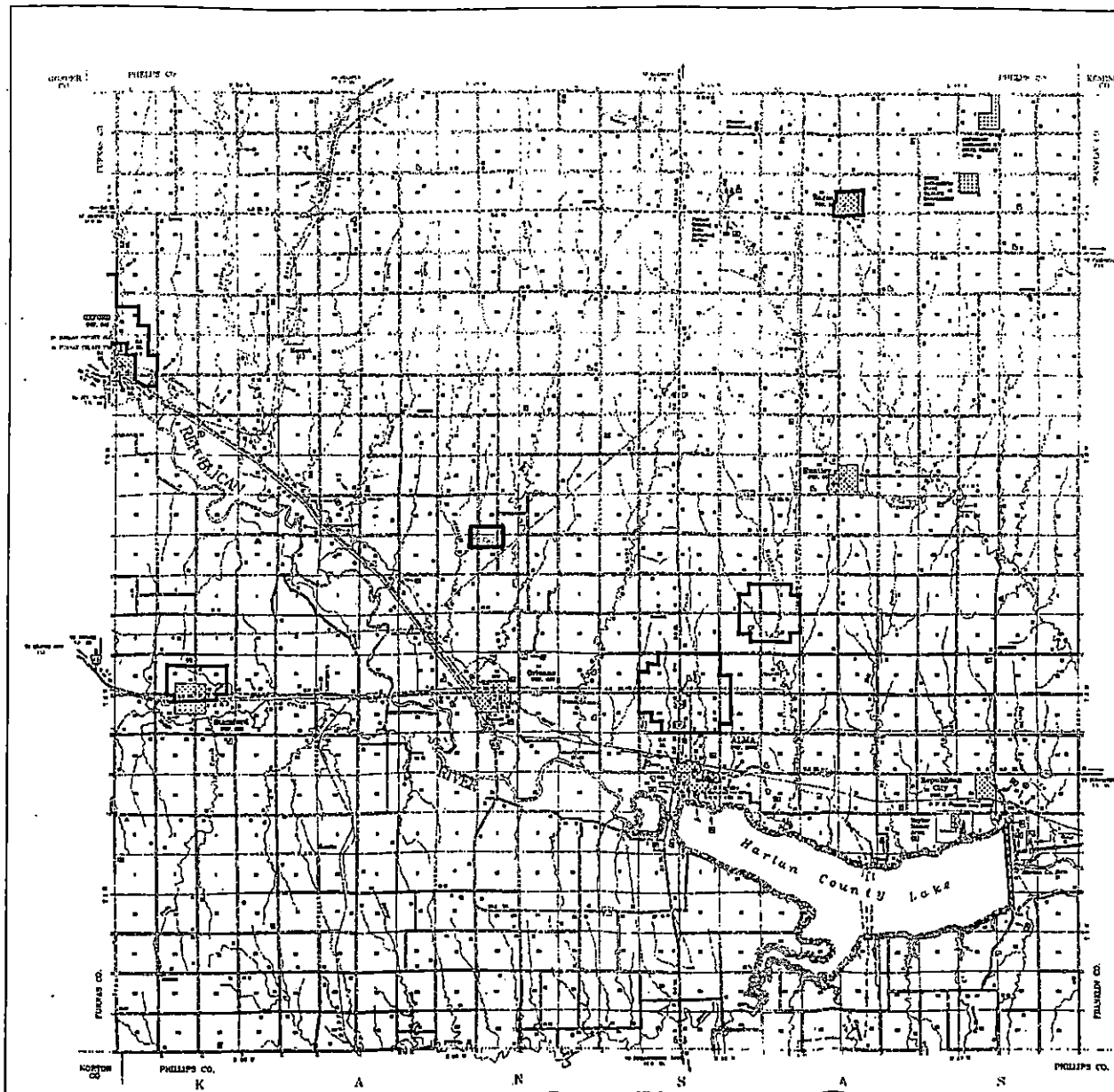


## LEGEND

 WELLHEAD PROTECTION BOUNDARY

Harlan County Comprehensive Plan 2000-2010  
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HANNA-KEELAN ASSOCIATES, P.C.  
PLANNING AND DESIGN  
ILLUSTRATION 4.3



**RURAL EXISTING  
LAND USE  
ANALYSIS**

Harlan County contains approximately 368,360 acres of land area. The generalized existing land uses in Harlan County are identified in **Illustration 4.6**. Current land uses types such as residential, commercial, industrial, park and recreation and public/quasi-public land uses are illustrated.

Rural residential land use is located throughout the County. The County is sparsely populated. There are an estimated 492 houses in the unincorporated areas of Harlan County. Housing is limited to single family or mobile homes in rural Harlan County. The steep slopes, soils and lack of roads have resulted in sparse development in the western portion of the County and in pockets throughout the County.











Commercial land uses throughout Harlan County are generally located in close proximity to communities and include highway oriented services. Industrial land uses are located in a few rural locations throughout the County along Highway 183, four miles south of Highway 4, adjacent the Burlington Northern and Santa Fe Railroad, between Oxford and Orleans, and in multiple areas adjacent Prairie Dog Creek, east of Highway 183.

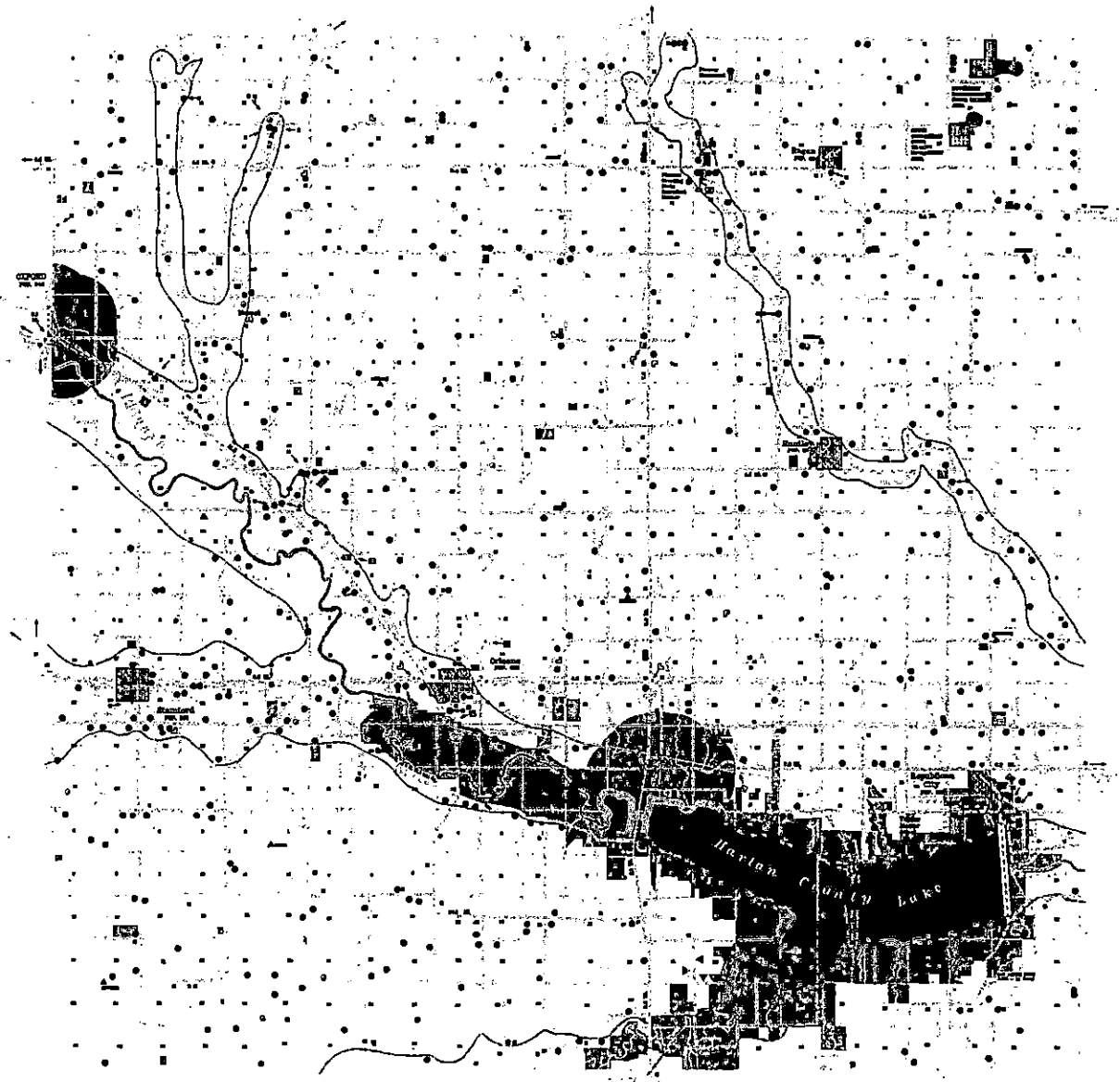
Other industrial uses, such as intensive livestock confinements are situated throughout the County. Nebraska Department of Environmental Quality regulates both existing and future livestock confinement facilities. The Comprehensive Plan and Zoning Regulations for Harlan County provides further criteria by which these facilities are located within the County and to appropriate densities and distance setback requirements.

