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# **RICHARDSON COUNTY, NEBRASKA**

## **COMPREHENSIVE PLAN & ZONING REGULATIONS 2011**

*TYPO The year should be 2001*

*Prepared for:*

**The County of Richardson, Nebraska**

*Prepared by:*

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

***Community Planners***

**Lincoln, Nebraska**

**RICHARDSON COUNTY, NEBRASKA  
COMPREHENSIVE PLAN &  
ZONING REGULATIONS**

**2011** This is a typo--it was 2001

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**SECTION 1**  
**THE RICHARDSON COUNTY**  
**PLANNING PROCESS**

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# SECTION 1

## THE RICHARDSON COUNTY PLANNING PROCESS

### **THE COMPREHENSIVE PLAN**

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This Comprehensive Plan was prepared under the direction of the **Richardson County Planning Commission** as a guide for future development of the unincorporated County. The Commission is represented by residents of the rural, unincorporated areas of the County.

The **Richardson County Comprehensive Plan** is designed to provide policy guidance, to enable the citizens and elected officials of the County to make informed decisions about the future of the County. Many issues regarding the future of the County are addressed in this Plan.

This Comprehensive Plan is intended to identify goals, policies and procedures leading to the attainment of quality of life in Richardson County and provide a general guide for future decisions and development concepts. The Comprehensive Plan is also intended to encourage a strong economic base for the County.

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

***plan development . . . .*** 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 tables, describing what residents want their County to become.

The Comprehensive Plan presents a program designed to identify, assess and develop goals and policies in the areas of land use, housing, public facilities, transportation and plan maintenance and implementation. The Plan contains proposals and recommendations which need to be implemented in order to be of value to the residents of the County.

***implementation*** . . . . .

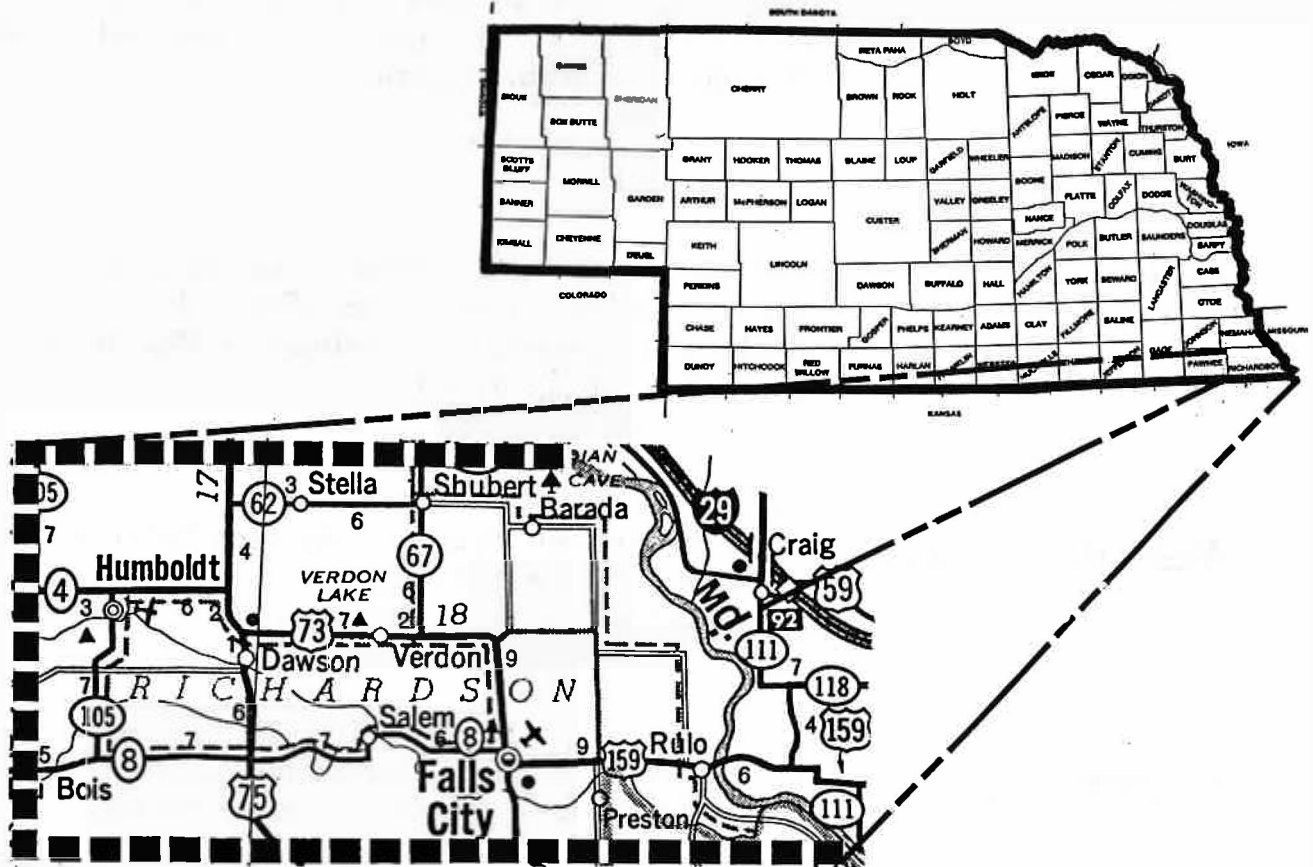
Implementation is the **third phase** of the comprehensive planning process. A broad range of development policies and programs are needed to implement the Plan. The Plan identifies the goals, programs and methods of implementing proposals and recommendations and providing a framework for protecting the overall health, safety and general welfare of the Richardson County citizenry, as well as the natural environment. Richardson County faces many of the needs associated with the 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 Comprehensive Plan and the use of federal and state aid programs for community and economic development activities.

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



## LOCATION MAP Illustration 1.1



The Richardson County Comprehensive Plan is comprised of the following six elements:

- Richardson County Planning Process
- Population, Economics and Housing
- Land Use Profile and Plan
- Public Facilities
- Transportation
- Plan Maintenance and Implementation

Each of these elements are interrelated and dependent upon the others. This relationship provides a framework which will translate these elements 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 **Richardson County Comprehensive Plan is 10 years, 2001 through 2011.**

**Authority to Plan**

The Comprehensive Plan for Richardson 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.

**Goals and Policies**

**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. Goals and Policies are to be in effect for the period of the **Richardson County Comprehensive Plan; 2001 to 2011**, pending annual review.

**Goals** ..... **Goals are broad statements, identifying the present state or condition of the planning area and what the area could or should evolve into during the planning period. Goals are established for the primary components of the Comprehensive Plan, including land use, housing, economic development, public infrastructure, facilities and transportation 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** ..... **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 Goals and Policies presented throughout this Comprehensive Plan are the result of both qualitative and quantitative research conducted in association with the Comprehensive Plan. The **qualitative research** has included input received from the Richardson County Planning Commission and the general public.

**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 the Richardson County comprehensive planning process, as determined via the identification of "key" issues. **The following represents the general goals associated with the rural, unincorporated areas of Richardson County.**

- Stabilize the population base in Richardson County and promote growth, by proposing and implementing acceptable community and economic development activities during the next 10 years.
- Programs of citizen participation should be fostered in rural Richardson County, to maintain and improve the economic and social quality of life of each community and the County as a whole.

- The future of Richardson 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 vitality of the agricultural industry**, including the diversification of farm products. Historically, agriculture has been the primary income producing activity for rural Richardson 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 Richardson County by controlling, and prohibiting in specific regions, large scale livestock/confinement facilities in areas deemed inappropriate for such uses.
- **Preserve and protect agriculture lands for agricultural use** and encourage future (non-agricultural) developments to locate in close proximity to all Richardson County communities or at appropriate locations along transportation corridors.
- Maintain and enforce zoning and subdivision regulations and the appropriate planning and zoning administration procedures to insure the proper implementation of the Richardson County land use plans.
- Maintain and strengthen relationships between the County and its communities, to produce planning practices supportive of proper land usage, economic growth, education, housing, public facilities and services, transportation and recreation opportunities.

**SECTION 2**  
**POPULATION, ECONOMICS**  
**& HOUSING**

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## **SECTION 2**

### **POPULATION, ECONOMICS & HOUSING**

#### **INTRODUCTION**

Population, economic and housing trends in Richardson County serve as valuable indicators of future development needs and patterns for the County and each community and provide a basis for the realistic projection of the future population. The quantity, location and density of demographic and housing features play an important role in shaping the details of various development plans to meet the needs of the County.

The population trends and projections for the years 1980 through 2011 were studied and forecasted for Richardson County, utilizing a process of both trend analysis and popular consent. Richardson County, overall, is projected to decrease in population during the next 10 years. Likewise, the rural county is projected to decrease in population by 2011. Richardson County needs to aggressively promote the development of a variety of businesses, public facilities and housing types throughout the 10-year planning period, to stabilize its population.

#### **GOAL AND POLICIES**

***Goal 1 - To maintain and increase the population base of Richardson County at a level acceptable to the vision of the citizenry.***

##### **Policies:**

- 1.1 Plan for a stabilized population growth during the next 10 years in rural Richardson County, between 2001 and 2011.
- 1.2 Actively market the development potential of Richardson County, to support an increasing population, by broadening the economic base and expanding employment opportunities.



## **GENERAL POPULATION TRENDS AND PROJECTIONS**

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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 2.1 identifies population trends and projections for Richardson County, from 1980 through 2011. It is estimated the population of Richardson County has decreased 6.7 percent since 1990, and reached a current (2001) estimated population of 9,262 persons. During the next 10 years, the Richardson County population should experience a decrease of 3.7 percent, or 384 persons. The Rural County is projected to decrease 19.2 percent, or 509 persons from 2001 to 2011.**

**Persons age 65+ years will increase 1.7 percent, or 40 persons, in Richardson County, by 2011. Each community in the County will increase in the number of persons 65+ years, by 2011, with the exception of Barada and Humboldt.**

**TABLE 2.1**  
**POPULATION TRENDS AND PROJECTIONS**  
**RICHARDSON COUNTY / COMMUNITIES, NEBRASKA**  
**1980-2011**

<b>Total Population:</b>	<b><u>1980</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>	<b><u>2011</u></b>	<b><u>% Change</u></b> <b><u>2001-2011</u></b>
<b>Richardson County</b>	<b>11,315</b>	<b>9,937</b>	<b>9,531</b>	<b>9,521</b>	<b>9,060</b>	<b>-4.84%</b>
Barada	36	24	28	31	26	-16.12%
Dawson	215	157	209	211	224	+6.16%
Falls City	5,374	4,823*	4,671	4,667	4,489	-3.81%
Humboldt	1,176	1,003	941	944	912	-3.38%
Preston	45	40	50	52	48	-7.69%
Rulo	261	191	226	227	234	+3.08%
Salem	221	160	138	135	120	-11.11%
Shubert	267	237	252	253	267	+5.53%
Stella	289	248	220	218	228	+4.58%
Verdon	278	242	223	221	234	+5.88%
<b>Rural County</b>	<b>3,153</b>	<b>2,866</b>	<b>2,573</b>	<b>2,562</b>	<b>2,278</b>	<b>-11.08%</b>

\* Revised 1990 Census

<b>65+ Years:</b>	<b><u>1980</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>	<b><u>2011</u></b>	<b><u>% Change</u></b> <b><u>2001-2011</u></b>
<b>Richardson County</b>	<b>2,536</b>	<b>2,363</b>	<b>2,390</b>	<b>2,394</b>	<b>2,441</b>	<b>+1.96%</b>
Barada	5	6	9	11	9	-18.18%
Dawson	47	34	36	38	44	+15.78%
Falls City	1,385	1,262	1,290	1,294	1,342	+3.70%
Humboldt	395	408	392	3,936	399	+0.75%
Preston	7	9	9	11	16	+45.45%
Rulo	32	35	36	37	46	+24.32%
Salem	36	34	38	41	36	-12.19%
Shubert	51	49	50	52	58	+11.53%
Stella	38	37	39	42	49	+16.66%
Verdon	64	31	31	33	39	+18.18%
<b>Rural County</b>	<b>476</b>	<b>458</b>	<b>460</b>	<b>439</b>	<b>403</b>	<b>-8.20%</b>

Source: Census of Population and Housing, 1980, STF-1A, 1990, 2000  
Hanna:Keelan Associates, P.C., 2001

## Births and Deaths

**Table 2.2** provides an analysis of birth and death trends in Richardson County from 1989 to 2011. During the 10 year period, 1989 to 1997, Richardson County experienced a net decrease from deaths exceeding births by 409 persons, or minus 45.5 persons per year. This trend of net change is projected to remain between 2001 and 2011.

**TABLE 2.2  
BIRTHS AND DEATHS  
TRENDS AND PROJECTIONS  
RICHARDSON COUNTY, NEBRASKA  
1989 - 2011**

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Net Change</u>
1989	118	157	-39
1990	135	162	-27
1991	129	170	-41
1992	113	143	-30
1993	115	160	-45
1994	122	141	-19
1995	102	148	-46
1996	86	165	-82
<u>1997</u>	<u>84</u>	<u>167</u>	<u>-83</u>
<b>Total</b>	<b>1,004.0</b>	<b>1,413.0</b>	<b>-409.0</b>
<b>Annual Average</b>	<b>111.5</b>	<b>157.0</b>	<b>-45.5</b>
<b><u>2001 - 2011</u></b>			
<b>Total</b>	<b>1,140.0</b>	<b>1,490.0</b>	<b>-350.0</b>
<b>Annual Average</b>	<b>114.0</b>	<b>149.0</b>	<b>-35.0</b>

Source: Nebraska Department of Health,  
Division of Health Data Systems, 1997  
Hanna:Keelan Associates, P.C., 2001

**Social Security  
Recipients**

**Table 2.3** identifies the number of persons receiving **Social Security Income (SSI)** and/or **Supplemental Social Security Income (SSSI)** in **Richardson County** in 1997. A total of 2,540 persons received SSI. Of this total, 64.2 percent were retired workers, while 20.5 percent were under 65 years of age. The total estimated persons receiving social security income equaled an estimated 27.2 percent of the County population.

**TABLE 2.3  
PERSONS RECEIVING  
SOCIAL SECURITY INCOME  
RICHARDSON COUNTY, NEBRASKA 1997**

<u>Social Security Income</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Wives and Husbands	220
Retired Workers	1,630
Children	10
<u>Survivor Benefits</u>	
Widows and Widowers	355
Children	60
<u>Disability Benefits</u>	
Disabled Workers	185
Wives and Husbands	10
<u>Children</u>	<u>70</u>
<b>Total</b>	<b>2,540</b>
<u>Aged 65 or Older</u>	
Men	805
<u>Women</u>	<u>1,215</u>
<b>Total</b>	<b>2,020</b>
<u>Supplemental Social Security Income (1994)</u>	<u>Number of Beneficiaries</u>
Aged (65+)	31
Blind	4
<u>Disabled</u>	<u>125</u>
<b>Total</b>	<b>160</b>

Source: Department of Health and Human Services,  
Social Security Administration, 1997  
Hanna:Keelan Associates, P.C., 2001

A total of 160 people received Supplemental Social Security Income in 1997. This equaled less than 2 percent of the total persons in Richardson County. A total of 129, or 80.6 percent of the recipients were blind or disabled. This number identifies a **special consumer group in the County** in need of special services.

### Per Capita Income

Table 2.4 identifies per capita income trends and projections for Richardson County. The 2001 per capita income is estimated to be \$22,520. By 2011, per capita income is expected to increase an estimated 42.5 percent to \$32,100.