As identified in **Illustration 4.6**, the most dominate land use in Harlan County is open space or agriculture. **Table 4.1** identifies an estimation of the agriculture land and non-agriculture land in the County.



**LEGEND**

-  VACANT
-  CONSERVATION AREA
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  ABANDONED RURAL DWELLING
-  RURAL SUBDIVISION
-  COMMERCIAL
-  INDUSTRIAL/INTENSIVE AGRICULTURAL
-  COMMUNITY JURISDICTION



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HANNA-KEELAN ASSOCIATES, P.C.  
ILLUSTRATION 4.6

**Agricultural  
Conditions**

Agriculture has historically been the primary focus of the economy of Harlan County and its communities. Statistics released by the Nebraska Department of Labor and the Nebraska Census of Agriculture indicate that the Harlan County economy is shifting slightly. The number of non-farm employment positions between 1987 and 1997 has remained stable, while the number of farms declined. The total number of farms decreased by 94, or by 20.2 percent, to 371 farms as of 1997. Farms have also increased in size. For example, an additional 32 farms of 1,000 acres or more were identified between 1987 and 1997, which equates to a 10.6 percent increase. Farm size is further detailed in Table 4.1.

**TABLE 4.1  
FARMS BY SIZE  
HARLAN COUNTY, NEBRASKA  
1987-1997**

<u>Size</u>	<u>1987</u>	<u>1997</u>	<u>% Change 1987-1997</u>
1-9 acres	35	20	-42.86%
10-49 acres	27	24	-11.11%
50-179 acres	70	66	-5.71%
180-499 acres	104	67	-35.58%
500-999 acres	116	69	-40.52%
<u>1,000+ acres</u>	<u>113</u>	<u>125</u>	<u>+10.62%</u>
<b>Total</b>	<b>465</b>	<b>371</b>	<b>-20.22%</b>

Source: Nebraska Census of Agriculture  
Hanna:Keelan Associates, P.C., 2000



Farms in Harlan County are decreasing in number at a rate that is generally larger than the number of farms that are consolidating into larger farms. Statistics from the Nebraska Census of Agriculture show that the total acres of cropland increased by 3.3 percent, or 7,077 acres; See **Table 4.2**. Total cropland accounted for 57.5 percent of the total 368,360 acres in Harlan County in 1987, compared to 59.5 percent in 1997. Irrigated cropland amounted to 61,472 acres in 1987 (16.7 percent of the total area in Harlan County) and increased to 75,892 acres, or 20.6 percent of the County, as of 1997. Non-irrigated cropland during the 10-year period increased by 7,343 acres, while irrigated cropland increased by 14,420 acres.

**TABLE 4.2**  
**STATUS OF IRRIGATION LANDS**  
**HARLAN COUNTY, NEBRASKA**  
**1987-1997**

	<u>1987</u>		<u>1992</u>		<u>1997</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Non-Irrigated land	150,511	40.9%	148,087	40.2%	143,168	38.9%
Irrigated Land	61,472	16.7%	61,210	16.6%	75,892	20.6%
<u>Total Cropland</u>	<u>211,983</u>	<u>57.5%</u>	<u>209,297</u>	<u>56.8%</u>	<u>219,060</u>	<u>59.5%</u>
<b>Total County Acres</b>	<b>368,360</b>	<b>100.0%</b>	<b>368,360</b>	<b>100.0%</b>	<b>368,360</b>	<b>100.0%</b>

Source: Nebraska Census of Agriculture  
Hanna:Keelan Associates, P.C., 2000

Agricultural production in Harlan County has maintained a shift from acres farmed for oats and sorghum to acres used for corn production. Total acres planted in corn for grain or seed increased from 52,223 acres in 1987 to 86,847 in 1997, a 66 percent increase. Sorghum and oats, as indicated in Table 4.3, each decreased during the 10-year period by 25 and 75 percent respectively .

**TABLE 4.3  
TYPES OF CROPS  
HARLAN COUNTY, NEBRASKA  
1987-1997**

	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>% Change 1987- 1992</u>	<u>% Change 1992-1997</u>
Corn for Grain or Seed	52,223	55,488	86,847	+6.25%	+66.30%
Corn for Silage or Green Chop	1,819	1,750	2,136	-3.79%	+17.43%
Sorghum for Grain or Seed	23,178	26,040	17,391	+12.35%	-24.97%
Wheat for Grain	32,992	34,508	36,529	+4.60%	+10.72%
Oats for Grain	2,044	941	546	-53.96%	-73.29%
Soybeans for Beans	9,356	5,517	11,542	-41.03%	+23.36%
Hay-Alf, Other Wild, Silage	9,771	9,622	12,775	-1.52%	+30.74%

Source: Nebraska Census of Agriculture  
Hanna:Keelan Associates, P.C., 2000

Livestock production between 1987 and 1997 decreased or remained the stable in every category with the exception of cattle and calves. Total numbers of cattle and calves increased 10.61 percent, 54,599 to 60,394 head, between 1987 and 1997. **Table 4.4** indicates milk cow totals have decreased by 42 percent during the same period, however the construction of dairies in Harlan County since 1997 will show a significant increase by the next agricultural census in 2002.

**TABLE 4.4  
LIVESTOCK PRODUCTION  
HARLAN COUNTY, NEBRASKA  
1987-1997**

	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>% Change 1987-1992</u>	<u>% Change 1987-1997</u>
<b>Cattle and Calves</b>	54,599	50,400	60,394	-7.69%	+10.61%
<b>Beef Cows</b>	16,675	14,709	14,730	-11.79%	-11.66%
<b>Milk Cows</b>	609	410	292	-32.68%	-52.05%
<b>Hogs and Pigs</b>	14,192	13,192	7,490	-4.98%	-47.22%
<b>Sheep and Lambs</b>	1,236	548	685	-55.66%	-44.58%

Source: Nebraska Census of Agriculture  
Hanna:Keelan Associates, P.C., 2000

**Illustration 4.6**, identifies that public/quasi-public land uses are limited to various churches, cemeteries and public utilities.

As is evident from the existing land use map, **Illustration 4.6**, topographical constraints and minimum maintenance roads, or lack of roads, have limited development in portions of the central and southwestern Harlan County. Future development in Harlan County is expected to be concentrated in close proximity to built-up areas and highways. Coordination between local and county officials is imperative to ensure adjacent land uses are compatible, especially within the one mile planning jurisdiction of each community.

Harlan County has two state wildlife areas and one lake. The **Southeast and South Sacramento State Wildlife Management Areas** are located in northeast Harlan County, while the **Harlan County Lake Recreation Area** is in the southeast portion of the County. The Southeast Sacramento Wildlife area is approximately 330 acres, while the South Sacramento Wildlife area comprises approximately 250 acres. The Wildlife Management Areas are managed by Nebraska State Game and Parks.

The Harlan County Lake was constructed as a flood control dam in 1941 by the U.S. Army Corps of Engineers, who retain ownership. Nebraska State Game and Parks Commission and the University of Nebraska Forestry Department cooperate with the Corps to maintain aquatic and wildlife areas as recreation, hunting and fishing areas. The Lake covers a maximum area of 23,100 acres for flood control and 13,250 acres for recreational purposes.

Both seasonal and year round housing are located in close proximity to Harlan County Lake. There are approximately 320 residential units around the Lake environs, which are occupied as both seasonal and permanent dwellings. The U.S. Army Corps of Engineers has a moratorium on constructing additional subdivisions on Corps property.

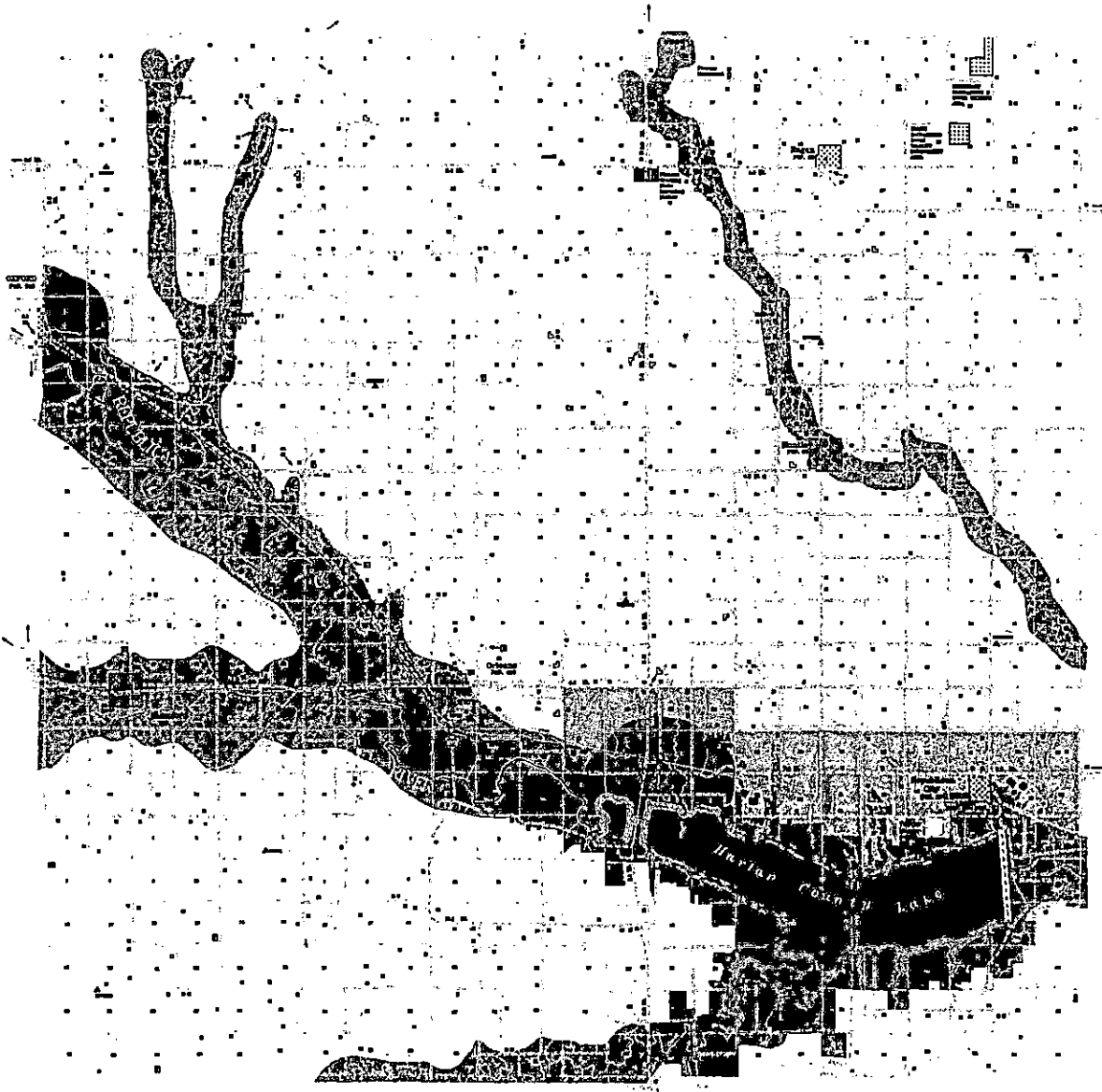
## **RURAL FUTURE LAND USE ANALYSIS**

Harlan County, as well as all communities within the County, are expected to slightly decrease or remain stable in population during the 10-year planning period, 2000 to 2010. The population outside of incorporated towns is estimated to decrease by 61 persons. The Harlan County Planning Commission should encourage future development to occur in close proximity to existing communities in an effort to preserve agricultural lands. Such planning practices will also allow for the efficient use of existing infrastructure features, including streets, electrical, water and sewer systems.









A generalized future land use map for Harlan County is presented in **Illustration 4.7**. Agricultural production, which currently accounts for 40 percent of the County land use, will continue to be located in the rural areas of Harlan County.

**Future residential** land use is planned along Highway 136, north of the Lake environs, between the communities of Alma and Republican City. These areas would be for rural subdivisions of small acreages. A minimum of five acre parcels are needed to maintain adequate spacing for private wells and sewage disposal systems.

**Future industrial** usage is encouraged to locate in close proximity to major transportation routes within the corporate limits or planning jurisdiction of each community. The types of industries which should be encouraged in these areas should include “light manufacturing” types, such as high tech or agriculture related industries. These types of industries are typically clean and efficient in operation and provide varied classifications of employment opportunities. The expansion or development of new animal confinement facilities should be carefully reviewed to insure conformance with the land use goals and expectations of the County. Animal confinement facilities should not be located within two miles of Harlan County Lake and the Republican River, Wildlife Management Areas, or in areas which have topographical or soils constraints.



LEGEND

-  GENERAL AGRICULTURAL
-  RURAL CONSERVATION
-  AGRICULTURAL RESIDENTIAL
-  RURAL RESIDENTIAL
-  PARKS / RECREATION
-  PUBLIC / QUASI-PUBLIC
-  COMMERCIAL
-  INDUSTRIAL



**Future commercial land** uses in Harlan County will be primarily of one types, highway commercial. Highway commercial land uses should be located adjacent to existing communities and/or within their one-mile planning jurisdiction, along major arterials. Vacant land exists within these designated areas for appropriate highway commercial development. Development should be limited to commercial types capable of meeting the needs of local highway motorists. This would include such types as gasoline convenience shops, truck and freight terminals and farm implement sales and service.

1. United State Department of Agriculture Soil Conservation Service. Soils Survey of Harlan County, Nebraska, 1978, p.1.

2. Ibid, p. 41.

**SECTION 5**  
**PUBLIC FACILITIES**

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## **SECTION 5**

### **PUBLIC FACILITIES**

#### **INTRODUCTION**

**Public facilities** are vital components to Harlan County and add to the quality of the living environment. Many of these public facilities have been developed out of necessity, while others have developed in response to the demands of the citizenry. Each public facility requires substantial financial commitment and, therefore necessitates the careful review and planning for future needs.

The major emphasis of this section is to determine the present capacity of the Harlan County public facility inventory, and to determine the adequacy of these facilities to meet the future, estimated demands throughout the planning period. The majority of public facilities in Harlan County are located in the communities of Alma and Oxford. **Illustration 5.1** identifies the primary public facilities in the unincorporated areas of Harlan County.

#### **Public Administration**

Public Administration facilities are designed to serve citizens of the County and provide a location to conduct the business of the government.