**TABLE 2.4  
PER CAPITA INCOME  
TRENDS AND PROJECTIONS  
RICHARDSON COUNTY/STATE OF NEBRASKA  
1990-2011**

	<u>Richardson County</u>		<u>Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
1990	\$15,613	---	\$17,562	---
1991	\$15,564	-0.3%	\$13,064	+2.9%
1992	\$16,625	+6.8%	\$19,230	+6.5%
1993	\$16,613	0.0%	\$19,843	+3.2%
1994	\$17,271	+3.9%	\$20,471	+3.2%
1995	\$16,696	-3.3%	\$21,029	+2.7%
1996	\$20,029	+19.9%	\$22,847	+8.6%
1997	\$20,259	+1.1%	\$23,618	+3.4%
<b>1990-1997</b>	<b>\$15,613 - \$20,259</b>	<b>+30.0%</b>	<b>\$17,562 - \$23,618</b>	<b>+34.5%</b>
<b>2001-2011</b>	<b>\$22,520 - \$32,100</b>	<b>+42.5%</b>	<b>\$26,600 - \$35,644</b>	<b>+34.0%</b>

Source: Bureau of Economic Analysis  
U.S. Department of Commerce, 1998  
Hanna:Keelan Associates, P.C., 2001

## **Median Income**

**Table 2.5 identifies median income for the County from 1990 to 2011. Median income in the County is projected to increase from \$19,521 to \$53,364 during that period.**

**TABLE 2.5  
PROJECTED MEDIAN INCOME  
RICHARDSON COUNTY, NEBRASKA  
1990-2011**

<b><u>1990</u></b>	<b><u>2001</u></b>	<b><u>2011</u></b>
<b>\$19,521</b>	<b>\$36,728</b>	<b>\$53,364</b>

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001



## **EMPLOYMENT AND ECONOMIC TRENDS**

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### **Goals and Policies**

#### ***Goal2- Coordinate community and economic development efforts in Richardson County.***

##### **Policies:**

- 2.1 Encourage community/county development activities, which create permanent employment opportunities with competitive wages, especially for low- to moderate income person and families.
- 2.2 Develop and actively pursue the implementation of a Richardson County Tourism Plan, to promote recreational uses throughout the County.
- 2.3 Sustain existing businesses and industries throughout Richardson County. Agricultural, commercial and industrial businesses must be supported by expanding local and regional market areas.

#### ***Goal 3 - Housing and public facility improvements coupled with economic development opportunities should be the foundation of community development programming and implementation in Richardson County.***

##### **Policies:**

- 3.1 Focus community and economic development activities to address county-wide and regional residential and commercial needs.

- 3.2 Insure job creation is a recognizable issue of any economic development activity implemented in Richardson County, with emphasis on increasing income levels of low- to moderate income persons and families, as well as expanding employment opportunities for additional moderate and upper income positions.

***Goal 4 - Maximize economic opportunity for all residents, with emphasis on low- to moderate income persons and families.***

**Policies:**

- 4.1 Support and expand the agricultural business industry in Richardson County.
- 4.2 Insure all economic development activities be consistent with the Comprehensive Plan.
- 4.3 Target new businesses and industries capable of producing competitive incomes for the residents of Richardson County.
- 4.4 Encourage the attraction of new businesses to Richardson County that promote “**value added agriculture**”, by expanding local markets and creating higher wage scale job opportunities.
- 4.5 Promote cooperative economic development activities with neighboring counties in Nebraska, Kansas, Missouri and Iowa.
- 4.6 Expand and develop the hospitality, tourism and recreational industries in Richardson County.

## Employment

The most recent and comprehensive employment data available for Richardson County was obtained from the Nebraska Department of Labor. A review and analysis of Richardson County labor force statistics will provide an understanding of the economic activity occurring in Richardson County.

Table 2.6 identifies the total number of employed persons in Richardson County and the unemployment rate. The number of employed persons has increased from 4,266 in 1990 to an estimated 4,427 in 2001. This trend is likely to continue, to an estimated 4,536 employed persons in 2011. The unemployment rate has remained between 2.7 and 4.9 percent between 1990 and 2001.

**TABLE 2.6**  
**EMPLOYMENT DATA**  
**RICHARDSON COUNTY, NEBRASKA**  
**1990-2011**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>% Unemployed</u>
1990	4,266	---	2.7%
1991	4,389	+163	4.4%
1992	4,429	+40	4.2%
1993	4,592	+163	3.5%
1994	4,520	-72	4.1%
1995	4,599	+79	3.9%
1996	4,470	-129	4.9%
1997	4,371	-99	4.4%
<b>2001</b>	<b>4,427</b>	<b>+56</b>	<b>3.3%</b>
<b>2011</b>	<b>4,536</b>	<b>+109</b>	<b>3.0%</b>

Source: Nebraska Department of Labor,  
Labor Market Information, 1997  
Hanna:Keelan Associates, P.C., 2001

**Labor Force  
and Employment**

Table 2.7 depicts the labor force and employment for Richardson County from 1980 to 2011. During the next 10 years, the estimated number of employed workers in Richardson County will increase 2.4 percent, to a total of 4,536 workers.

**TABLE 2.7  
CIVILIAN LABOR FORCE AND EMPLOYMENT  
TRENDS AND PROJECTIONS  
RICHARDSON COUNTY, NEBRASKA  
1980-2011**

	<u>1980</u>	<u>1990</u>	<u>2001</u>	<u>2011</u>
Civilian Labor Force	5,170	4,386	4,577	4,676
Unemployment	306	120	150	140
Rate of Unemployment	5.9%	2.7%	3.3%	3.0%
Employment	4,864	4,266	4,427	4,536
<u>Change in Total Employment</u>				
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>
1980-1990	-598	-59.8	-12.3%	-1.2%
1990-2001	+161	+14.6	+3.7%	+0.3%
2001-2011	+109	+10.9	+2.4%	+0.2%

Source: Nebraska Department of Labor,  
Labor Market Information, 1997  
Hanna:Keelan Associates, P.C., 2001

**Employment Type**

Table 2.8 identifies that from 1987 to 1997 Richardson County experienced an overall increase of 9.2 percent in non-farm employed persons. The largest increase of employment took place in service jobs. Between 1992 and 1997 this category increased by 26.6 percent. The largest decrease, 92 jobs, was in construction and mining.

**TABLE 2.8**  
**WORK FORCE EMPLOYMENT BY TYPE**  
**RICHARDSON 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>2,732</b>	<b>2,887</b>	<b>2,982</b>	<b>+5.7%</b>	<b>+3.3%</b>
Manufacturing	370	356	389	-3.8%	+9.3%
Durable	280	254	240	-9.3%	-5.5%
Non-Durable	90	102	149	+13.3%	+46.1%
Non-Manufacturing	2,362	2,531	2,594	+7.2%	+2.5%
Construction & Mining	70	149	57	+112.8%	-61.7%
Trans., Comm., Utilities**	189	163	160	-13.8%	-1.8%
Trade	764	792	730	+3.7%	-7.8%
Retail	555	594	513	+7.0%	-13.6%
Wholesale	208	198	217	-4.8%	+9.6%
Fin, Ins. & Real Estate***	142	129	127	-9.2%	-1.5%
Services	620	668	846	+7.7%	+26.6%
Government	578	631	674	+9.2%	+6.8%
Federal	71	55	48	-22.5%	-12.7%
State	31	31	33	0.0%	+6.5%
Local	477	544	593	+14.0%	+9.0%

\*Data not available because of disclosure suppression

\*\*Transportation, communication & Public Utilities

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

Source: Nebraska Department of Labor, Labor Market, Information, 1997  
Hanna:Keelan Associates, P.C., 2001

### Commuter Population

**Table 2.9** identifies the **commuter population** of Richardson County. The 1990 Census identified that only 16.6 percent of the Richardson County employed population worked outside of Richardson County.

**TABLE 2.9**  
**EMPLOYMENT IN COUNTY**  
**RICHARDSON COUNTY, NEBRASKA**  
**1990**

<u>Place of Employment</u>	<u>Residents</u>	
	<u>Number</u>	<u>Percent</u>
County of Richardson	3,411	83.4%
Outside of Richardson County	677	16.6%
<b>Total</b>	<b>4,088</b>	<b>100.0%</b>

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001

### Travel Time

**Table 2.10** identifies **time travel to work** in Richardson County. Approximately 63.9 percent of workers who reside in Richardson County have commute to work times of 19 minutes or less, while 9.2 percent work at home.

**TABLE 2.10**  
**TRAVEL TIME TO WORK**  
**RICHARDSON COUNTY, NEBRASKA**  
**1990**

<u>9Minutes or Less</u>	<u>10 - 19 Minutes</u>	<u>20 - 29 Minutes</u>	<u>30 - 39 Minutes</u>	<u>40 Minutes or More</u>	<u>Work at Home</u>
1,674	938	474	415	212	375

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001



## **COUNTY HOUSING**

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The **Housing component of the Richardson 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.*

### **Goals and Policies**

***Goal 5 - Provide access to a variety of safe, decent and affordable housing types, especially for persons and families of low- to moderate income.***

#### **Policies:**

- 5.1 Improve on existing and develop new organizational relationships to create affordable housing throughout Richardson County.
- 5.2 Develop affordable housing programs, both for removal and rehabilitation of unsafe housing, as well as new housing construction.
- 5.3 Adhere to the rules and guidelines of the Fair Housing Act.
- 5.4 Promote the development of residential subdivisions in appropriate locations in rural Richardson County, that utilize joint, or "community" water and sewer systems.

**Goal 6 - Protect and preserve existing rental and owner occupied residential units.**

**Policies:**

- 6.1 Create an ongoing county-wide housing rehabilitation program, to include both owner and renter housing units, for an estimated 285 units by 2011.
- 6.2 Encourage the demolition of abandoned and dilapidated dwellings within rural Richardson County. Approximately 54 units of abandoned and dilapidated dwellings exist within rural Richardson County.
- 6.3 Recognize and use the State of Nebraska Consolidated Housing Plan when developing affordable housing programs in Richardson County.

**Goal 7 - Encourage future residential developments, which are compatible with and complement existing residential areas.**

**Policies:**

- 7.1 Prevent development of residential units in environmentally sensitive areas along the Missouri River, North, South and Main branches of the Big Nemaha River and the Muddy Creek
- 7.2 Prohibit the development of uses that could contaminate municipal well fields in rural Richardson County. Maintain land use and zoning restrictions that support the wellhead protection Programs of both Humboldt and Falls City.

## County Housing Profile

The housing stock in Richardson County 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 2.11** identifies both the **1980 and 1990 housing stock** throughout the County. From 1980 to 1990, the total housing stock in Richardson County decreased by 224 units.

**TABLE 2.11  
HOUSING STOCK PROFILE  
RICHARDSON COUNTY, NEBRASKA  
1980 & 1990**

	<u>Number of Units</u>				<u>Total</u>
	<u>1 unit</u>	<u>2-9 units</u>	<u>10+ units</u>	<u>Mobile Homes</u>	
<b>1980</b>	4,317	250	136	186	4,889
<b>1990</b>	4,048	197	167	253	4,665
<b>% Annual Change</b>	-6.2%	-21.2%	+22.8%	+36.0%	-4.6%

Source: Census of Population and Housing, 1980, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2001

## Housing Costs

**Table 2.12** identifies **housing costs** as a percentage of household income in Richardson County in 1990. A total of 12.2 percent of owner households and 29.1 percent of renter households expended more than 30 percent of their annual income for housing.

**TABLE 2.12  
OWNER AND RENTER HOUSING COSTS  
AS A PERCENTAGE OF HOUSEHOLD INCOME  
RICHARDSON 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>	
<b>Owner</b>	1,554	195	124	75	185	2,133
<b>Renter</b>	383	89	92	56	176	796
<b>Total</b>	1,937	284	216	131	361	2,929

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001

## Owner Values

**Table 2.13 identifies owner occupied housing values for Richardson County. The median value of owner occupied housing in Richardson County is estimated to currently (2001) be \$33,500. By 2011, the median value of owner occupied housing in the County will be \$42,545.**

**TABLE 2.13  
OWNER OCCUPIED HOUSING VALUE  
RICHARDSON COUNTY, NEBRASKA  
1990/2001 - 2011**

	<b>Less than \$25,000</b>	<b>\$25,000 to \$34,999</b>	<b>\$35,000 to \$49,999</b>	<b>\$50,000 to \$74,999</b>	<b>\$75,000 or More</b>	<b>Total</b>
<b>Number</b>	1,066	406	339	297	66	2,114
<b>% of Total</b>	50.4%	19.2%	16.0%	11.2%	3.1%	100.0%
<b>Median</b>	\$24,800					
<b>2001</b>	\$33,500					
<b>2011</b>	\$42,545					

Source: Census of Housing, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2001

## Contract Rent

**Table 2.14 identifies contract rent for rental housing units in Richardson County. Median rent in Richardson County has increased an estimated 20 percent between 1990 and 2001 to \$174. By 2011, the estimated median monthly rent for Richardson County will be \$192.**

**TABLE 2.14  
CONTRACT RENT  
RICHARDSON COUNTY, NEBRASKA  
1990 / 2001**

	<b>Less than \$150</b>	<b>\$150 to \$249</b>	<b>\$250 to \$299</b>	<b>\$300 or More</b>	<b>Total</b>
<b>Number</b>	430	309	42	17	798
<b>% of Total</b>	53.9%	38.7%	5.3%	2.1%	100.0%
<b>Median Rent</b>	\$145				
<b>2001</b>	\$174				
<b>2011</b>	\$192				

Source: Census of Housing, STF-1A, 1990  
Hanna:Keelan Associates, P.C., 2001

### Substandard Housing

Table 2.15 identifies substandard housing conditions in Richardson County. Richardson County had 115 units of housing lacking complete plumbing facilities and 41 units being overcrowded.

**TABLE 2.15  
HOUSING STOCK PROFILE  
DEFINING SUBSTANDARD HOUSING  
RICHARDSON COUNTY, NEBRASKA  
1990**

<u>Lack of Complete Plumbing</u>	<u>Units with 1.01+ Persons per room</u>
115	41

Source: Census of Population, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001

### Age of Housing

Table 2.16 identifies the year structure built of the housing stock in Richardson County. Richardson County had approximately 56 percent of its housing stock being built prior to 1940.

**TABLE 2.16  
YEAR STRUCTURE BUILT  
RICHARDSON COUNTY, NEBRASKA  
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>
83	151	598	517	722	2,633	4,704	56.0%

Source: Census of Housing, 1990  
Hanna:Keelan Associates, P.C., 2001

## **HOUSEHOLD TRENDS AND PROJECTIONS**

An analysis of household characteristics provides a profile of data necessary to plan for Richardson 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.

### **Household Characteristics**

Table 2.17 identifies specific household characteristics, trends and projections, for Richardson County. By 2011, an estimated 3,859 households will exist in Richardson County, a decrease of 1.0 percent from 2001.

**TABLE 2.17  
SPECIFIC HOUSEHOLD CHARACTERISTICS  
TRENDS AND PROJECTIONS  
RICHARDSON COUNTY, NEBRASKA  
1980-2011**

<b><u>Year</u></b>	<b><u>Population</u></b>	<b><u>Group Quarters</u></b>	<b><u>Person in Households</u></b>	<b><u>Households</u></b>	<b><u>Persons Per Household</u></b>
1980	11,315	288	11,027	4,479	2.46
1990	9,937	250	9,687	4,120	2.35
2001	9,262	210	9,052	3,901	2.32
2011	8,914	193	8,721	3,859	2.26

Source: Census of Population and Housing, 1980, 1990  
Hanna:Keelan Associates, P.C., 2001

## **Household Trends/Projections**

**Table 2.18 identifies tenure by household, trends and projections, in Richardson County for the period 1980 to 2011. By 2011, an estimated 34.2 percent of the total County population will reside in a rental unit, an increase from 26.9 percent in 1980. This will also equal an increase of 83 renter households, from 2001 to 2011. Owner households are expected to decrease by 125 from 2001 to 2011.**

**TABLE 2.18  
TENURE BY HOUSEHOLD  
TRENDS AND PROJECTIONS  
RICHARDSON COUNTY, NEBRASKA  
1980-2011**

<b><u>Year</u></b>	<b><u>Total</u></b>	<b><u>Owner</u></b>		<b><u>Renter</u></b>	
	<b><u>Households</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
1980	4,479	3,272	73.1%	1,207	26.9%
1990	4,120	2,953	71.7%	1,167	28.3%
2001	3,901	2,664	68.3%	1,237	31.7%
2011	3,859	2,539	65.8%	1,320	34.2%

Source: Census of Population and Housing, STF-3A, 1990  
Hanna:Keelan Associates, P.C., 2001

## **Housing Conditions**

**Table 2.19 identifies housing conditions in rural Richardson County, as per a 2000 field analysis. Overall, housing conditions were rated "fair" to "good." A total of 871 housing structures were surveyed in the rural area of Richardson County. A total of 14.6 percent of the houses were rated good. In rural Richardson County, 4.5 percent of housing units were identified as "poor."**

**TABLE 2.19  
HOUSING STRUCTURAL CONDITIONS  
RURAL RICHARDSON COUNTY, NEBRASKA  
2001**

Good	127
Fair	628
Poor	39
Vacant/Abandoned	77
Total Structures	871
Mobile Homes	23

Source: Hanna:Keelan Associates, P.C. 2001

## **Housing Rehabilitation**

**Table 2.19** identified 39 houses in poor condition and 628 in fair condition in the rural county. These houses are in need of either moderate or substantial rehabilitation. A conservative estimate of up to 15 of houses identified as “poor,” are in need of removal. Houses that are not cost efficient to rehabilitate, should be removed. An estimated 24 houses are severely deteriorated and in need of rehabilitation, while an estimated 628 houses are moderately deteriorated and in need of 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. 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 Richardson 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 document identifies funding sources and programs available to assist in financing the housing demand in Richardson 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.



**SECTION 3**  
**LAND USE PROFILE & PLAN**

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## **SECTION 3**

### **LAND USE PROFILE & PLAN**

#### **INTRODUCTION**

The amount and types 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 Richardson County are the result of factors influenced by individuals, roads, 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 Richardson County Comprehensive Plan details existing and future land use conditions and development of land throughout the County.**

#### **GOALS AND POLICIES**

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

##### **Policies:**

- 1.1 Ensure that all areas for future development in rural Richardson County, are equipped with adequate, modern utility systems.
- 1.2 Avoid developments that could result in the contamination of soils, surface water and ground water resources.
- 1.3 Future developments are to be restricted to locations that are relatively free of environmental constraints relating to soils, slope, flood plain, drainage, ground water, endangered species or other natural resources.

***goals and policies  
continued .....***

- 1.4 Establish a regulation process to allow for large scale livestock/confinement facilities in appropriate areas, via a special use permit process.
- 1.5 Implement rural planning and zoning provisions that protect the Wellhead Protection Programs the communities of Dawson, Falls City, Humboldt, Salem, Shubert and Verdon. The municipal Wellhead Protection Areas for these communities are either partially or entirely located within the jurisdiction of the County.

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

**Policies:**

- 2.1 Maintain and follow a general land use plan for the County, which is based upon present conditions and the sound forecast of future needs.
- 2.2 Maintain a County land use plan that limits development of livestock/confinement facilities and operations from areas with sensitive soils conditions. Regions along the Missouri and Big Nemaha Rivers and Muddy Creek contain high ground water levels, soils with severe limitations to development and area flood prone areas.
- 2.3 Ensure that adequate open and recreational spaces are maintained in the County. Emphasize recreational opportunities associated with The Indian Cave State Park, as well as the proposed Southeast Trails Development Plan.

***goals and policies  
continued .....***

- 2.4 Ensure that adequate open and recreational space is maintained in the County. Emphasize recreational opportunities associated with the Missouri River corridor, as well as the existing state park/recreation and wildlife areas.
- 2.5 Develop zoning and other policies/regulations that will provide incentives for maintenance of agricultural lands for traditional agricultural uses.

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

**Policies:**

- 3.1 Establish an annual review and modification process of zoning districts and regulations to encourage both development and redevelopment activities.
- 3.2 Facilitate the orderly development of residential uses that are environmentally sound, with regard to topography and soils capacity.
- 3.3 Support the planned development of non-farm residential structures in rural areas within the planning jurisdictions of Falls City, Humboldt and Stella and one mile beyond the corporate limits of communities that do not have planning and zoning regulations.
- 3.4 Encourage industrial and commercial development within and/or adjacent to the communities of Richardson County or in areas allowing for compatible land uses and adequate access to transportation systems and utilities.

**goals and policies  
continued .....**

**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 requirements set forth for flood prone areas.
- 4.3 Review and identify measures which limit or reduce flood hazards, control water run-off and enhance the quality of surface and ground water.

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

**Policies:**

- 5.1 Encourage the development of local businesses, when appropriate, at strategic locations along highway corridors, within close proximity to Richardson County communities.
- 5.2 Identify land uses to promote and complement the existing state recreation and state wildlife management areas.

## **LOCATION**

Richardson County is located in the extreme south-eastern portion of Nebraska, adjacent the Nebraska/Kansas state line. Falls City, Nebraska is the County Seat of Richardson County, located at the juncture of U.S. Highways 73 and 159. Primary road networks in Richardson County include U.S. Highways 73, 75 and 159 and State Highways 4, 8, 62, 67 and 105. The County has a total land area of approximately 350,720 acres, or 548 square miles. Major waterways include the north and south forks of the Big Nemaha River, the Missouri River and the Muddy Creek, which generally flow northwest to southeast. These rivers and their tributaries have sculptured the terrain of Richardson County, creating rolling hills, with extensive hills and canyons in the southern portion.

There are 10 communities in Richardson County; the Cities of Falls City and Humboldt and the Villages of Barada, Dawson, Preston, Rulo, Salem, Shubert, Stella and Verdon.

## **CLIMATE**

The climate of Richardson County is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 16° F in January and maximum of 90° F in July. The average annual precipitation is 35.6 inches. The majority of rainfall occurs between the months of April and September. Average seasonal snowfall is 30 inches.

## **THE NATURAL ENVIRONMENT**

One topographic region is included in Richardson County. The County is comprised of the "Rolling Hills" topographic region. Soils are used for irrigated and dry cropland, pasture and rangeland.

### **Soils**

The Soil Conservation Services has identified seven soils associations in the Soil Survey of Richardson County. These include; Haynie-Albaton, Kennebec-Judson-Wabash, Monona, Marshall-Sharpsburg, Wymore, Morrill-Pawnee-Mayberry and Kipson-Benfield-Sogan soil associations.

**Illustration 3.1** identifies the location of soils associations in Richardson County. The map identifies soil types that are conducive for certain types of development. The following narrative describes the general characteristics of the seven soil types. For a detailed analysis, refer to the Soil Survey of Richardson County, Nebraska.

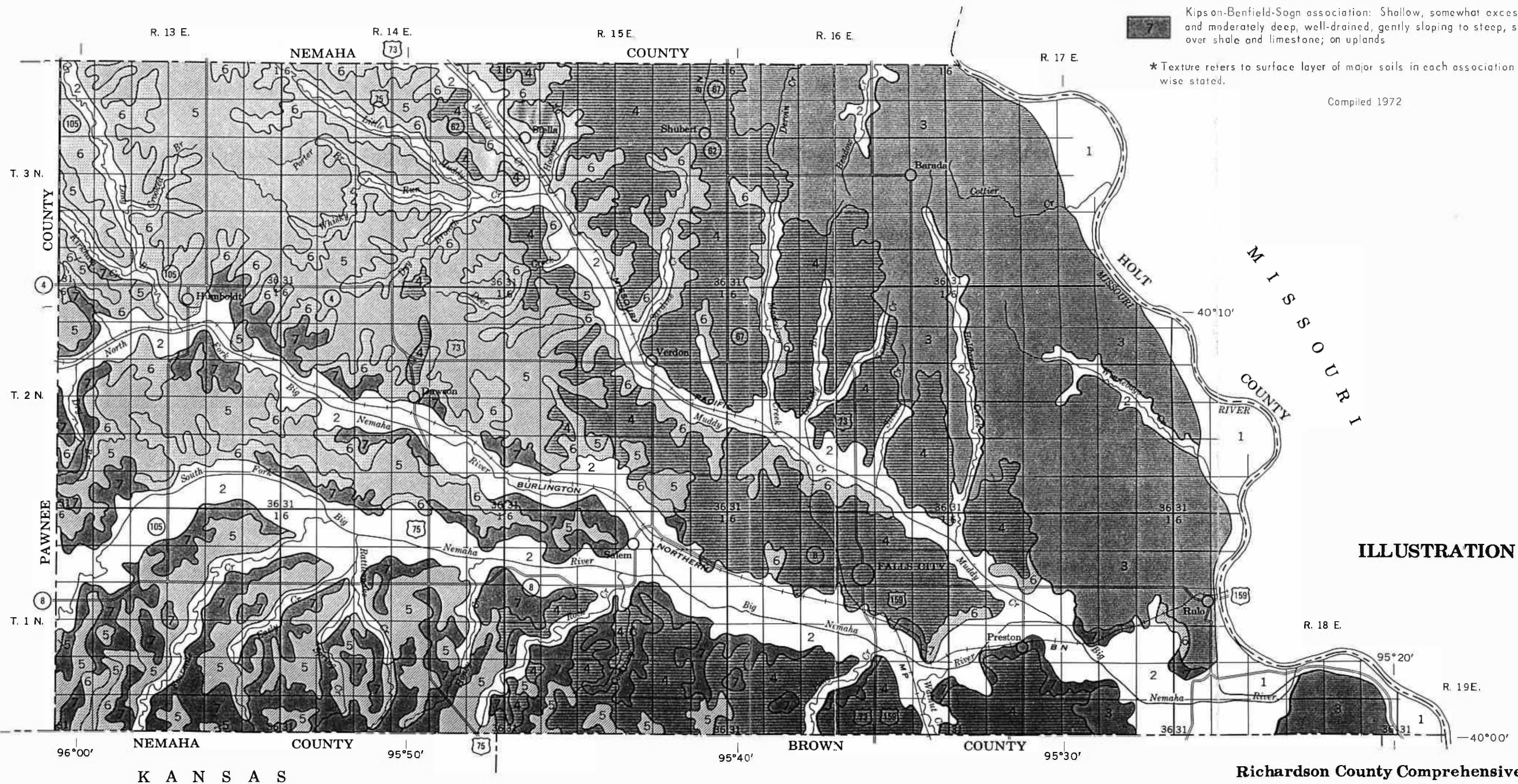


Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
UNIVERSITY OF NEBRASKA, CONSERVATION AND SURVEY DIVISION

# **GENERAL SOIL MAP** **RICHARDSON COUNTY, NEBRASKA**

Scale 1:190,080  
1 0 1 2 3 4 Miles



## **SOIL ASSOCIATIONS \***

- 1 Haynie-Albaton association: Deep, nearly level, moderately well drained, silty soils and poorly drained, clayey soils on Missouri River bottom lands
- 2 Kennebec-Judson-Wabash association: Deep, nearly level to gently sloping, well-drained, silty soils and poorly drained, clayey soils on Nemaha River bottom lands and foot slopes
- 3 Monona association: Deep, very gently sloping to steep, well-drained, silty soils on uplands
- 4 Marshall-Sharpsburg association: Deep, nearly level to strongly sloping, well drained and moderately well drained, silty soils on uplands
- 5 Wymore association: Deep, nearly level to strongly sloping, moderately well drained soils that have a silty surface layer and a clayey subsoil; on uplands
- 6 Morrill-Pawnee-Mayberry association: Deep, gently sloping to moderately steep, well drained and moderately well drained, loamy soils that have a loamy or clayey subsoil; on uplands
- 7 Kips-on-Benfield-Sogn association: Shallow, somewhat excessively drained, and moderately deep, well-drained, gently sloping to steep, silty soils over shale and limestone; on uplands

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

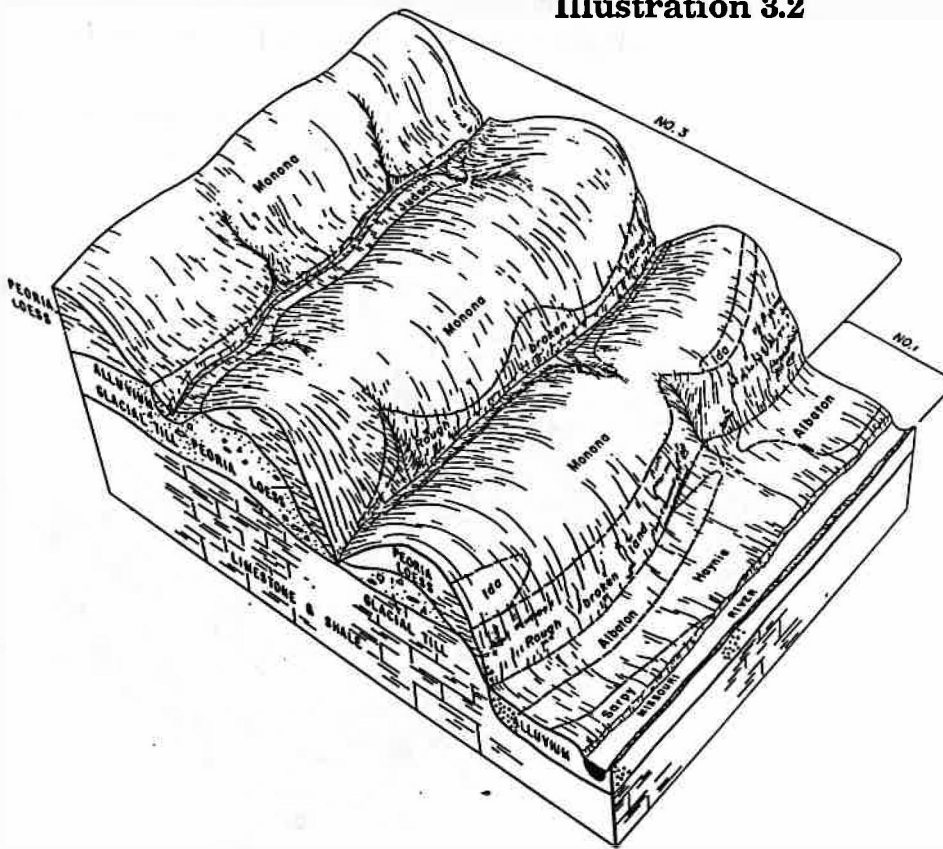
Compiled 1972

**ILLUSTRATION 3.1**

### **Haynie-Albaton Association**

The Haynie-Albaton Association is in the narrow valley along the Missouri River, see area No. 1 below. This Association is characterized as *"deep, nearly level, moderately well drained, silty soils and poorly drained, clayey soils on Missouri River bottom."* The Association comprises about 3 percent of the County land area. Nearly all lands with this Association have been cleared of trees and are used for cultivated crops. Depths to the groundwater table for Haynie-Albaton soils range from 5 to 15 feet. Potential for flooding and associated high water table impact Cass soils and alluvial lands.

### **Haynie-Albaton and Monona Soils Associations Illustration 3.2**



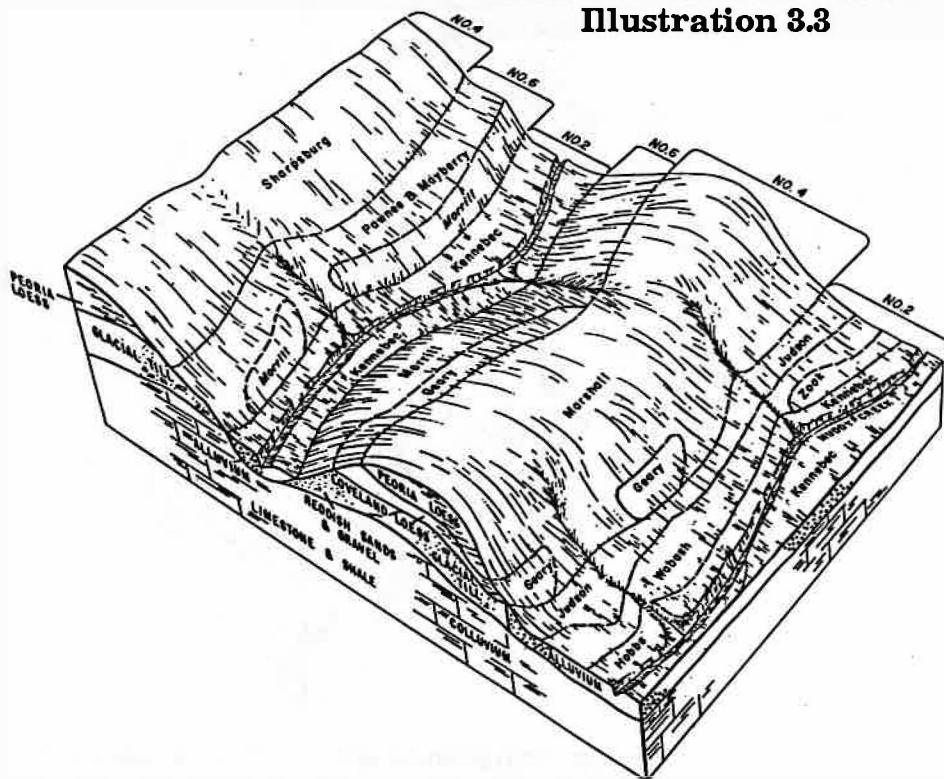
Severe limitations exist with this Association that are related to the potential of flooding and the slow permeability of these soils. Sewage lagoons, if constructed, would require protection from flooding and sealing or lining.