#### **County Courthouse**

The **Harlan County Courthouse**, built in 1964, is located at 706 West 2<sup>nd</sup> Street in Alma, Nebraska. Offices located in the Courthouse include:

- State Assessor
- County Clerk
- County Court
- County Treasurer
- Probation Office
- County Attorney
- Veterans Service Superintendent
- Lower Republican Natural Resource District
- Sheriff's Office
- Cooperative Extension Service
- Lower Republican Natural Resources District
- Drivers License Office
- County Supervisors Office
- County Surveyor Office

## Law Enforcement

The **Harlan County Sheriff Department** provides law enforcement for Harlan County.

The **Sheriff Department** is located in the County Courthouse at 706 West Second in Alma. A total of four full-time officers and five dispatchers are employed through the Harlan County Sheriff Department.

The County Sheriff currently owns and operates four marked cruisers and two, 4-wheel drive vehicles. Equipment includes two cars with video cameras, radios and radar. There are two holding cells located at the County Courthouse which can detain a maximum of four persons.

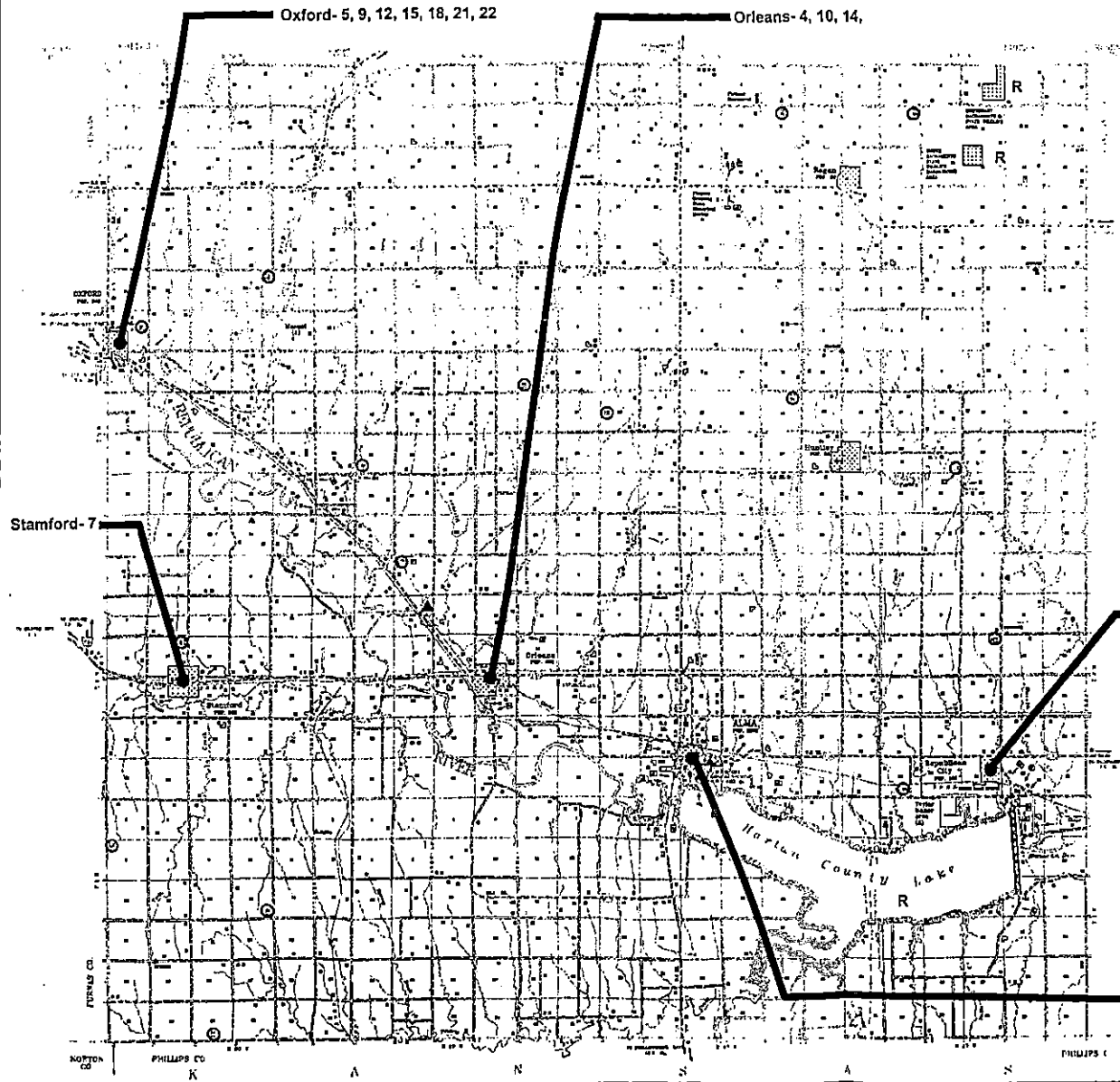
## Fire Protection

**Harlan County fire protection services** are provided by the Alma, Oxford, Republican City and Orleans fire districts. **The Orleans fire department** has 32 volunteer firefighters. The average response time is three to four minutes in the Village. The fire department averages 20 calls per year. The fire department services 20 square miles. The rural fire department has two pumpers, one which holds 600 gallons and one which connects to a fire hydrant, one 36,000 gallon tanker, one grass rig and two emergency units.

The **Stamford volunteer fire department** contains 20 to 25 volunteers, of which, 11 are emergency medical technicians. An average of 30 combined fire and emergency medical calls per year are answered by this southwestern Harlan County fire department. The service area of this department includes 72 square miles in Harlan County and 72 square miles in Furnas County. Fire equipment maintained by this facility includes one 750 gallon pumper, one 3,000 gallon tanker, one grass rig and one ambulance.

The **Republican City rural/city fire department** has 22 volunteers and averages eight to 10 calls a year. The Republican City rural fire department services 99 square miles. The fire department has one 500 gallon pumper, one 750 gallon pumper, one 1,500 gallon tanker and two grass rigs. The average response time is two to five minutes and the fire insurance rating is "8."

# PUBLIC FACILITIES MAP HARLAN COUNTY, NEBRASKA



## LEGEND

- 1. County Courthouse
- 2. County Sheriff

### Post Offices

- 3. Alma
- 4. Orleans
- 5. Oxford
- 6. Republican City
- 7. Stamford

### Schools

- 14. Southern Valley
- 15. Oxford Public
- 16. Alma Public

### Libraries

- 8. Hoesch
- 9. Oxford

### Medical

- 17. Harlan County Health Systems
- 18. Oxford Medical Clinic
- 19. Colonial Villa Good Samaritan Center
- 20. Harlan County Senior Center
- 21. Golden Generation Senior Center
- 22. Walker Post Manor

### Fire Departments

- 10. Orleans
- 11. Republican City
- 12. Oxford
- 13. Alma

- Cemeteries
- ▲ Utility Substations
- R State Wildlife/Recreation Areas
- T—T Electrical Transmission Lines
- RHH Underground Gas/Oil Mains

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HANNA-KEELAN ASSOCIATES, P.C.  
ILLUSTRATION 5.1

**The Oxford volunteer fire department** has 30 volunteers. The Rescue Team has 10 emergency medical technicians. The fire department services 149 square miles and averages 25 to 30 fire calls per year, with an average response time of seven minutes. The fire department also responds to 65 to 75 emergency medical calls per year. The fire department has two Class A pumpers, two grass rigs, one tanker, one equipment van and two EMS ambulances.

The **Fire Department of Alma** has 32 volunteer members, including 17 emergency medical technicians (EMT). The fire department averages approximately 100 calls per year with an average response time of four minutes. Service area encompasses 60 square miles. The fire hall is located on Main Street between Jewell Street and Lincoln Street. The fire hall was built in 1997.

Fire insurance classification within the corporate limits of Alma is a "7." Fire Department Equipment owned by the fire department includes one 1,000 gallon pumper, two 1,500 gallon trucks, two grass rigs and two ambulances.