### **Kennebec-Judson-Wabash Association**

The **Kennebec-Judson-Wabash Association**, see area No. 2 below, is located in the bottom lands and foot slopes of the Muddy Creek and the North, South and Main Branches of the Big Nemaha River and associated main tributaries. The Association is described as "*deep, nearly level to gently sloping, well-drained, silty soils and poorly drained, clayey soils on Nemaha River bottom lands and foot slopes.*" This Association occupies approximately 23 percent of the total County land area. Kennebec soils comprise nearly 30 percent of the Association, while Judson and Wabash soils each occupy 20 percent, with minor soils the remaining 30 percent. Nearly all lands included in the Association are cultivated. Kennebec and Wabash soils are on the bottom lands, while Judson soils are on the gently sloping foot slopes above the bottom lands.

**Several Soils Associations  
Illustration 3.3**



Severe limitations, due to flooding, impact both Kennebec and Judson soils, as well as slow and moderate permeability. Moderate limitations exist in Judson soils, where slow permeability likewise impact soils conditions. These limitations impact the construction of sewage lagoons and septic tank absorption fields.

### **Monona Association**

The **Monona Association** is generally located on the rolling hills of uplands and steep bluffs generally six miles wide, parallel and adjacent the Missouri River Valley, see area No. 3 in **Illustration 3.2**. Monona soils comprise 16 percent of the total land area of Richardson County. Nearly 80 percent of the areas with this Association are used for cultivated crops. The steeply slopping area are mostly used for pasture. The soils are characterized as "*deep, very gently sloping to steep, well-drained, silty soils on uplands.*"

Severe limitations in regions of steep slopes impact this Association for sewer lagoons and septic tank absorption fields. Moderate permeability of these soils may limit the effectiveness of sewer lagoons and septic tank absorption fields in remaining areas of the Association.

### **Marshall-Sharpsburg Association**

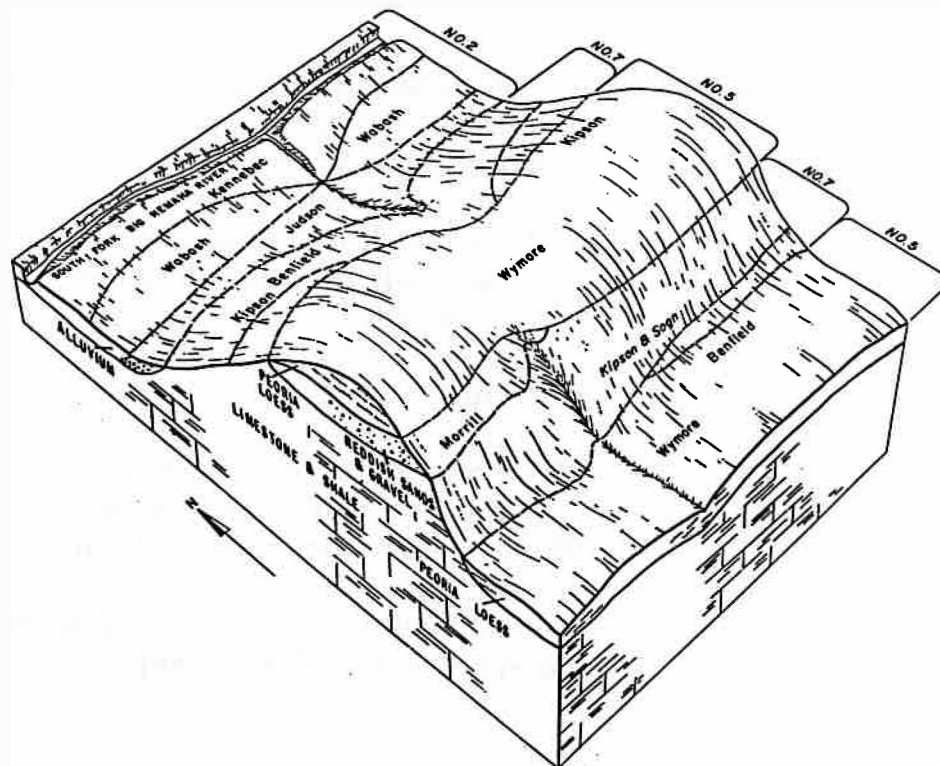
The **Marshall-Sharpsburg Association** is comprised of dissected upland plains with divides, see area No. 4 in **Illustration 3.3**. Soils of this Association are described as "*deep, nearly level to strongly sloping, well drained and moderately well drained, silty soils on uplands.*" Approximately 20 percent of the Richardson County land area is comprised of this Association. Soils of this Association are highly productive, as nearly all areas are cultivated.

Major constraints of this Association are related to regions of strongly sloping divides and narrow valleys. Slight to severe limitations related to steep slopes impact sewage lagoon by requiring compacted soil for sealing or potentially lining. Moderately slow permeability limits the effectiveness of septic tank absorption fields.

## Wymore Association

The Wymore Association is located in the loess-mantled upland plains made up of divides, benches, and ridge tops in the western third of Richardson County, see **Illustration 3.1**. The Association is in the highest elevations above the North and South Branches of the Big Nemaha River and the Muddy Creek, see area No. 5 in the Illustration below. Soils of this Association are generally described as, “*deep, nearly level to strongly sloping, moderately well drained soils that have a silty surface layer and a clayey subsoil; on uplands.*” The area included in the Association comprises approximately 21 percent of the total land area of the County. Cultivate crops utilize three-fourths of this association, while the remaining fourth is primarily used for pasture.

**Wymore and Kipson-Benfield-Sogn  
Soils Associations  
Illustration 3.4**



Moderate to severe limitations for sewage lagoons impact Wymore Association soils primarily in areas including the steepest slopes. Septic tank absorption fields area likewise impacted by the slow permeability of these soils.

**Morrill-Pawnee-  
Mayberry  
Association**

The **Morrill-Pawnee-Mayberry Association** is comprised of dissected plains with slopes, small drainageways and ridges just below Wymore soils along the Muddy Creek and the branches of the Big Nemaha River, see area No. 6 in **Illustration 3.3**. This Association is described as “deep, gently sloping to moderately steep, well drained and moderately well drained, loamy soils that have a loamy or clayey subsoil; on uplands.” Morrill-Pawnee-Mayberry soils comprise only 9 percent of the total County area. Morrill soils make up 38 percent of the Association, while 23 percent include Pawnee soils, 15 percent include Mayberry and 24 percent minor soils. The nearly level to strongly sloping soils are used for both rangeland and cultivated crops. Cultivated areas are mainly dryland crops, while a few areas are irrigated. Yields are low on Coly soils.

Steep slopes and the shrink-swell potential of these soils types impact development with moderate to severe limitations for construction of septic tank absorption fields and sewage lagoons.

**Kipson-Benfield-Sogn  
Association**

The **Kipson-Benfield-Sogn Association** is in highest concentrations in the southwestern portion of the County, south of the South Branch of the Big Nemaha River, see **Illustration 3.4**. This association, about 28,000 acres, make up nearly 8 percent of the county. It is about 50 percent Kipson soils, about 30 percent Benfield soils, and about 15 percent Sogn soils. Soils of minor extent make up the remaining 5 percent. Soils of this Association are generally characterized as “*shallow, somewhat excessively drained, and moderately deep, well-drained, gently sloping to steep, silty soils over shale and limestone; on uplands.*” Most of this Association is comprised of grassland or range land. Raising cattle is the main agricultural use of the soil associations.

Shallow bedrock at a depth ranging from 12 to 40 inches below the surface severely limits the development potential of this Association. Foundations of buildings and the construction of sewage lagoons and septic tank absorption fields are nearly impossible to construct and be effective in these areas.

## **WATERSHEDS**

The topography and terrain of Richardson County is varied. Erosion by the Missouri and the North and South Branches of the Big Nemaha River and associated tributaries have modified the topography. The topography of Richardson County is generally comprised of "Rolling Hills." The valley of the Missouri River is narrow, and the terraces consist of flats that have silty soils. Drainage in the County is to three main river basins; the Missouri River, North, South and Main Branches of the Big Nemaha River and the Muddy Creek. Nearly all of the areas of Richardson County drain to the Nemaha watershed. The North and South Branches of the Big Nemaha River join as the main river five miles west of Falls City and together drain the west and southwestern portions of the County. The Muddy Creek joins the big Nemaha River four miles east of Falls City and together drain the eastern half of the County. Small portions of extreme northeastern and eastern Richardson County, adjacent Cattier and Winnebago Creeks, drain directly to the Missouri River.

Sources of available groundwater are very limited in the southwest and extreme southern portions of the County. Areas of most abundant groundwater are located in the proximity of Little Muddy Creek and the Winnebago Creek, where saturate thickness of groundwater ranges between 300 to 500 feet.

## **GROUNDWATER**

Surface drainage and streams account for a small percentage of the Richardson County water resources. The majority of the water is in an underground aquifer. Groundwater is of good quality, although rated "hard" or "very hard". The underground water supply for the County is part of an aquifer that flows across the majority of the State. Groundwater levels have remained stable in Richardson County. The depth of water ranges from 5 to 300 feet. 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 communities of Dawson, Falls City, Humboldt, Salem, Shubert and Verdon are the participating towns in the Wellhead Protection Program (WHP). The municipal well fields for the cities of Falls City and Humboldt are both located within the Richardson County planning jurisdiction. The well fields for the City of Humboldt are located four miles north of town. Falls City obtains its municipal water from a facility located 3/4 of a mile southeast of the Village of Rulo. The Villages of Dawson, Salem and Shubert are strongly advised to complete a Village Comprehensive Plan and Zoning Regulation. Each of these Villages would have the ability to establish their one-mile planning jurisdiction and locally zone and monitor property uses with a zoning overlay district. The Village of Verdon would have approximately one-third of its Wellhead Protection Area within the County jurisdiction even if the Village established its own zoning ordinance.

Protection of these municipal well fields within the rural jurisdiction of Richardson County is extremely important. The well field should be protected from possible industrial and commercial contaminants, but must be monitored and protected from agricultural contaminants, as well. Involvement in the Wellhead Protection Program by all Richardson County communities is advised.

**Coordination with the Nebraska Department of Environmental Quality and involvement in the WHP Program will be extremely beneficial for the protection of the Richardson County water supply.**

## **RURAL EXISTING LAND USE ANALYSIS**

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Richardson County contains approximately 350,720 acres of land area. Existing land uses in Richardson County are identified in **Illustration 3.5**. Current land use types, such as residential, commercial, industrial, park and recreation and public/quasi-public, are illustrated.

### **Rural Land Use**

Rural residential land use is located throughout the County. The County is densely populated. There are an estimated 870 houses in rural Richardson County. Housing in rural Richardson County is limited to single family or mobile homes.

**agricultural  
land use .....**

Agriculture has historically been the primary focus of the Richardson County economy and its communities. Statistics released by the Nebraska Department of Labor and the Nebraska Census of Agriculture indicate the Richardson County economy is becoming more diversified. The number of non-farm employed positions between 1987 and 1997 increased 9 percent. Decreases in the number of total farms in Richardson County during the same period, 1987 to 1997, of 109 farms, suggest a slight shift in the Richardson County economy.

**sizes of fa r m s .....**

**Table 3** identifies farms by sizes for 1987 through 1997. An additional 18 farms of 1,000 acres or more were identified between 1987 and 1997, which equates to a 25.7 percent increase. Throughout the 10 year period of 1987 to 1997, the only farm size category to increase was the 1,000 acres or more.

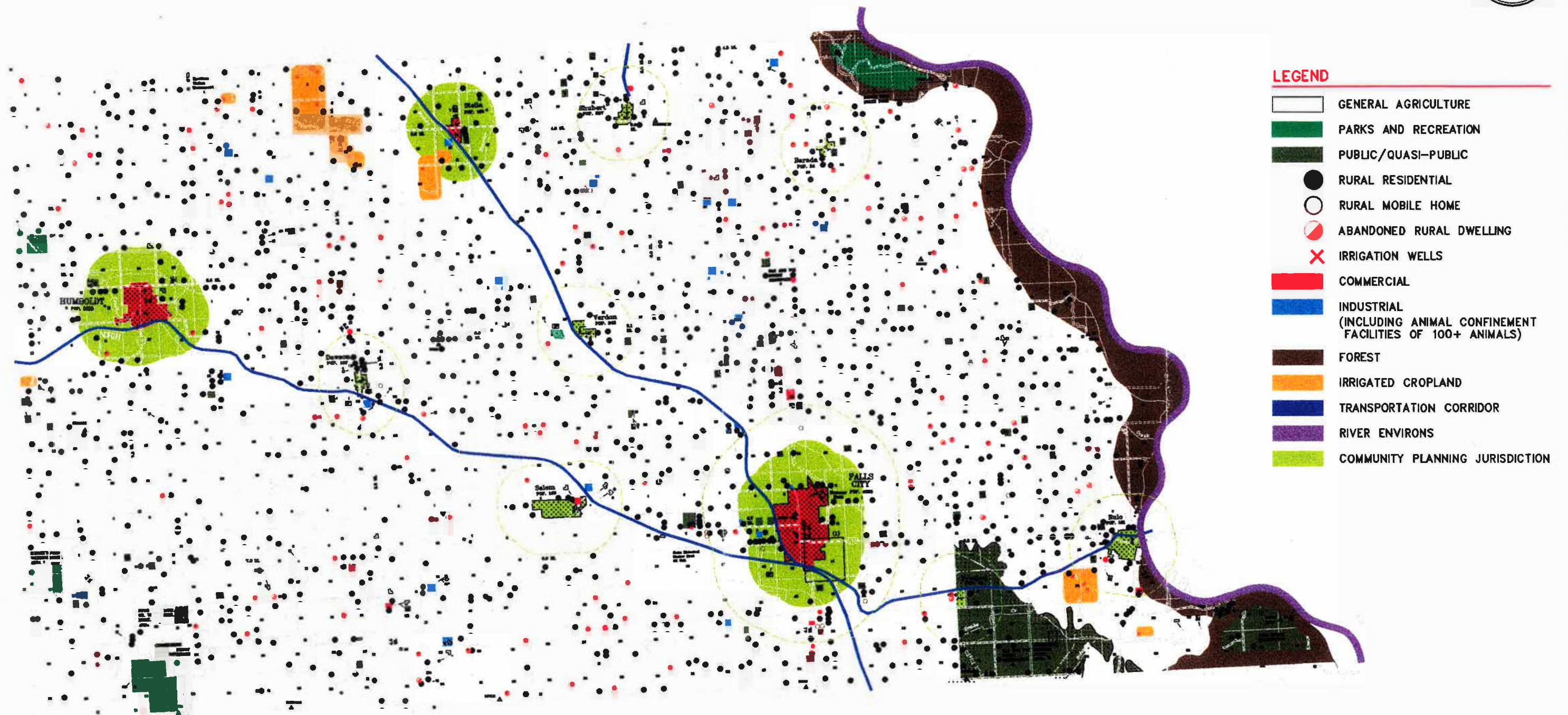
**TABLE 3.1  
FARMS BY SIZE (IN ACRES)  
RICHARDSON COUNTY, NEBRASKA  
1987-1997**

	<u>1987</u>		<u>1992</u>		<u>1997</u>	
1 to 9 Acres	51	6.2%	36	5.1%	29	4.0%
10 to 49 Acres	73	8.8%	62	8.7%	58	8.1%
50 to 179 Acres	238	28.8%	188	26.4%	193	26.9%
180 to 499 Acres	260	31.5%	217	30.5%	226	31.5%
500 to 999 Acres	134	16.2%	134	18.8%	123	17.2%
<u>1,000 Acres or More</u>	<u>70</u>	<u>8.5%</u>	<u>75</u>	<u>10.5%</u>	<u>88</u>	<u>12.3%</u>
<b>Total</b>	<b>826</b>	<b>100.0%</b>	<b>712</b>	<b>100.0%</b>	<b>717</b>	<b>100.0%</b>

Source: Nebraska Census of Agriculture, 1998  
Hanna:Keelan Associates, P.C., 2001



# GENERALIZED EXISTING LAND USE MAP RICHARDSON COUNTY, NEBRASKA





*crop production . . . . .*

Farms in Richardson County are decreasing in number at a rate that is generally larger than the number of farms that are consolidating into even larger farms. Statistics from the Nebraska Census of Agriculture show that the total acres of cropland remained stable at 242,399 acres between 1987 and 1997, see Table 3.2. Total cropland accounted for 69.7 percent of the total 350,720 acres in Richardson County in 1987, compared to 69.1 percent in 1997. Irrigated cropland amounted to less than 2,000 acres between 1987 and 1997 (less than 1 percent of the total Richardson County area). Non-irrigated cropland during the 10-year period decreased by 2,512 acres.