## **Post Office**

The **U.S. Post Office of Alma** is located at 711 First Street in a building constructed in 1962. The Post Office has 598 postal boxes for the community of Alma and has one rural route. The Post Office in Alma employs a total of four employees, two full-time and two part-time. The building is handicap accessible. There are no other future considerations for the Post Office during the planning period.

Built in 1967, the **Orleans Post Office** is located by Orleans Street and West Maple. Currently, there are 200 postal boxes in use and one rural route. A total staff of five, including two full-time employees work for the Post Office. The building meets ADA standards.

The **U.S. Post Office of Oxford** is located at 110 East South Railway Street. Although the Post Office is actually located in Furnas County, the eastern half of Oxford and portions of its rural delivery routes service Harlan County residents. The Post Office meets ADA standards. The Post Office has 480 postal boxes. Delivery is provided to two rural routes, with 183 deliveries. No house-to-house delivery is conducted within the Village. The Post Office in Oxford has four full-time employees.

Located at #2 Circle Drive, the **U.S. Post Office of Republican City** is over 40 years old. The building does meet ADA standards. With 90 postal boxes, of which 65 are in use, the post office employs two full-time staff and two part-time staff. There is one rural routes. Republican City is adopting the 911 system, so all the addresses will change. Postal Services are also provided to the villages of Huntley and Ragan.

The **US Post Office of Stamford** is located at 213 Beaver Street. The one-story building is handicapped accessible. The post office provides services to one rural route, no house-to-house delivery is provided.

### **Civil Defense**

The present **Civil Defense** services in Harlan County are provided through the Harlan County Sheriff Department. Volunteers from the fire department serve as spotters during severe weather. The Director of Civil Defense is responsible for planning, advice and assistance for all matters involving emergency management. Civil Defense works with local fire and police departments in planning for public safety. The planning and preparation for natural disaster and man-made emergencies consists of:

- 1) Mitigation
- 2) Preparation
- 3) Response
- 4) Recovery

### **Public Libraries**

The communities of Alma, Orleans and Oxford each have a public library.

#### **Alma .....**

**Hoesch Library**, located in the center of City Park, in Alma, was built in 1978. Total square footage of the Library is 4,225. The Library was funded by private donations from a family with community ties.

The Library is open Tuesday through Saturday for a total of 44 hours per week. The Library is currently staffed by one full-time and three part-time employees.

The Library maintains 13,500 total resources including books, magazines, video and audio tapes. The average annual circulation is 17,469 resources. The Library has one computer with Internet service available for public use.

**Orleans** ..... The **Cordelia B. Preston Library** in the Village of Orleans is located at 510 South Orleans Avenue. The library contains 1,500 square feet and has 11,448 resources including 11,196 books, 197 videos, 10 audio cassettes, 11 cd-roms and 10 magazine subscriptions. The facility is staffed by a part-time librarian, a part-time assistant and 20 volunteers.

The Library is open on Monday from 3:00 p.m. to 8:00 p.m., on Tuesday and Thursdays from 3:00 p.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 12:00 p.m. for a combined 14 hours per week.

**Oxford** ..... **Library** facilities for Oxford are located at 411 Ogden Street in Furnas County, but also serve Harlan County residents. The first library in Oxford was organized by the Wednesday Club of Oxford and opened in April, 1940. The Village took over the library in April, 1941 and levied a tax for maintenance. A new 2,000 square foot Library was built in 1975. The Library has two employees and is open Monday through Saturday for a total of 17 hours per week.

Resources in the Library include books, magazines and videos. The Library also participates in an inter-Library loan program with other communities. For 1996-1997 the library had a circulation figure of 6,871 books. The Library also has two computers and Internet access.

**Medical/Elderly Services** There are **two medical facilities in or adjacent to Harlan County**; Harlan County Community Hospital and the Oxford Medical Clinic.

**Harlan County Health Systems** ..... The primary health delivery facility is the **Harlan County Health Systems** located at 717 North Brown Street in Alma. The Hospital has a 25 bed capacity and provides both in- and out-patient services. In addition, the Harlan County Medical Clinic located at 715 North Brown offers a full range of family practice services. The hospital has 60 staff employed. Services provided at the hospital include in-patient and out-patient care, surgery, diagnostic x-ray, stress testing, cardiac rehab and nuclear medicine.

In addition, interactive consultation and examination is available through computer technology. Harlan County Health Systems also offers a wide range of services through a visiting specialist program.

**Oxford  
Medical Clinic . . . . .**

The **Oxford Medical Clinic** is located at 811 Howell Street, adjacent to the nursing home. The clinic is located in Furnas County, but also serves Harlan County residents. The Clinic has two part-time physicians, two physician assistants and two licensed practical nurses. The physicians are at the Clinic two days a week. The Clinic has four examination rooms. A podiatrist comes to the Clinic once a month. There are no plans for expansion.

**Colonial Villa Good  
Samaritan Center . . . . .**

**Colonial Villa Good Samaritan Center** nursing home located at 719 North Brown Street in Alma was built in 1970. The Center has a total staff of 70, including 20 registered nurses and licensed practical nurses. Staff also includes a dietician, social service worker and activities director.

Colonial Villa has a 56 bed capacity and maintains an 85 percent occupancy. The facility is licensed by the State of Nebraska as a skilled Medicare nursing facility. Services provided include adult day care, out-patient therapy, meals on wheels and recreational, social and cultural activities.

Future considerations for Colonial Villa Good Samaritan include the continuous evaluation of needs and the possible construction of assisted living units.

**Senior Center . . . . .**

The **Harlan County Senior Center**, located at 608 Main Street in Alma, is open 8:00 a.m. to 4:00 p.m. Monday through Friday. On average, 40 to 80 seniors use the facility daily. The Center provides a noon meal and services ranging from house cleaning and transportation to medical appointments. Approximately 50 meals are served daily. Center staff pick up an average of 30 seniors per day and bring them to the center for noon meals. There is a small charge for the meal. The Center provides crafts and car trips, as well as social and recreational activities.

**Golden Generation  
Senior Center . . . . .**

The **Golden Generation Center**, located at 316 Ogden Street, has been serving Oxford since 1977. Residents of both Furnas and Harlan Counties benefit from this centrally located facility. The Center is open Monday through Friday from 7:30 a.m. to 2:00 p.m. The Center provides activities for senior residents and a noon meal. On average, 45 persons attend the Center daily. The Center also provides meals for home delivery. Volunteers deliver on average 20 meals daily. The Golden Generation Center is rented out for social gatherings, such as receptions, dances and reunions.

**Walker Post Manor . . . .**

Oxford has one nursing care facility, **Walker Post Manor**, located at 404 West Derby and although physically located in Furnas County, does provide services to Harlan County residents. Walker Post Manor was opened in 1963. At present, the facility has 55 beds, with an average of 35 beds being filled. The facility employs 37 persons, with 24 being certified. Walker Post Manor is classified as an Intermediate Care Facility, licensed by the State of Nebraska.

**Walker Post Manor is in the process of converting some of the rooms to assisted living. Future plans call for eight units of assisted living.**

**Recreation**

Harlan County offers a wide variety of recreational opportunities for both residents and visitors.

**Harlan County Lake** is located along the Republican River. The Harlan County Dam was constructed in 1952 to provide flood control and irrigation. The dam controls a drainage area of 7,164 square miles at shoreline. The entire recreation area, including the lake, is 31,000 acres.

Harlan County Lake has both recreational and wildlife lands. A wildlife refuge area covers 1,400 acres. There are seven campong areas at the Lake. All of the camping areas offer restroom facilities, drinking water and ample recreational activities. Two camping areas offer handicap accessible restrooms. The area provides wildlife lands for hunters and the lake is stocked with white bass, wipers, channel catfish, northern pike and walleye for fishing.



## Educational Facilities

**Southern Valley School** ..... The communities of Stamford, Oxford and Orleans students in grades seven through twelve attend the consolidated **Southern Valley Junior/Senior High School**. Located at the junction of State Highways 46 and 89, Southern Valley School is seven miles south of Oxford in Furnas County.

Built in 1995, Southern Valley Junior/Senior High School has an enrollment of 301 students. There are 48 staff members with 30 being certified. The student to teacher ratio is 10:1. The building has 34 classrooms.

Southern Valley Junior/Senior High School offers a variety of special courses and activities for its students. A satellite education program (SERC) gives students the opportunity to take foreign language classes such as German, Latin and Japanese. Other special classes including trades and industry classes, speech/drama and theater tech classes. Extra-curricular activities include quiz bowl, math county (Jr. High), mock trial, and future problem solving small group chorus.

Computer resources at the School include 40 to 49 computer terminals which are primarily all for student use. There is at least one in most classrooms and a computer lab with Internet access.

There are no current plans for future expansion or remodeling. Some considerations have been given to having a consolidated elementary school, but there are no immediate plans.

The Southern Valley School District includes the communities of Beaver City, Orleans, Oxford and Stamford, as well as rural lands in both Furnas and Harlan Counties. Stamford is the only community that does not retain a local elementary school. The majority of Stamford elementary school children attend school in either Orleans or Alma, while under special circumstances a few also attend Beaver City and Oxford elementary schools. All junior and senior High school students in the Southern Valley School District attend the consolidated Southern Valley Junior/Senior High School located seven miles south of the Villages of Oxford.

**Southern Valley  
Elementary Schools**

**Beaver City .....**

Students in grades kindergarten through six attend **Southern Valley Elementary School - Beaver City**, which was constructed in 1964 and is located at 1000 "T" Street, in Beaver City. Containing grades kindergarten through six, the School has eight classrooms and approximately 90 pupils. There are 18 staff members with 12 certified teachers. Along with normal curriculum, the elementary school offers students special education, chapter reading programs, a speech pathologist and fifth and sixth grade band. Computer services include one per room for grades three through six, three in the library and three in the chapter room.

**Orleans .....**

The **Southern Valley Elementary School - Orleans**, is located at 300 West Highway 89 in the Village of Orleans and was constructed in 1908. Grades kindergarten through six are served by seven classrooms for the 81 total students and 15 certified teachers. Including the normal curriculum, art, physical education, music and special education programs provide a diverse education. A computer lab containing 10 computers and internet access is available to students.

**Oxford .....**

The **Southern Valley Elementary School - Oxford Elementary School**, located at 609 Ogden Street, contains grades K-6. The school was built around 1975. There are 128 students in grades K-6 with 12 certified teachers for a student to teacher ratio of 10:7. The total staff employed is 19.

Oxford Elementary School has five multimedia computers and 10 Apple computers. Internet access is available for one computer.

**Alma  
Public School .....**

Students from the communities of Alma, Bloomington, Huntley, Naponee, Orleans, Republican City, and Stamford attend the Alma Public Schools. The School is located at 515 North Jewell in Alma and services grades Kindergarten through twelve.

The School was built in 1936 with additions made in 1954 and 1988. There were 375 students enrolled for the 2000-2001 school year. The student to teacher ratio is approximately 12:1. The School has a total of 33 certified staff and 21 additional staff members.

Including the normal curriculum, Alma Public Schools offers a variety of other courses including Speech and Drama, a Pre-employment welding and carpentry class, Work Study, Student Aides, and Computer Programming. Extra-curricular activities include Gifted Education Programs, Elementary, Jr. High and High School Academic Quiz Bowl, Academic Decathlon, Annual Staff, National Geography Bee, National Honor Society, Student Council, Speech and Drama, All School Play, One Act Play Production, Band and Choir groups, and a full range of interscholastic athletics. We provide special education programs for those with special needs, a Title 1 program, and a speech pathologist comes into the school to provide services.

There are two computer labs consisting of 24 computers per lab in which new Dell computers were installed for the 2000-2001 school year. One computer lab is designed for the Elementary students and has programs available that range from Math to Language Arts, but is also accessible to the High School students. The second computer lab is a Business orientated setting for High School classes. There are approximately 92 computers distributed throughout the classrooms and offices for student and staff use for classroom programs, Internet, and Word Processing. Every classroom has at least two computers available for student use. One High School computer class has designed a web page for the School to promote the school and its activities.

A Distance Learning Center offers professional development for teachers, curriculum offerings for students, and advanced education through area colleges for adults in the community.

## **County Fairgrounds**

The **Harlan County Fairgrounds** are located in Orleans, Nebraska. The County Fair is held each year in July. The Fairgrounds include such facilities as an outdoor rodeo arena, grandstand, bleachers, numerous outbuildings for displaying goods and holding activities, animal barns, 4-H buildings, and a dance hall, stage and bathroom facilities. Open space is also available for carnival activities.

**Public Utilities**

The **public utilities** of a county are those utilities which are most directly concerned with the health and welfare of the population. A county's water supply, sewage disposal facilities, solid waste disposal facilities and electrical services of a County are the services most frequently considered. A Comprehensive Plan allows for the coordination of these services with projected growth patterns. Planning for these utilities should be interrelated with future land use, zoning circulation and housing needs. Each community in the county should be responsible for providing a sound infrastructure for its citizens. .

**Natural Gas** . . . . . Natural gas is supplied to area communities via the Kinder Morgan Pipe Line System, Choice Gas Lines and contract through KN Energy and Allied Energy. The communities of Huntley, Orleans, Ragan and Republican City contract for services with KN Energy and Choice gas lines. The City of Alma and Village of Republican City are supplied with natural gas by Kinder Morgan Pipe Line Systems and contract with Allied Energy and Choice, respectively, to purchase gas supply needs.

**Electricity** . . . . . Harlan County benefits from electricity supplied through locally controlled boards. The City of Alma is served by Nebraska Public Power District, while Orleans, Stamford, Huntley, Republican City, Ragan, and all outlying areas in between are served by Twin Valleys Public Power District. A joint presence in the area, and an air of cooperation serves the utilities well in these areas. The City of Oxford maintains their own system in town.

**SECTION 6**  
**TRANSPORTATION**

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# SECTION 6

## TRANSPORTATION

### INTRODUCTION

The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Harlan County. An adequate transportation system is required to transport goods and services to, and from the major travel routes and market centers outside of the County, as well as provide for the circulation needs within the County. Systems are defined as (1) road and street systems in the County and communities and (2) pedestrian routes (sidewalks) and (3) safety regulations (stop signs, speeds, etc.). The overall purpose of the circulation 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 Circulation Plan were (1) county and community "One and Six Year Plan(s)," (2) State of Nebraska, Department of Roads "One and Five Year Plans," and (3) a field survey by the Consultant.

### EXISTING COUNTY ROAD NETWORK

**Illustration 6.1** depicts the existing circulation system in Harlan County. The transportation network in Harlan County is comprised of Highways 6/34, 136 and 183; State Highways 4 and 89 and several county roads. The highway network within Harlan County links the County and its communities with many cities throughout the State.

### Street and Road Classification

Nebraska Highway Law identifies the functional classification of both rural and municipal roads. Chapter 39, Article 21.03 lists rural highway classification as:

1. Interstate: federally-designed national system of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;

3. Major Arterial: Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, travel patterns;
4. Other Arterial: Consists of a group of highways of less importance as through-travel routes. Serve places of smaller population and smaller recreation areas not served by the higher systems;
5. Collector: Consists of a group of highways which pick up traffic from the local or land-service roads and transport community centers or to the arterial system. These are the main school bus routes, mail routes, and farm-to-market routes;
6. Local: Consists of all remaining rural roads, except maintenance roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: Structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

## Traffic Volume

The Nebraska Department of Roads monitors traffic volume in Harlan County on state and federal highways. This tabulation process is performed to identify the appropriateness of the existing road classification and engineering standards. **Table 6.1** identifies the average daily traffic counts for state and federal transportation routes within the County.