**TABLE 3.2  
CROP PRODUCTION  
RICHARDSON COUNTY, NEBRASKA  
1987-1997**

<u>Crop Production</u>	<u>Number of Acres</u>					
	<u>1987</u>		<u>1992</u>		<u>1997</u>	
Non-Irrigated Crops	243,379	69.4%	235,406	67.1%	240,867	68.7%
<u>Irrigated Crops</u>	<u>1,123</u>	<u>0.3%</u>	<u>2,470</u>	<u>0.7%</u>	<u>1,532</u>	<u>0.4%</u>
Total Cropland	244,502	69.7%	237,876	67.8%	242,399	69.1%
<u>Harvested Cropland</u>	<u>173,530</u>	<u>49.5%</u>	<u>186,745</u>	<u>53.2%</u>	<u>202,648</u>	<u>57.8%</u>
Unharvested Cropland	70,972	29.0%	51,131	21.5%	39,751	16.4%
<b>Total County Acres</b>	<b>350,720</b>	<b>100.0%</b>	<b>350,720</b>	<b>100.0%</b>	<b>350,720</b>	<b>100.0%</b>

Source: Nebraska Census of Agriculture, 1998  
Hanna:Keelan Associates, P.C., 2001

**crop production . . . . .** Data presented in Table 3.3 indicates that agricultural production in Richardson County has maintained a shift from acres farmed for wheat, oats and sorghum to acres used for corn and soybean production. Total acres planted in corn for grain or seed increased from 46,406 acres in 1987 to 78,381 acres in 1997, a 68.9 percent increase. Acres utilized for soybean production increased by 20.8 percent from 1987 to 1997, or by 17,023 acres. Sorghum, oats and wheat, each decreased significantly during the same 10 year period.

**TABLE 3.3  
SELECTED CROPS HARVESTED (IN ACRES)  
RICHARDSON COUNTY, NEBRASKA  
1987-1997**

	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>% of Change 1987-1992</u>	<u>% of Change 1987-1997</u>
Corn for Grain or Seed	46,406	62,566	78,381	+34.82%	+68.90%
Corn for Silage or Green Chop	1,275	1,358	2,206	+6.51%	+73.02%
Sorghum for Grain or Seed	22,902	23,477	11,158	+2.51%	-51.28%
Wheat for Grain	12,095	11,517	4,553	-4.78%	-62.36%
Oats for Grain	944	580	429	-38.56%	-54.56%
Soybeans for Beans	81,825	80,222	98,848	-1.96%	20.80%
Hay-alf, other, wild, silage	10,676	11,180	9,998	4.72%	-6.35%

Source: Nebraska Census of Agriculture, 1998  
Hanna:Keelan Associates, P.C., 2001

**livestock  
production .....**

**Table 3.4** presents livestock data for Richardson County, for 1987 through 1997. Between 1987 and 1997, production of hogs and pigs increased by 51 percent. The total number of sheep and lambs decreased by 63.2 percent during this period. Milk cows, beef cows and cattle and calves also decreased between 1987 and 1997.

**TABLE 3.4  
LIVESTOCK (BY NUMBER)  
RICHARDSON COUNTY, NEBRASKA  
1987-1997**

	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>% of Change 1987-1992</u>	<u>% of Change 1987-1997</u>
Cattle and Calves Inventory	32,751	25,445	29,813	-22.31%	-8.97%
Beef Cows	10,002	9,269	9,442	-7.33%	-5.60%
Milk Cows	2,102	1,750	1,855	-16.75%	-11.75%
Hogs and Pigs	38,845	35,222	58,775	-9.33%	+51.31%
Sheep and Lambs	1,901	1,270	698	-33.19%	-63.28%

Source: Nebraska Census of Agriculture, 1998  
Hanna:Keelan Associates, P.C., 2001

**other land uses .....**

Commercial and industrial land uses, throughout Richardson County, are generally located within the planning jurisdictions of communities, or adjacent Highways 73, 8, 4 and 159, in limited locations.

Public/quasi-public land uses such as churches and cemeteries are located throughout the County. Recreation/wildlife areas include the Indian Cave State Park and Recreational Areas, as well as numerous wildlife management areas. Other public/quasi-public land uses include Native American Indian Reservations and public utilities.

As identified in **Illustration 3.5**, the most dominant land use in Richardson County is agriculture or open space. Cropland in Richardson County is located throughout the County and is primarily non-irrigated.

As is identified in the existing land use map, **Illustration 3.5**, topographical constraints and lack of roads have limited development in only a few areas in the northern and southeastern portions of Richardson County. Future development in Richardson County is expected to be concentrated in close proximity to each of the communities and in selected areas, as rural subdivisions. Coordination between local and County officials is imperative to insure adjacent land uses are compatible, especially within the planning jurisdiction of communities.

## **RURAL FUTURE LAND USE ANALYSIS**

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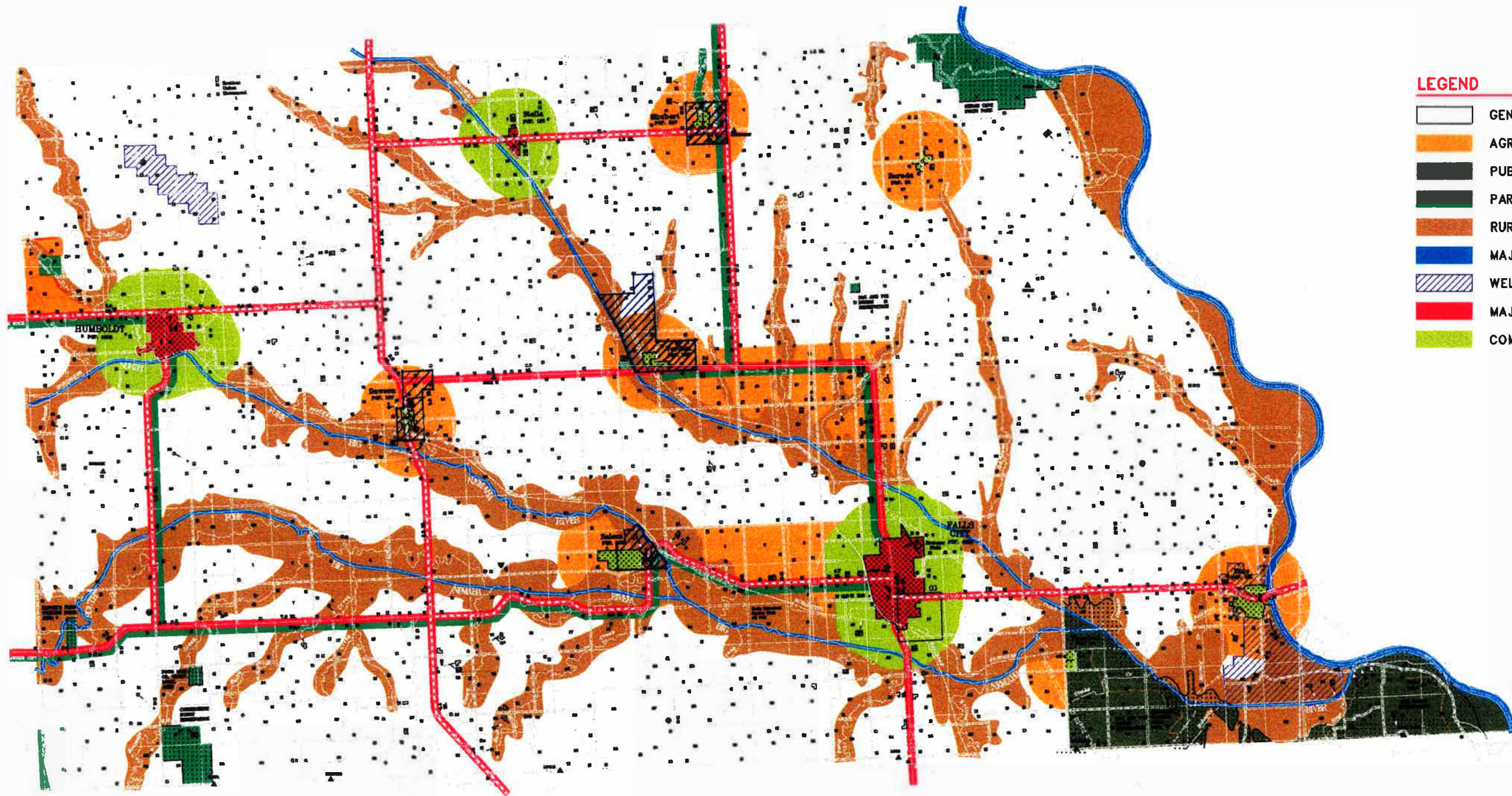
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The population of rural Richardson County is expected to decrease slightly by 2011. The Richardson County Planning Commission should encourage future development to occur in close proximity to existing communities to preserve agricultural lands. Such 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 Richardson County is presented in **Illustration 3.6**. Agricultural production, which currently accounts for an estimated 64.6 percent of the County land use, will continue to be located in the rural areas of Richardson County. The Highway 73 corridor between Verdon and Falls City, as well as along Highway 8 between Falls City and Salem are identified as areas in "transition", where other land uses, besides agriculture, such as non-farm/ranch single family dwellings or rural subdivisions, could be planned and zoned accordingly, if given prior approval by consent of Richardson County officials.



# GENERALIZED FUTURE LAND USE MAP RICHARDSON COUNTY, NEBRASKA



## LEGEND

- GENERAL AGRICULTURE
- AGRICULTURAL RESIDENTIAL
- PUBLIC/QUASI-PUBLIC
- PARKS AND RECREATION
- RURAL CONSERVATION
- MAJOR RIVERS AND STREAMS
- WELLHEAD PROTECTION AREA
- MAJOR HIGHWAY CORRIDOR
- COMMUNITY PLANNING JURISDICTION



**Richardson County  
Future Land Use Plan**

The expansion or development of 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 floodplain designated areas along rivers, creeks or streams, or in areas which have topographical or soils constraint.

**Future rural residential** subdivisions are planned to be located in the planning jurisdictions of communities, selected rural areas and may be proposed adjacent hard surfaced rural roads. Addition areas proposed for rural subdivisions are located between Falls City and Salem along Highway 8, and between Falls City and Verdon adjacent and southwest of Highway 73. These areas would be for small acreages. A minimum of three acre parcels are needed to maintain adequate spacing for wells and sewage disposal systems, if a modern, community water and sanitary sewer facility is not provided.

**Future industrial land uses** are encouraged to locate in close proximity to major transportation routes, within the planning jurisdiction of each community or in specific rural areas such as along railroad or highway corridors. 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.

**Future commercial land uses** in Richardson County will be primarily of one type, highway commercial. Highway commercial land use should be located within the planning jurisdiction of each of the communities, and in limited instances, be considered at the junctions of major highways in rural Richardson County. 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.

# **SECTION 4**

# **PUBLIC FACILITIES**

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## **SECTION 4**

### **PUBLIC FACILITIES**

#### **INTRODUCTION**

Public facilities are vital components to County and communities, 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 Richardson County public facility inventory and to determine the adequacy of these facilities to meet the future, estimated demands throughout the planning period. Although the majority of public facilities in Richardson County are located in each of the communities, rural residents utilize these municipally located facilities. County services such as fire and educational districts include both county and community jurisdictions and are referenced within this planning document. Illustration 4.1 identifies the primary public facilities throughout Richardson County.

#### **GOALS AND POLICIES**

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

##### **Policies:**

- 1.1 Recognize the need for and improve on intergovernmental and regional cooperation to reduce duplication of services.
- 1.2 Require all future developments in Richardson County to have direct access to a full maintenance road (above Minimum Maintenance Road).
- 1.3 Maintain modern design standards and policies for public infrastructure improvements throughout rural Richardson County.



**Goal 2 - Provide adequate, efficient and appropriate public utilities and services to both existing and future agricultural, residential and commercial areas.**

**Policies:**

- 2.1 Maintain and improve existing public utilities and services on an as needed basis.
- 2.2 Provide facilities and services necessary to prevent degradation of the environment, including modern sewage treatment, refuse collection and disposal, and similar environmental control processes as necessary. This includes the proper disposal of animal waste.
- 2.3 Insure that the State of Nebraska rules and regulations governing safe drinking water and sewage treatment are observed.

**Goal 3 - Provide for the equitable distribution of community/county facilities to meet the cultural, educational, social, recreational, public safety and health needs of the County.**

**Policies:**

- 3.1 Maintain adequate public health, safety and crime prevention systems throughout the County.
- 3.2 Promote a social and cultural environment that encourages diversity and provides an opportunity for all residents to experience, develop and share their values, abilities, ambitions and heritage.
- 3.3 Foster a public educational system capable of raising the County's overall formal educational level, including higher education and non-traditional education opportunities.
- 3.4 Develop and promote programs to educate the residents of Richardson County and visitors on the rich heritage and history of the region.



# Richardson County School District Boundaries

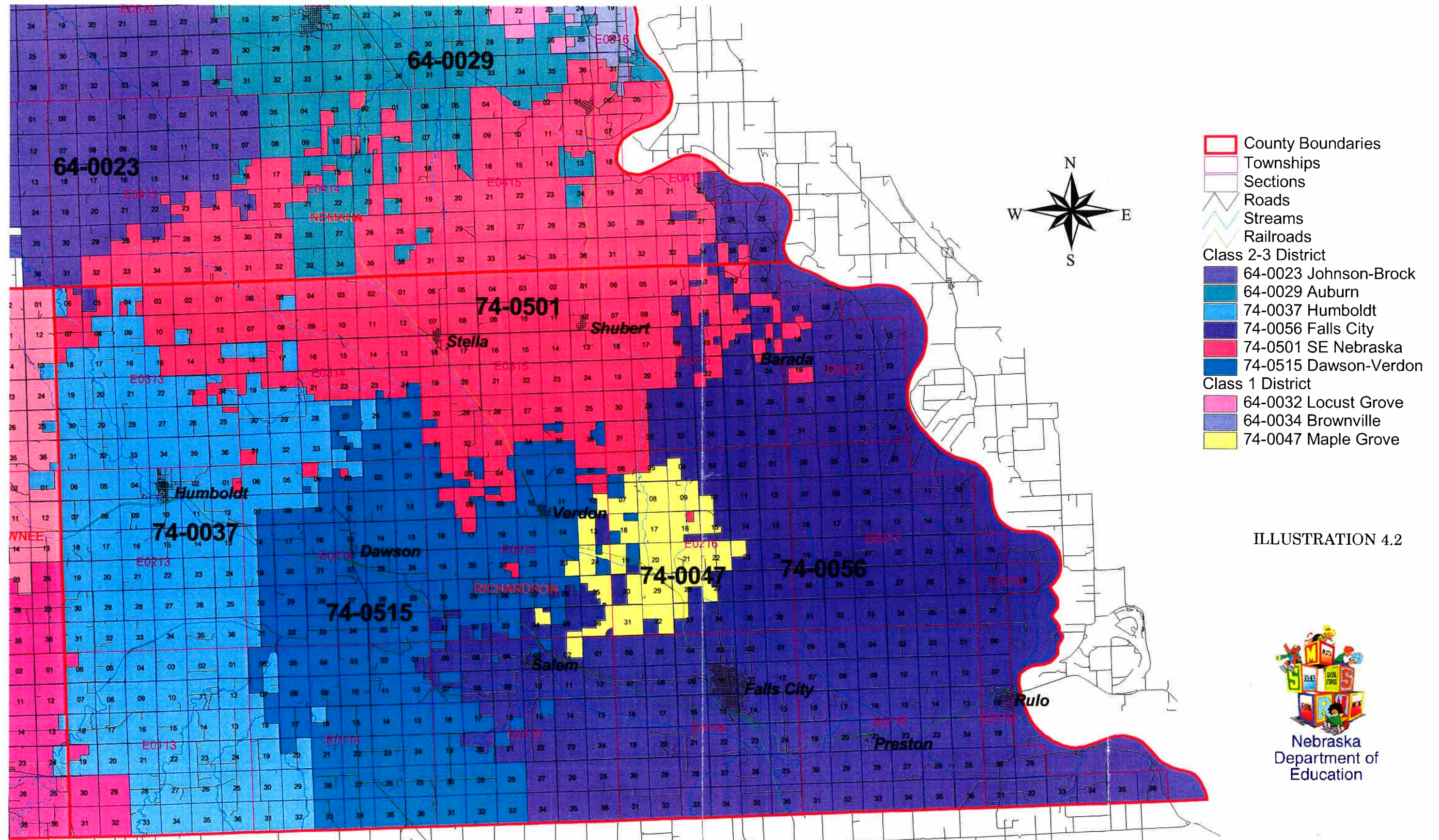
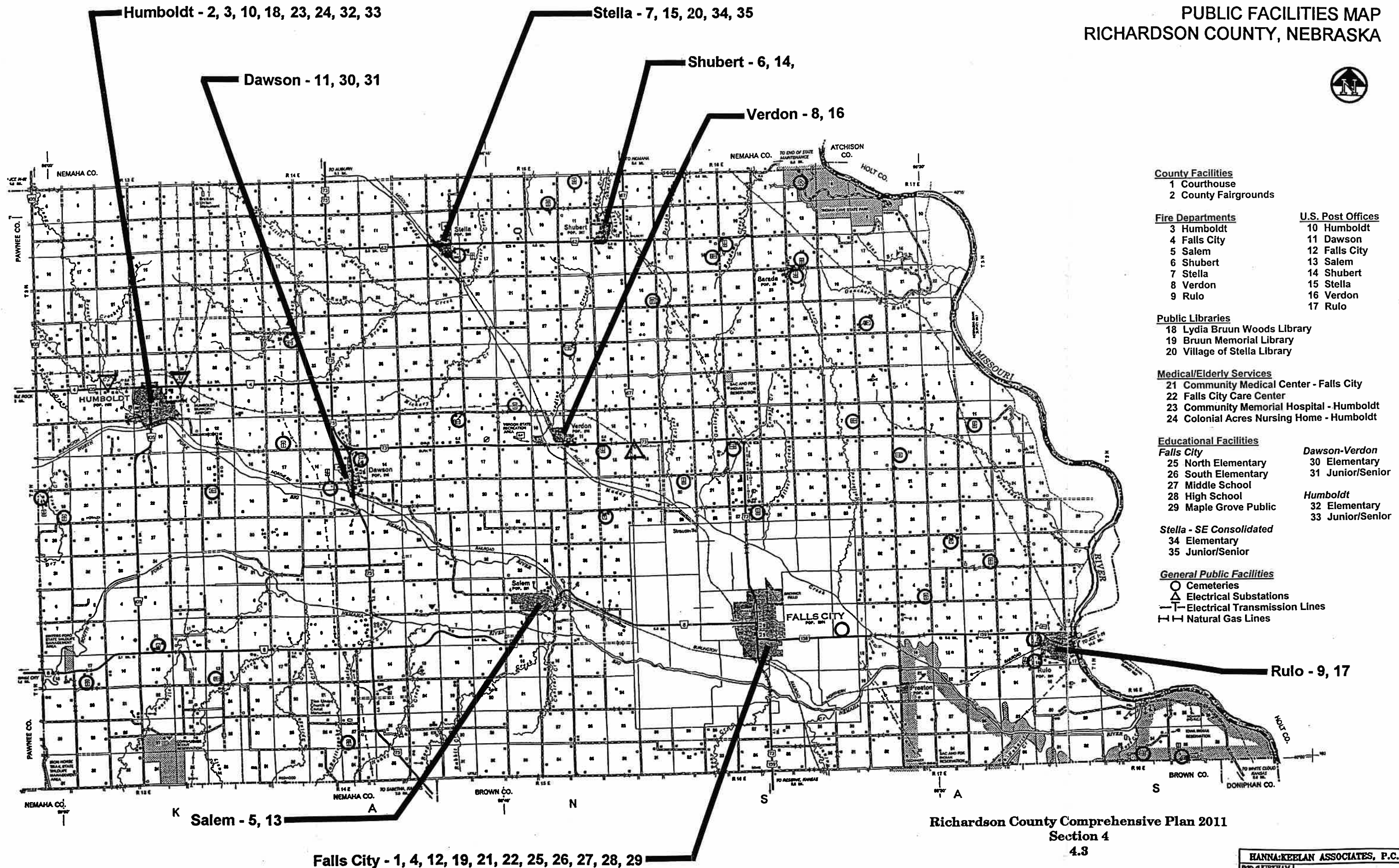


ILLUSTRATION 4.2





# PUBLIC FACILITIES MAP RICHARDSON COUNTY, NEBRASKA



## County Facilities

- 1 Courthouse
- 2 County Fairgrounds

## Fire Departments

- 3 Humboldt
- 4 Falls City
- 5 Salem
- 6 Shubert
- 7 Stella
- 8 Verdon
- 9 Rulo

## U.S. Post Offices

- 10 Humboldt
- 11 Dawson
- 12 Falls City
- 13 Salem
- 14 Shubert
- 15 Stella
- 16 Verdon
- 17 Rulo

## Public Libraries

- 18 Lydia Bruun Woods Library
- 19 Bruun Memorial Library
- 20 Village of Stella Library

## Medical/Elderly Services

- 21 Community Medical Center - Falls City
- 22 Falls City Care Center
- 23 Community Memorial Hospital - Humboldt
- 24 Colonial Acres Nursing Home - Humboldt

## Educational Facilities

### Falls City

- 25 North Elementary
- 26 South Elementary
- 27 Middle School
- 28 High School
- 29 Maple Grove Public

### Dawson-Verdon

- 30 Elementary
- 31 Junior/Senior

### Humboldt

- 32 Elementary
- 33 Junior/Senior

### Stella - SE Consolidated

- 34 Elementary
- 35 Junior/Senior

## General Public Facilities

- Cemeteries
- △ Electrical Substations
- Electrical Transmission Lines
- Natural Gas Lines

Rulo - 9, 17

Richardson County Comprehensive Plan 2011  
Section 4

4.3

- 3.5 Insure the rules and regulations of the Americans with Disabilities Act are addressed at all public facilities.
- 3.6 Encourage the availability of all necessary services to youth and older adults in Richardson County.

## **PUBLIC FACILITIES**

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### **Parks and Recreation**

Richardson County has a variety of recreational areas and wildlife management areas throughout the County. **Indian Cave State Park** is located in northeast Richardson County, approximately four miles east of Barada. The Park covers 1,937 acres in Richardson County and over 3,000 total acres. The Park has a modern campground with up-to-date facilities and offers various activities, such as horseback riding, hiking, swimming and a visitor center. The camping area can accommodate 225 units and has picnic tables, fire rings, showers, restrooms and electrical hook-ups. The Park is open year-round, weather permitting.

**Kirkman's Cove Recreational Area Lake** is located two miles west and one mile north of Humboldt, Nebraska. The area provides recreational activities such as fishing and some boating as well as a golf course.

Three Wildlife Management Areas are present in Richardson County. **Margrave Wildlife Management Area** is located one mile west and three miles south of Rulo, Nebraska. The area is approximately 107 acres, 47 of which are timber.

**Four-Mile Creek Wildlife Management Area** is located eight miles south of Humboldt. The Area has 108 acres of public hunting land.

**Kinters Ford Wildlife Management Area** is located one mile north and two miles east of Dubois. The Area has 200 acres of timber, crop and pasture land available to hunters.

## **Public Administration**

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

The **Richardson County Courthouse** is located at 1700 Stone Street in Falls City, Nebraska. Built in 1925, the building does meet ADA standards. Offices at the Courthouse include:

- County Clerk
- Sheriff Office
- Clerk of District Court
- District Court
- Register of Deeds
- County Commissioners
- County Court
- County Judge
- County Assessor
- County Treasurer
- Veterans Service Office
- Cooperative Extension Office
- Social Services
- Emergency Management Agency
- County Jail
- Southeast Nebraska Community Action Agency

## **Law Enforcement**

The **Richardson County Sheriff Department** is located at 1700 Stone Street in the County Courthouse in Falls City, Nebraska. The County jail has eight cells. The Sheriff Department includes a total of 14 staff, including one Sheriff, five deputies, four full-time dispatchers and three part-time dispatchers and one secretary. In addition to rural law enforcement duties, the Sheriff Department provides law enforcement services to all communities in Richardson County with the exception of Falls City. Currently, the department has six vehicles, each with standard equipment.

## **Fire Protection**

County **fire protection services** are provided by the community volunteer fire departments in Humboldt, Salem, Shubert, Stella, Verdon and Rulo. Falls City has a rural fire department in addition to the City fire department. The Falls City rural fire department covers the largest area of the County, approximately the eastern half. Equipment by the fire department includes two pumpers, one tanker and one grass rig. The fire department has 25 volunteers, an insurance classification of eight and receives between 30-35 calls per year. There are also rural fire departments with smaller coverage areas in Richardson County based in the communities of Verdon, Dawson, Humboldt and Stella volunteer fire departments. Areas of specialty include the "Quick Response Team" from Verdon, the Humboldt Rescue Squad, and the Falls City Volunteer Ambulance Service.

## **Civil Defense**

The present **Civil Defense** services for Richardson County are provided through the County Emergency Management Agency in Falls City. Civil Defense works with county law enforcement and fire departments in planning for public safety and consists of over 40 volunteers.

The planning and preparation for natural disaster and man-made emergencies consists of:

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

Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc.

## **Postal Services**

**United States Post Offices** are located in the communities of Falls City, Humboldt, Dawson, Rulo, Salem, Stella, Shubert and Verdon. Each post office offers rental boxes and provides rural route delivery throughout the County.

## **Public Libraries**

**Public Libraries** can be found in Falls City, Humboldt, Stella, Rulo, Dawson and Verdon. The **Bruun Memorial Library** is located at 730 3<sup>rd</sup> Street in Humboldt. Built in the late 1800's, the hours of operation are Monday, 2:00 p.m. to 8:30 p.m.; Tuesday and Thursday, 10:00 a.m. to 12 noon and 2:00 p.m. to 5:30 p.m.; Wednesday and Friday, 2:00 p.m. to 5:30 p.m.; and Saturday, 9:00 a.m. to 12 noon. The Library is home to over 41,000 resources, with an average annual circulation of approximately 18,000.

The **Lydia Bruun Woods Library**, located at 120 E. 18<sup>th</sup> in Falls City, was built in 1901. Hours of operation are Monday through Thursday, 12 noon to 8:00 p.m.; Friday, 12 noon to 6:00 p.m.; and Saturday 11:00 a.m. to 4:00 p.m. The Library employs three full-time and three part-time staff persons and have over 33,400 publications. Average annual circulation is approximately 55,000.

The Village of Stella also has a Library located on the north side of downtown. The Library is open five hours per week and has approximately 2,000 publications including books, magazines, puzzles and movies.

## **Medical/Elderly Services**

Located at 2307 Barada Street in Falls City, **Community Medical Center** is a full service hospital with 140 employees. The hospital offers specialized services, acute care, long term care and 24 hour emergency room service. A physician is on duty 24 hours a day, seven days a week.

**Humboldt Health Care Hospital** in Humboldt is a critical access hospital built in 1967. The hospital offers acute care and emergency services, 24 hours a day, seven days a week. The hospital has a 15 bed capacity. The facility has 20 staff persons including 10 certified staff with a 24 hour on call physician.

*assisted living* .....

**Falls City Care Center** is an assisted living and nursing facility located at 2800 Towle Street in Falls City, Nebraska. The center employs 67 total staff, 34 of which are certified and 119 total beds with 71 filled. The center has no plans for expansion in the near future.

**Midland Villa Nursing Home** is a nursing facility located in Falls City at 1720 Burton Drive in Falls City, Nebraska. The facility was construction circa 1978 and currently provides nursing home care as well as adult day care programs. Midland Villa has 80 total beds staffed by 73 employees, of which 53 are certified.

**Victory Village** is an assisted living facility which in 1999 opened in the former Sunny Court nursing home which closed in 1994. The assisted living facility is located at 1010 East Twenty-First Street and has certified nursing assistants on duty 24 hours per day with registered nurses on call. Total capacity of the facility is 24 persons.

**Colonial Acres Nursing Home** is located at 1043 10<sup>th</sup> Street in Humboldt. Built in 1969, the Home employs 60 staff, 40 of which are certified. Colonial Acres has 49 nursing home beds and 15 assisted living beds. All of the nursing home beds and six of the assisted living beds are filled.

**Educational Facilities**

Students in Richardson County attend schools in communities in and near Richardson County. See **Illustration 4.2**, Richardson County School District Boundaries Map.

Falls City has several schools for local students as well as rural. Falls City High School, Falls City Middle School, Sacred Heart School, and North and South Elementary all provide educational facilities.

**Falls City High School** in Falls City offers grades 9-12 with an enrollment of 380 students. Currently the schools is expanding by 8-10 classrooms which will total 40 classrooms overall. Approximately 190 computers are made available to students and additional computers will be made available with the new classrooms.



**Humboldt Public Schools** offers both an Elementary School K-6, and a Junior/Senior High School, grades 7-12 and an enrollment of 185 students and a staff of 22. Students from the City of Humboldt and western Richardson County are currently in this District. The school will be unifying with Table Rock for the 2001 school year and will bring an additional 185 students to the existing school.

**Southeast Consolidated School** is located in Stella, Nebraska and includes an Elementary School, grades K-6, and a Junior/Senior High School, grades 7-12. Students from the Villages of Stella and Shubert, as well as northern Richardson and northern Nemaha Counties attend these schools. The school was built in 1967. Current enrollment is 232 students with 25 staff persons. The school does not have plans for expansion.

**Dawson-Verdon Public Schools** in Dawson, Nebraska includes an Elementary School, grades K-6, and a Junior/Senior High School, grades 7-12 with a combined enrollment of 185 students with 22 staff. The Villages of Dawson and Verdon, as well as rural central and south-central Richardson County are included in this school district. Built in 1925, the building has 22 classrooms and offers approximately 50 computers to students.

**Sacred Heart School**, 1820 Fulton St., Falls City, is a Catholic School that has been serving Falls City and Richardson County since 1891. Sacred Heart defines its mission as "educating and forming the whole person *"for this life and the next."*" Sacred Heart includes a Pre-School, a K-6 Elementary School and a 7-12 Junior/Senior School. Its current enrollment from Pre-K-12 is 286. Sacred Heart offers a classical Catholic education with emphasis on the traditional values, discipline and methods that prepare students for post-high school education. The school is open to Catholics and Non-Catholics. It is supported by assessments from the five participating Catholic parishes in Falls City, Rulo, Arago, Dawson and Shubert. There is also a tuition for each student.

### **County Fairgrounds**

The **Richardson County Fairgrounds** are located in the City of Humboldt just east of Highway 105. The County Fair is held each year in September. The fairgrounds include such facilities as a horse arena and livestock buildings. The Fairgrounds host an array of activities throughout the year including rodeos, weddings, dances and auctions. A 4-H and FFA youth fair is held each year in July.

# **SECTION 5**

# **TRANSPORTATION**

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## **SECTION 5**

### **TRANSPORTATION**

#### **INTRODUCTION**

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

The primary sources of information utilized to develop the Transportation Plan were (1) County "One and Six Year Plans," (2) State of Nebraska Department of Roads.

#### **GOALS AND POLICIES**

**Goal 1** - *Provide a transportation system throughout the County that enhances the safe and efficient movement of people, goods and services.*

##### **Policies:**

- 1.1 Coordinate transportation systems with the planning and development of other elements of the County, including other means of transportation and public utilities and facilities.
- 1.2 Develop county road systems and scheduled improvements in accordance with the State of Nebraska functional road classifications of all Richardson County rural roads.
- 1.3 Consider a comprehensive trails plan to allow for pedestrian travel and recreation throughout the County. Utilize the Southeast Trails Development Plan established by the Nebraska Department of Economic Development.

## **EXISTING COUNTY ROAD NETWORK**

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**Illustration 6.1, State Functional Classifications, Richardson County, Nebraska,** depicts the transportation system in Richardson County.

The transportation network in Richardson County comprises, five Nebraska highways (4, 8, 62, 67 & 150), one Nebraska highway spur (S-64E), three US highways (73, 75 and 159), and many county roads. Highways 73, 75 and 159 link Richardson County and its communities with many cities and metropolitan areas throughout the nation, while the state highways and county roads provide transportation services throughout the county and into adjacent counties.