Traffic counts were taken on Highways 183, 136, 4 and 89, for 1993, 1995 and 1997. Traffic counts identified total vehicles and heavy commercial vehicles. Traffic counts increased from 1993 to 1997 at all points on Highway 183 and remained fairly stable along Highway 136, but increased at points east of Highway 183. Highway 4 traffic counts increased east of Highway 183 and remained stable west of Highway 183. Traffic counts along State Highway 89 increased between Stamford and Orleans, but decreased at its junction with Highway 183 four miles south of the City of Alma.

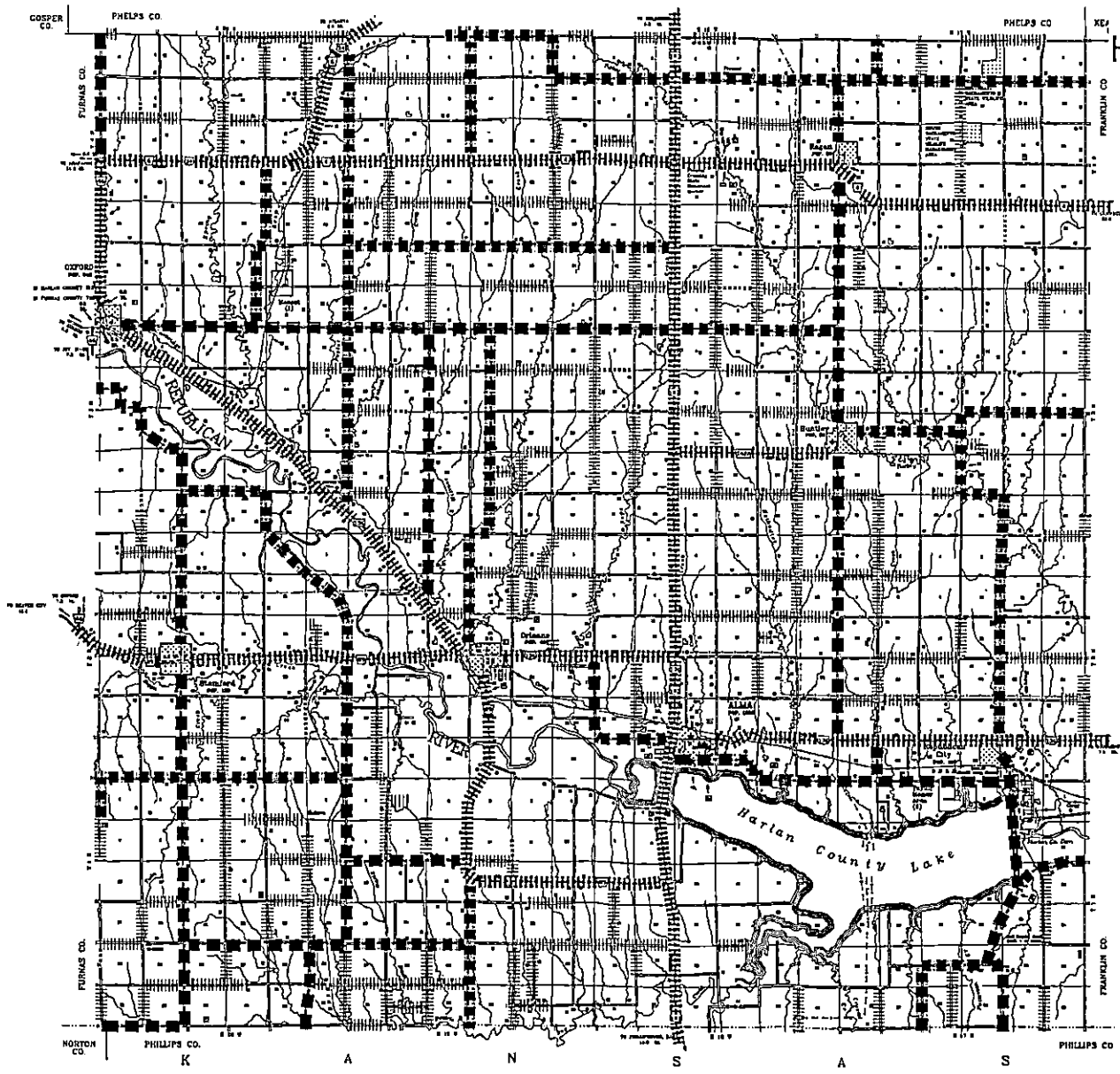
**TABLE 6.1**  
**TRAFFIC VOLUME-AVERAGE DAILY TRAFFIC COUNTS**  
**HARLAN COUNTY, NEBRASKA**  
**1999**

	<u>1993</u>	<u>1995</u>	<u>1997</u>
<b><u>U.S. Highway 183</u></b>			
	<b>Auto / Truck</b>	<b>Auto / Truck</b>	<b>Auto / Truck</b>
Just north of Highway 4	1,730 / 220	2,040 / 250	2,325 / 290
Three miles north of Alma	1,790 / 250	1,800 / 260	2,250 / 320
Three miles north of Nebraska/Kansas State Line	1,050 / 270	1,080 / 280	1,280 / 375
<b><u>U.S. Highway 136</u></b>			
Just east of Republican City	640 / 70	760 / 85	760 / 85
Between Alma and Republican City	860 / 95	980 / 100	975 / 100
Northwest of Orleans	520 / 55	515 / 60	505 / 50
Just east of Oxford	760 / 75	760 / 75	760 / 65
<b><u>State Highway 4</u></b>			
Four miles west of the western county line	2,115 / 270	2,040 / 300	2,210 / 250
Two miles west of U.S. Highway 183	165 / 20	170 / 25	175 / 25
Two miles southeast of Ragan	330 / 40	320 / 40	400 / 60
<b><u>State Highway 89</u></b>			
Just west of Stamford	400 / 50	420 / 55	505 / 65
Just west of Orleans	765 / 75	850 / 90	805 / 70
Just west of U.S. Highway 183	205 / 20	135 / 25	155 / 15

Source: Nebraska Department of Roads, 2000  
Hanna:Keelan Associates, P.C., 2000



# TRANSPORTATION MAP HARLAN COUNTY, NEBRASKA



**LEGEND**

	EXPRESSWAY
	MAJOR ARTERIALS
	OTHER ARTERIALS
	COLLECTOR
	MINIMUM MAINTENANCE

Harlan County Comprehensive Plan 2000-2010  
Section 6  
6.4

HANNA-KEELAN ASSOCIATES, P.C.  
NO. 402114M  
PROJECT CLASS: TRANSPORTATION  
DATE: 11/05/09  
ILLUSTRATION 6.1

**TRANSPORTATION  
PLAN**

**1999-2004 and Beyond  
Plan**

There are ten projects identified in the State's 1999-2004 and Beyond Plan for state roads in Harlan County. No projects have been identified for fiscal year 2000 within Harlan County. Five projects are identified in the Five-Year Plan and three projects are identified in the 2006 and Beyond Plan. **Illustration 6.2** identifies the Transportation Plan for Harlan County.

Projects for the **Five Year Plan** fiscal years 2001 through 2005 include:

<u>Highway</u>	<u>Location</u>	<u>Length (MI)</u>	<u>Improvement</u>	<u>Estimated Cost</u>
State Highway 89	Stamford East and West	6.8	Grading, structures and resurfacing	\$3,900,000
State Highway 89	Orleans West	2.8	Grading, structures and resurfacing	\$3,948,000
U.S. 136	Orleans Northwest	8.8	Surface rehabilitation	\$740,000
U.S. 136	Orleans East	5.2	Grading, Structures and resurfacing	\$3,755,000
U.S. 136	Alma to Republican City	8.1	Grading, Structures and resurfacing	\$6,533,000

Projects identified in the **2006 and Beyond Plan** are:

<u>Highway</u>	<u>Location</u>	<u>Length (MI)</u>	<u>Improvement</u>	<u>Estimated Cost</u>
S-42A	Huntley Spur	4.2	Resurfacing	\$850,000
State Highway 89	Orleans South	0	Resurfacing and bridge	\$4,381,000
U.S. 136	Oxford - Orleans	11.8	Resurfacing	\$2,449,000

**FUTURE COUNTY  
CIRCULATION  
SYSTEM**

The Harlan County One- and Six Year Road Plan identifies eight projects in the One-Year Plan and 16 projects in the Six-Year Plan. The eight projects in the One-Year Plan also carry over to the Six-Year Plan.