### **Road Classification**

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

- (1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;
- (2) **Expressway:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;
- (3) **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, travel patterns;
- (4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
- (5) **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;

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

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

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

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

## **FUTURE COUNTY TRANS- PORTATION SYSTEM**

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The future transportation system in Richardson County is outlined in the County's **One and Six Year Road Improvement Programs**. The 6 Road Improvements and the 3 Bridge Improvements identified in the County's One Year Plans include those projects which are to be undertaken in 2000. The remaining 14 Road Improvements and 18 Bridge Improvements identified in the Six Year Plans are projects to be undertaken during 2001 through 2005, or earlier if funding becomes available. **Illustration 6.2, One Year Road and Bridge Plans, Year Ending December 31, 2000, Richardson County, Nebraska**, depicts the future One Year Road and Bridge improvements in Richardson County.

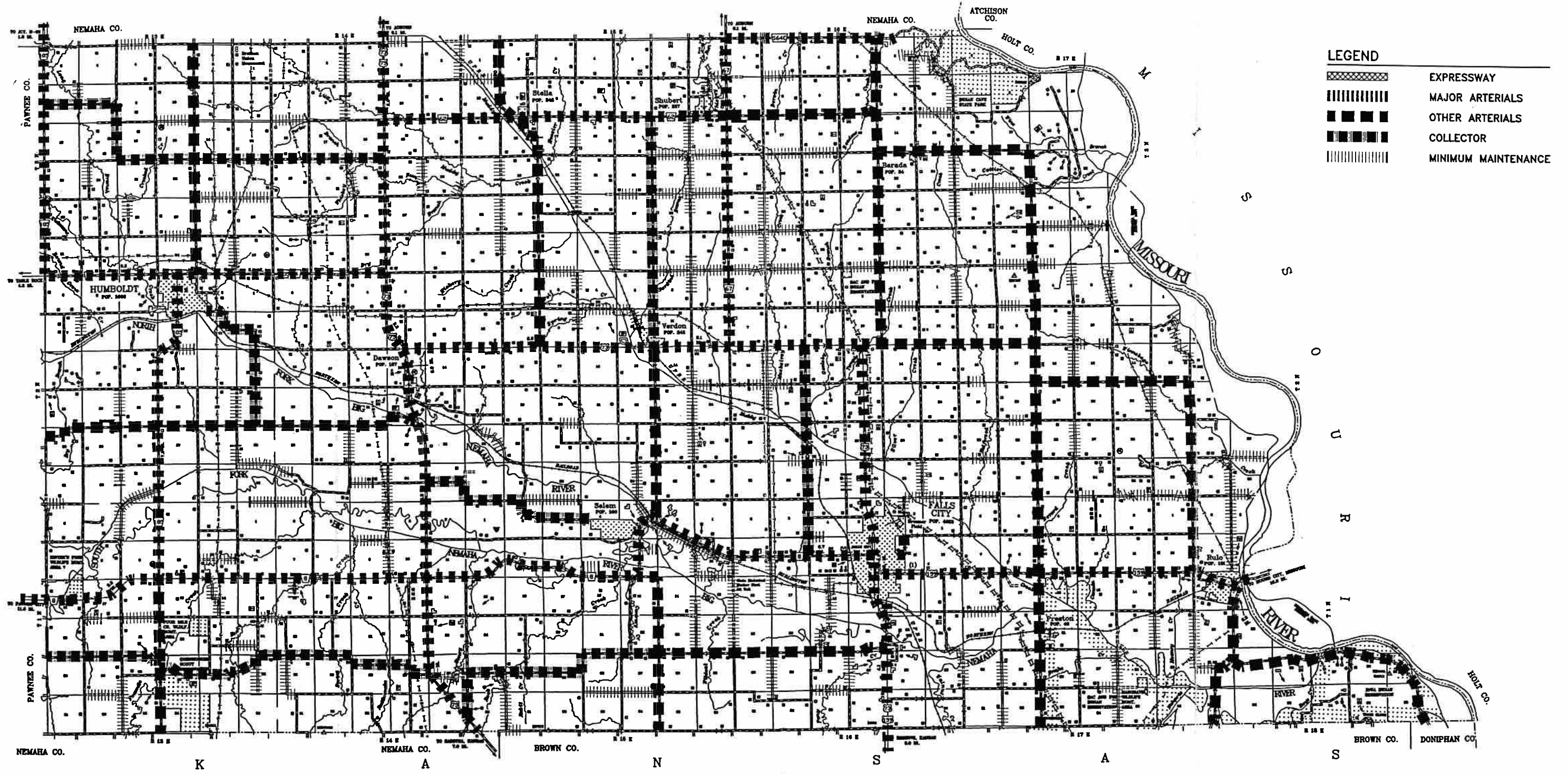
**Illustration 6.3, Six Year Road and Bridge Plans, Year Ending December 31, 2005, Richardson County, Nebraska, depicts the future Six Year Road and Bridge improvements in Richardson County.**

**Richardson County  
One Year Road Plan**

**The Richardson County One Year Road Plan includes the following road improvements:**

1. This project is located in the East ½ mile between S26 & S35-T3N-R13E. This project consists of grading, aggregate, drainage structures and erosion control. The surface will be 3" thick. The project length is 0.5 miles and the estimated cost is \$10,000.00. The project number is C74(9819).
2. This project begins at the SW corner of S19-T1N-R13E, then East one mile to the SE corner of S19-T1N-R13E, then North 1 mile to the NE corner of S19-T1N-R13E, then North on 0.5 miles from the SE corner of S18-T1N-R13E to Highway 8. This project consists of grading, aggregate, drainage structures, erosion control and right of way acquisition. The surface will be 3" thick and 20' wide. The project length is 2.5 miles and the estimated cost is \$45,000.00. The project number is C74(9814).
3. This project begins at the SE corner of S5-T1N-R17E, then 3.5 miles West to the North South center line between S11 & S2-T1N-R16E. This project consists of grading, aggregate, drainage structures and erosion control. The surface will be 3" thick and 20' wide. The project length is 3.5 miles and the estimated cost is \$60,000.00. The project number is C74(9818).
4. This project begins at the SW corner of S30-T1N-R17E, then East for 2 miles to the SE corner of S29-T1N-R17E. This project consists of rehabilitation with grading, aggregate, drainage structures and culvert extensions as needed. The surface will be 6" thick and 20' wide. The project length is 2 miles and the estimated cost is \$30,000.00. The project number is C74(9804).

STATE FUNCTIONAL CLASSIFICATION  
RICHARDSON COUNTY, NEBRASKA



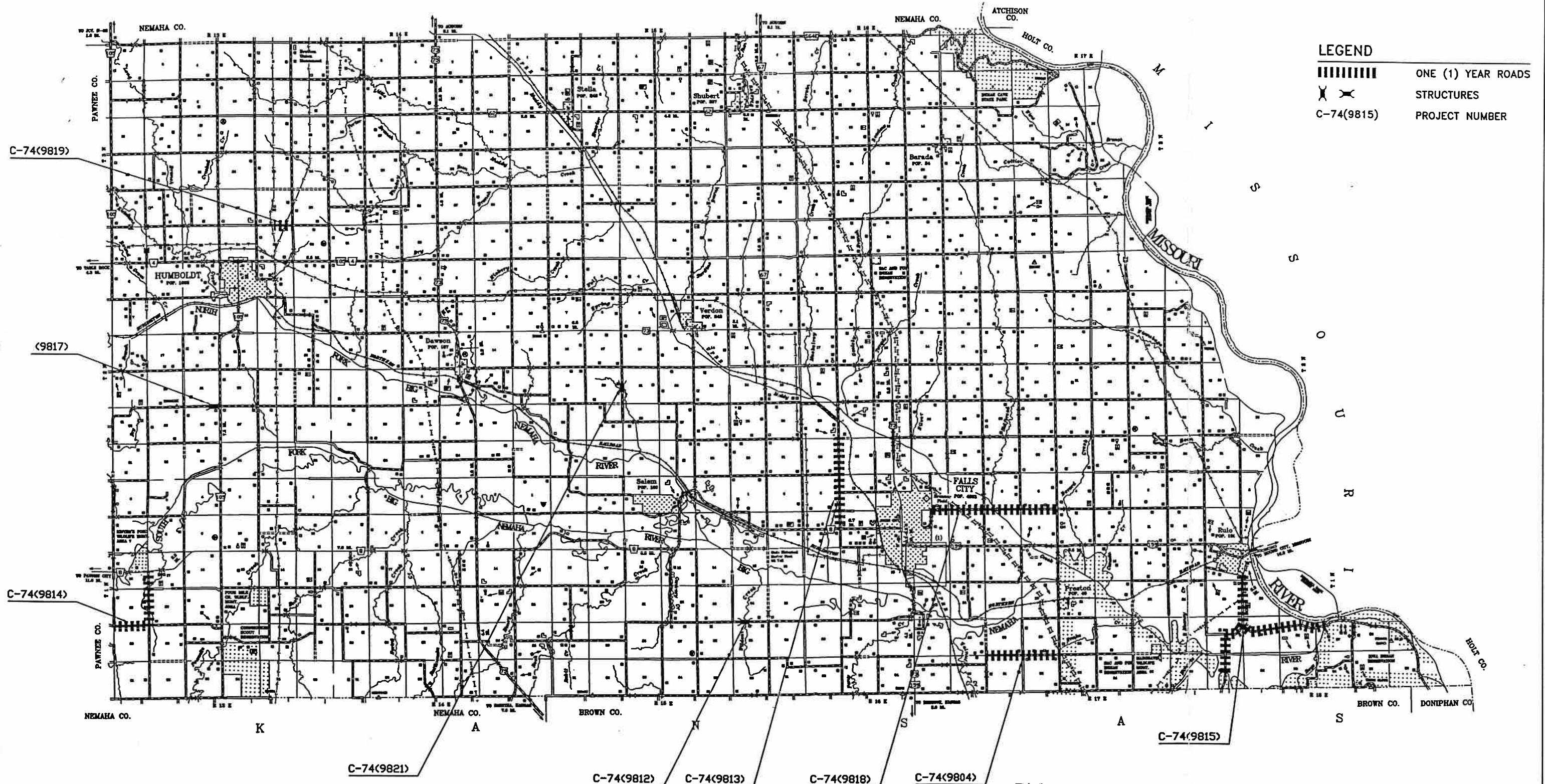
Richardson County Comprehensive Plan 2011

Section 5

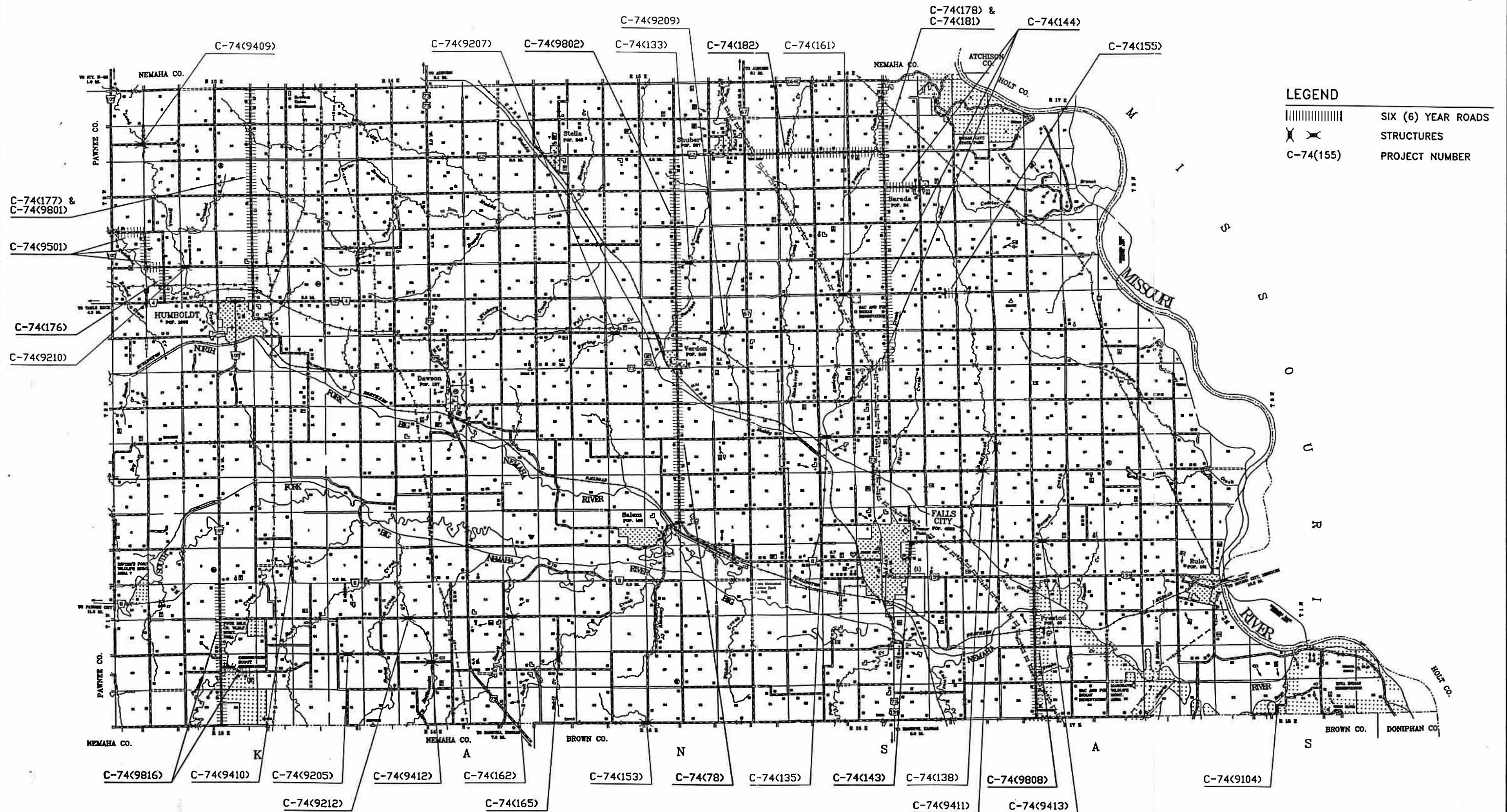
5.3



ONE YEAR ROAD AND BRIDGE PLANS  
 YEAR ENDING DECEMBER 31, 2000  
 RICHARDSON COUNTY



SIX YEAR ROAD AND BRIDGE PLANS  
YEAR ENDING DECEMBER 31, 2005  
RICHARDSON COUNTY



5. This project begins at the SW corner of the NW 1/4 of S9-T1N-R16E (Hwy. 8), then North for 2.5 miles to the SE corner of S29-T2N-R16E. This project consists of rehabilitation with grading, aggregate, drainage structures and culvert extensions as needed. The surface will be 6" thick and 22' wide. The project length is 2.5 miles and the estimated cost is \$35,000.00. The project number is C74(9813).
6. This project begins at the SE corner Rulo NE, near the SE corner of S18-T1N-R18E, then South 1.5 miles to the "Y" in the road. Then: (a) From the "Y", East 2.25 miles through S29, S28, S27-T1-R18 to the Nemaha River; (b) From the "Y", SW 0.5 miles through S30-T1-R18, then South 1 mile to the centerline of S31-T1-R18. This project consists of a single lift armor coat. The surface will be 3/4" thick and 20' wide. The project length is 5.5 miles and the estimated cost is \$50,000.00. The project number is C74(9815).

**Richardson County  
Six Year Road Plan**

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**The Richardson County Six Year Road Plan  
includes the following road improvements:**

1. This project begins at the NE corner of S3-T3N-R13E (at the Nemaha County Line), then South 6 miles to Hwy. 4. This project consists of rehabilitation with grading, aggregate, drainage structures and culvert extensions as needed. The surface will be 6" thick and 20' wide. The project length is 6 miles and the estimated cost is \$90,000.00. The project number is C74(9801).
2. This project begins at the NE corner of S15-T3N-R15E (at Hwy. 62), then South to the Village Limits of Verdon, Nebraska. This project consists of rehabilitation with grading, aggregate, drainage structures and culvert extensions as needed. The surface will be 6" thick and 20' wide. The project length is 5.5 miles and the estimated cost is \$82,000.00. The project number is C74(9802).