**One Year Plan**

<u>Project #</u>	<u>Length</u>	<u>Improvement</u>	<u>Estimated Cost</u>
C-42 (93)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$240,000
C-42 (95)	0.4	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$220,000
C-42 (119)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$50,000
C-42 (55)	0.3	Grading, concrete, curb & gutter, drainage Structures, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$523,000
C-42 (8)	3.0	Grading, aggregate, right-of-way, utility adjustments, erosion control and fencing	\$9,000

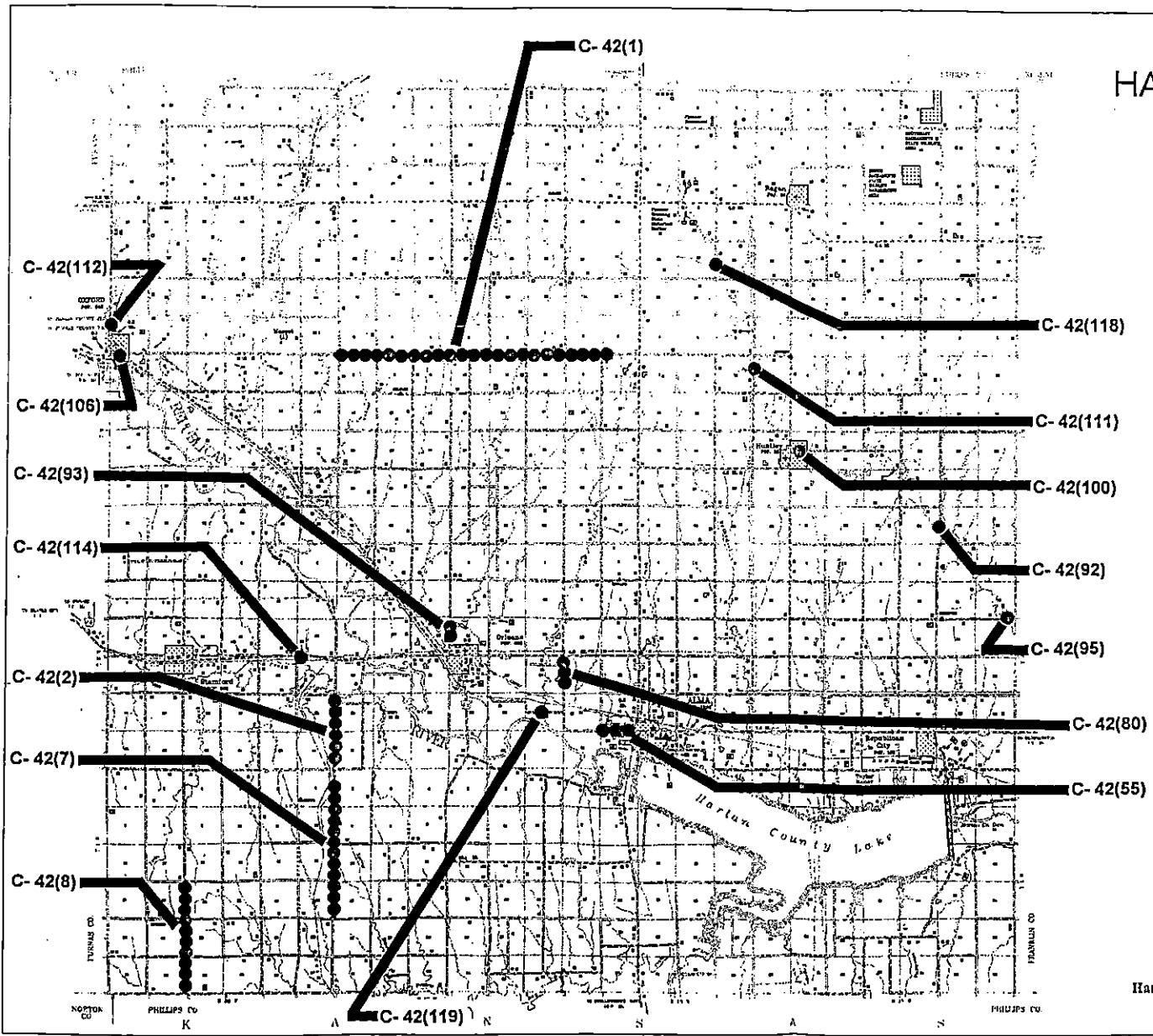
**Six Year Plan**

C-42 (55)	0.3	Grading, concrete, curb & gutter, drainage Structures, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$523,000
C-42 (95)	0.4	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$220,000
C-42 (93)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$240,000
C-42 (80)	0.6	Grading, asphalt, drainage structures, erosion control, utility adjustments and fencing, and right-of-way	\$80,000
C-42 (92)	0.2	New bridge, grading, aggregate, drainage structures, erosion control, right-of-way, utility adjustments and fencing	\$250,000

**Six Year Plan (continued)**

C-42 (100)	0.3	New bridge, grading, aggregate, erosion control, right-of-way, utility adjustments and fencing	\$200,000
C-42 (112)	0.1	New bridge, grading, asphalt, erosion control, right-of-way and utility adjustments	\$100,000
C-42 (111)	0.2	New bridge, grading, aggregate, erosion control, right-of-way, utility adjustments and fencing	\$200,000
C-42 (8)	3.0	Grading, aggregate, erosion control, right-of-way, utility adjustments and fencing	\$9,000
C-42 (7)	4.0	Grading, aggregate, drainage structures, erosion control, right-of-way, utility adjustments and fencing	\$120,000
C-42 (2)	1.6	Grading, aggregate, erosion control, right-of-way, utility adjustments and fencing	\$75,000
C-42 (1)	7.0	Grading, aggregate, drainage structures, erosion control, right-of-way, utility adjustments and fencing	\$275,000
C-42 (106)	0.1	Grading, asphalt, drainage structures, erosion control, utility adjustments	\$100,000
C-42 (119)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$50,000
C-42 (114)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$200,000
C-42 (118)	0.3	Grading, aggregate, right-of-way, new bridge, utility adjustments, erosion control and fencing	\$200,000

# TRANSPORTATION PLAN HARLAN COUNTY, NEBRASKA



Harlan County Comprehensive Plan 2000-2010  
Section 6  
6.8

HANNA-KEELAN ASSOCIATES, P.C.  
ILLUSTRATION 6.2

## **Trails**

A comprehensive trails plan for the State of Nebraska identifies projects for the **Republican Valley Trails Development Plan**. Two primary proposals include a trail around the Harlan County Lake and a trail along the Burlington Northern Santa Fe Railroad corridor between the City of Alma and the City of Franklin.

## **Air Service**

**Harlan County has one airport**, located 0.5 miles northeast of the City of Alma. The Alma Airport Authority owns and maintains the Airport. The Airport has one turf runway which is 3,200 feet long and is not lighted. The Airport is mainly used by hobbyists and for crop dusting. The nearest commercial air transportation service is located in the City of Kearney, approximately 50 miles northeast of Harlan County.

## **Rail Service**

Harlan County is served by multiple lines of the Burlington Northern Santa Fe Railroad. Republican City, Alma, Orleans, Stamford and Oxford are all connected by east/west lines which follow the Republican River valley and Highways 136 and 89. A separate line connects the Villages of Huntley and Ragan and continues northeast out of the County. Lastly, a rail spur approximately three miles southeast of Oxford runs northeast throughout Mascot and eventually connects to the City of Holdrege and beyond.