3. This project begins on East 21<sup>st</sup> Street, City Limits to Falls City, then East 0.25 miles, then North 0.75 miles to the Municipal Airport, also known as Airport Road. This project consists of grading, concrete, drainage structures, erosion control, right of way, utility adjustments and a box culvert. The surface will be 8" thick and 24' wide. The project length is 0.7 miles and the estimated cost is \$400,000.00, with \$57,000 from the County, \$46,000 from the City, \$17,000 from the State and \$280,500 from Federal funds. The project number is C74(143).
4. This project is located between S36-T3N-R16E and S1-T2N-R16E. This project consists of road realignment, road dam structure, grading, aggregate, drainage structures, erosion control, right of way, utility adjustments and a box culvert. The surface will be 3" thick and 20' wide. The project length is 0.25 miles and the estimated cost is \$30,000.00, with \$22,500 from the County and \$7,500 from the NRD. The project number is C74(155).
5. This project begins at the SW corner of S35-T3N-R13E then North to the NW corner of S2-T3N-R13E. This project consists of armor coat-2. The surface will be 3/4" thick and 20' wide. The project length is 6 miles and the estimated cost is \$75,000.00. The project number is C74(177).
6. This project begins at the NW corner of S18-T3N-R16E then East to the NW corner of S14-T3N-R16E. This project consists of armor coat-2. The surface will be 3/4" thick and 20' wide. The project length is 4.0 miles and the estimated cost is \$40,000.00. The project number is C74(182).
7. This project begins at the SW corner of S14-T3N-R16E then North to the NW corner of S2-T3N-R16E. This project consists of grading, aggregate, drainage structures and right of way. The surface will be 3" thick and 20' wide. The project length is 3.0 miles and the estimated cost is \$20,000.00. The project number is C74(178).



8. This project begins at the SW corner of S14-T3N-R16E then North to the NW corner of S2-T3N-R16E. This project consists of armor coat-2. The surface will be 3/4" thick and 20' wide. The project length is 3.0 miles and the estimated cost is \$35,000.00. The project number is C74(181).
9. This project begins at the NE corner of S15-T2N-R15E then South for 4.3 miles. This project consists of grading, armor coat-2, drainage structures, right of way and temporary easements. The surface will be 3/4" thick and 20' wide. The project length is 4.5 miles and the estimated cost is \$70,000.00. The project number is C74(78).
10. This project begins at approximately the North 1/4 corner of S15-T2N-R16E then East for 0.5 miles, then North 5 miles, then East 1 mile to the Village of Barada. This project consists of grading, armor coat-2, drainage structures, erosion control, right of way and temporary easements. The surface will be 3/4" thick and 20' wide. The project length is 6.5 miles and the estimated cost is \$100,000.00. The project number is C74(144).
11. This project begins at the South 1/4 corner of S32-T3N-R13E then North to the North 1/4 corner of same. This project consists of grading, asphalt, drainage structures, right of way and utility adjustments. The surface will be 3" thick and 20' wide. The project length is 1 mile. This project ties with C-74(9501) for a total of 3.3 miles of hard surface. The estimated cost is \$258,000.00 and possible funding is being explored. The project number is C74(176).
12. This project begins at the NW corner of S30-T3N-R13E, then East 1 mile to the NE corner of S30-T3N-R13E, then South 1 mile to the SE corner of S30-T3N-R13E then East 0.3 miles to the South 1/4 corner of S29-T3N-R13E. This project consists of grading, asphalt, drainage structures, right of way and utility adjustments. The surface will be 3" thick and 20' wide.

The project length is 2.3 miles. This project ties with C-74(176) for a total of 3.3 miles of hard surface. The estimated cost is \$595,000.00 and possible funding is being explored. The project number is C74(9501).

13. This project begins at the NE corner of S17-T1N-R17E (at Hwy. 159), then South for 4 miles to the Nebraska-Kansas State Line. This project consists of grading, asphalt, right of way and utility adjustments. The surface will be 6" thick and 24' wide. The project length is. The estimated cost is \$2,200,000.00 with funding by B.I.A. The project number is C74(9808).
14. This project begins at the NW corner of S15-T1N-R13E, running for 4 miles South to the Nebraska-Kansas State Line, ending at the SW corner of S34-T1N-R13E. Approximately 2.5 miles South of the beginning point, the project runs East for 0.75 miles running close to the centerline of S27-T1N-R13E. This project consists of grading and asphalt. The surface will be 6" thick and 20' wide. The project length is 4.75 miles. The estimated cost is \$1,000,000.00. The project number is C74(9816).

**Richardson County**  
**One Year Bridge Plan**

1. This project is located between S24 & S25-T1N-R15E, and is 0.25 miles East of the NW corner of S25-T1N-R15E. This new bridge has a 28' roadway width and a 56'-6" length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project length is 0.5 miles and the estimated cost is \$175,000.00. This is a Federal Aid Project when money is available. The project number is C74(9812).
2. This project is located between S21 & S28-T2N-R13E, and is 0.1 miles West of the SE corner of S1-T2N-R13E. This new bridge has a 28' roadway width and a 40' length. In addition to the bridge, this project consists of grading, aggregate, concrete and drainage structures. The project length is 0.5 miles and the estimated cost is \$150,000.00. This is a Soft Match Project. The project number is C74(9817).

3. This project is located between S20 & S21-T2N-R15E. This bridge rehabilitation has a 20' roadway width and a 72' length. In addition to the bridge rehabilitation, this project consists of grading, aggregate, drainage structures and erosion control. The project length is 0.5 miles and the estimated cost is \$50,000.00. The project number is C74(9821).

**Richardson County  
Six Year Bridge Plan**

**The Richardson County Six Year Bridge Plan  
includes the following Bridge improvements:**

1. This project is located in the SE 1/4 of S33-T1N-R18E. This box culvert has a 20' span, 8' rise and a 45' length. In addition to the box culvert, this project consists of grading, aggregate and drainage structures. The project has an estimated cost of \$50,000.00 with funding by B.I.A. The project number is C74(9104).
2. This project is located 1/8 mile West of the SE corner of S33-T1N-R15E on the Nebraska-Kansas State Line. This bridge has a 24' roadway width and a 100' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures and right of way. The estimated cost is \$200,000.00, with \$20,000 from the County, \$20,000 from Brown County Kansas, and \$160,000 from Federal funds. This is a Federal Aid Project. The project number is C74(153).
3. This project is located between S21 & S28-T2N-R16E. This new bridge has a 24' roadway width and a 120' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures and right of way. The project length is 0.2 miles and the estimated cost is \$240,000.00, with \$24,000 from the County, \$24,000 from the State, and \$192,000 from Federal funds. The project number is C74(135).



4. This project is located in S30-T1N-R15E. This new bridge has a 24' roadway width and a 140' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures, erosion control and fencing. The project length is 0.2 miles and the estimated cost is \$280,000.00. The project number is C74(165).
5. This project is located between S33-T3N-R16E and S4-T2N-R16E. This new bridge has a 20' roadway width and a 150' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures and right of way. The project length is 0.1 miles and the estimated cost is \$300,000.00, with \$30,000 from the County, \$30,000 from the State, and \$240,000 from Federal funds. The project number is C74(161).
6. This project is located between S13 & S24-T1N-R14E on Honey Creek. This new bridge has a 20' roadway width and a 70' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures, erosion control and right of way. The project length is 0.1 miles and the estimated cost is \$140,000.00. The project number is C74(162).
7. This project is located between S30 & S31-T2N-R17E. This new bridge has a 20' roadway width and a 50' length. The County may consider rehabilitation of this bridge as the bridge is on a low traffic minimum maintenance road. The project length is 0.1 miles and the estimated cost is \$100,000.00. The project number is C74(138).
8. This project is located on the South line of S19-T1N-R14E, 3 miles South and 8 miles West of Salem. This project is a new culvert which has a 10' diameter and a 50' length. In addition to the culvert, this project consists of grading, aggregate and drainage structures. The project estimated cost is \$10,000.00. The project number is C74(9205).

9. This project is located on the South line of S4-T2N-R15E, 1.5 miles West and 1 mile North of Verdon. This new bridge has a 20' roadway width and a 50' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project estimated cost is \$100,000.00. The project number is C74(9207).
10. This project is located on the South line of S1-T2N-R15E, 1.5 miles NE of Verdon. This new bridge has a 20' roadway width and a 30' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project estimated cost is \$60,000.00. The project number is C74(9209).
11. This project is located on the South line of S28-T3N-R13E, 1 mile North and 1 mile West of Humboldt. This new bridge has a 24' roadway width and a 100' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project estimated cost is \$180,000.00. The project number is C74(9210).
12. This project is located on the South line of S16-T1N-R14E, 5.5 miles South and 1 mile West of Dawson. This new bridge has a 28' roadway width and a 60' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project length is 0.1 miles and the estimated cost is \$150,000.00. The project number is C74(9212).
13. This project is located between S26 & S35-T3N-R15E. This new bridge has a 24' roadway width and a 100' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures, erosion control, right of way, utility adjustments, fencing and straitening of the road. The project length is 0.25 miles and the estimated cost is \$200,000.00. The project number is C74(133).

14. This project is located near the East 1/4 corner of S7-T3N-R13E. This new bridge has a 28' roadway width and a 160' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures and right of way. The project length is 0.1 miles and the estimated cost is \$400,000.00, with \$80,000 from the County, and \$320,500 from Federal funds. The project number is C74(9409).
15. This project is located near the East 1/4 corner of S11-T1N-R13E. This new bridge has a 24' roadway width and a 120' length. In addition to the bridge, this project consists of grading, aggregate, drainage structures and right of way. The project estimated cost is \$240,000.00, with \$48,000 from the County, and \$192,000 from Federal funds. The project number is C74(9410).
16. This project is located on the East line of S30-T2N-R17E. This new bridge has a 24' roadway width and a 90' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project length is 0.1 miles and the estimated cost is \$180,000. The project number is C74(9411).
17. This project is located in the NE 1/4 of S28-T1N-R14E. This new bridge has a 28' roadway width and a 90' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project length is 0.1 miles and the estimated cost is \$225,000. The project number is C74(9412).
18. This project is located on the North line of S9-T1N-R17E. This new bridge has a 24' roadway width and a 90' length. In addition to the bridge, this project consists of grading, aggregate and drainage structures. The project length is 0.1 miles and the estimated cost is \$180,000. The project number is C74(9413).

**UPCOMING  
NEBRASKA  
DEPARTMENT OF  
ROADS PROJECTS  
IN RICHARDSON  
COUNTY**

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**The Nebraska Department of Roads has several projects which will be completed in Richardson County within the next several years. These include:**

1. Project No. PEP-8-7(1008) consists of surface rehabilitation of 7.6 miles of Nebraska Highway 8, East of Salem. This project is scheduled to begin construction between 2001 and 2005 and is estimated to cost \$855,000.
2. Project No. EACNH-75-1(105) consists of urban work on 0.7 miles of US Highway 75, in Dawson. This project is scheduled to begin construction between 2001 and 2005 and is estimated to cost \$2,096,000.
3. Project No. PEP-105-1(1006) consists of surface rehabilitation of 7.1 miles of Nebraska Highway 105, South of Humboldt. This project is scheduled to begin construction between 2001 and 2005 and is estimated to cost \$795,000.
4. Project No. S-105-1(1005) consists of a bridge deck overlay and curb on Nebraska Highway 105, South of Humboldt. This project is scheduled to begin construction between 2001 and 2005 and is estimated to cost \$389,000.
5. Project No. NH-73-1(113) consists of grading, structures, surfacing and surfaced shoulders of 1.6 miles of US Highway 73 North of Falls City. This project is scheduled to begin construction in 2006 or later and is estimated to cost \$2,811,000.

# **SECTION 6**

## **PLAN MAINTENANCE**

## **AND IMPLEMENTATION**

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# CHAPTER 6

## PLAN MAINTENANCE AND IMPLEMENTATION

### **INTRODUCTION**

Pertinent to the successful delivery of planning activities is a clear understanding of the tools available for the maintenance and implementation of the Comprehensive Plan. This Chapter of the Comprehensive Plan recommends maintenance and implementation procedures most appropriate for Richardson County. Included is a discussion of **land use regulations, public and private capital investments and the annual review of the Comprehensive Plan and plan amendments.**

### **GOALS AND POLICIES**

***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.

## **LAND USE REGULATIONS**

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The implementation process of the **land use plan** involves three distinct stages. The **first** is the design of future land uses, both graphic and narrative. This documentation is included in this Comprehensive Plan update. **Secondly**, the local governing bodies (County Board of Supervisors and County Planning Commission) must officially adopt and begin procedures to monitor the various land uses within their jurisdiction. This includes the constant study of the County as new development occurs. Advice and recommendations are given to public Boards by the Planning Commission to assist them in land use decisions. The **third stage** consists of the design and implementation of land use regulations to insure, according to ordinance law, the proper implementation of the land use plan. The primary regulation utilized by most municipalities to accomplish this is the **zoning ordinance**.

The right to implement a zoning ordinance is a power given to local municipalities through the State's general police power. Police power is based on the promotion of the health, safety and general welfare of the people and their environs to secure their safety from fire, flood and other damage.

**Zoning** plays an important role in the Comprehensive Planning process. If properly implemented, a zoning ordinance can be used to achieve several objectives, including; (1) directing the growth of the County in accordance with a Comprehensive Plan, (2) encouraging the most appropriate use of land, (3) preserving and protecting property values, and (4) providing adequate light and air and preventing overcrowding of land.

The planning and zoning jurisdiction of Richardson County is all incorporated areas, less the one-mile planning jurisdiction of each incorporated community.



## **PUBLIC CAPITAL INVESTMENTS**

Local public capital investments can greatly influence both the preservation and growth of an area. Richardson County will have a need for the improvement and development of modern infrastructure, including streets, and water, sewer and power utility systems. Also required will be the allocation of resources for such public facilities as libraries and other public or semi-public buildings and programs.

The public capital investment process must be sensitive to the affordability level of the County, while cognizant of the fact that public dollars will need to be secured if population stability and growth are to continue.

**A Capital Improvement Program or Plan** for the County is the common vehicle to insure public investment. The Plan should detail the specifics of how revenues will be raised as well as the overall allocation of dollars for the public need. The presence of need will always be higher than resources available, so the proper, most wanted and needed activities should be selected for the Capital Improvement Plan. The fear of allocating public funds for the improvement or development of needed infrastructure and facilities can be tempered if the public is brought into the Capital Improvement planning process.

Scheduled public discussion of needs and resources will provide Richardson County with a firm understanding of needs and the necessity to meet these needs.

The most appropriate Capital Improvement Plan or Program is one which contains at least a five-year funding period. This provides the municipality with some flexibility as to which planned public projects will have implementation priority.

## **PRIVATE CAPITAL**

Private capital, or financing, will need to provide the majority of funding for public improvements. This private sector investment is traditionally accomplished via taxes, user fees, or initial development investment.

To insure private investment, Richardson County must produce a process of promoting their future. This starts with the private sector's firm understanding and support for this Comprehensive Plan. **Partnerships need to be created between the County and the private sector.** These partnerships can range from private sector being appointed to County commissions or advisory groups to the elected Boards.

The County will need to produce incentives comprised of programs of "public intervention" to attract the private sector to invest in important community and economic development projects. Programs of public intervention might include joint public/private investment, the use of State and Federal (Grant) funds and tax increment financing to leverage private dollars.

## **ANNUAL REVIEW OF THE COMPREHENSIVE PLAN AND PLAN AMENDMENTS**

This Comprehensive Plan should be in a constant process of review by all parties involved. This review, if properly conducted, will produce changes to the Plan. Changes will be made to the Plan utilizing a proper framework for Amendments.

The Plan review process should be initiated by the Planning Commission. The review process should be scheduled. Professional planners can assist with this review process with the assistance of all pertinent County staff.

Public involvement will be a prerequisite for the effective review of the Comprehensive Plan. Organized involvement could include the use of the Planning Steering Committee membership utilized in the development of this Plan. Scheduled public meetings should also be conducted to insure input from specific neighborhood areas and special interest groups.

The starting point, or foundation for all review processes should be the **evaluation of the future land use plan** found on the last page of Section 3. The review and possible change to the land use plan should be predicted on proposed developments. These changes will, in turn, require modifying the other components of the Comprehensive Plan, such as housing, infrastructure and facilities and the environmental assessment.

**The Comprehensive Plan should be reviewed, at a minimum, once a year.**

The process to officially **amend** the Richardson County Comprehensive Plan should go beyond required Planning Commission public hearings. Again, as in the case of the review process, it would benefit the ongoing implementation of the Comprehensive Plan if public hearings were also scheduled and conducted in strategic locations throughout the County, where maximum attendance and participation could be expected. A Comprehensive Plan must be amended in accordance with Nebraska Revised Statutes.