

UTICA, NEBRASKA



“10-YEAR COMMUNITY VISION” 2011-2021

COMPREHENSIVE PLAN 2011-2021 “Executive Summary”

Prepared For:

Village of Utica, Nebraska

Prepared By:

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

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

APRIL, 2011

**UTICA, NEBRASKA
COMPREHENSIVE PLAN
2011-2021**

PLAN PARTICIPANTS

VILLAGE STAFF

Rebecca Sandman – Clerk/Treasurer
Michael Mullally – Village Attorney (Seward)

VILLAGE BOARD MEMBERS

Gary Dittmar - Chairperson
Randy Dvorak
Gary Ehlers
Roger Meyer
Donald Olson

UTICA PLANNING COMMISSION/PLANNING STEERING COMMITTEE

Alan Koski - Chair	Adam Simmerman
Mitchell Stuhr	Jerry Springer
Harold Luebbe	Lynn Hoops
LaVern Stuhr	Dennis Cradick
Andy Fehlhafer – Board of Adjustment	

CONSULTANT

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

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, & Keith Carl **

The **Comprehensive Plan** was completed with guidance and direction from the **Village of Utica Planning Commission Planning Steering Committee**. The Utica Comprehensive Plan was funded by a Housing Study Grant provided by the Nebraska Investment Finance Authority, with matching funds provided by the Village.

THE COMPREHENSIVE PLAN

This **Utica Comprehensive Plan** is designed to serve as a tool to assist the Village in planning for future stability and development in the Village and the respective One-Mile Planning Jurisdiction. The **Plan** contains information about existing conditions within the Village, including population, land use, public facilities and utilities and transportation, and serves as an update to the Village's current Plan documents previously prepared in the late 1960s.

The planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan**, itself, presents a planning program designed to identify and develop policies in the areas of **land use, population, economics, public facilities and utilities, transportation and plan maintenance/ implementation**.

The **Comprehensive Plan** was prepared under the direction of the Utica Planning Commission, with the assistance of the Village Board of Trustees, Village Staff and planning consultants, Hanna:Keelan Associates, P.C., of Lincoln, Nebraska.

PLANNING PERIOD

The planning time period for achieving the goals, programs and community and economic development activities identified in this **Utica Comprehensive Plan** is **10 years**.

PLANNING JURISDICTION

The planning jurisdiction of the Village of Utica includes the Utica Corporate Limits and the area within the One-Mile Planning Jurisdiction of the Village. The Village enforces planning, zoning and subdivision regulations within the one-mile limit, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

This Comprehensive Plan for the Village of Utica is prepared under the Authority of Section 19-924-929, Nebraska State Statutes 1943, as Amended.

Section 2

Goals, Policies & Action Strategies

The **Utica Comprehensive Planning Process promotes responsible growth**. This includes a firm understanding of the growth potential within the existing built environs of Utica, as well as the support for preserving the agricultural and associated natural resources adjacent the Village. Undeveloped areas, within the One-Mile Planning Jurisdiction of Utica, will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth potential throughout the 2011 to 2021 planning period.

Responsible growth and **development activities** will include the ongoing planning and implementation of needed public facilities in Utica. The Community is cognizant of its social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL

The **Village of Utica Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, which will promote stability in the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access programs available to meet these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. Citizen input will be needed to assist and enhance this political decision making process.

Creating a Utica Community Development Agency or Community Redevelopment Authority, as a vehicle to plan and implement residential, commercial, and industrial development activities in the Village, is strongly encouraged.

The Future Land Use Map for the Village of Utica, identified in this document, encourages growth and expansion of the Village during the 10-year planning period. The Village must improve and enhance the older sections of Utica, as well as the Downtown. The Village should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources coupled with local lender support, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Utica, during the next 10 years, will insure a population base capable of supporting various important businesses and services in the Community. Housing rehabilitation activities, coupled with new housing opportunities for both elderly and young families, should be considered. The Village should support housing improvement and development efforts as a means of both expanding the population and increasing the local tax base.

COMMUNITY GOALS

The first step in developing goals, policies and action strategies for this Plan is the identification of general **Community Goals**. The following Community Goals were developed via input from the Utica Planning Commission, Village Board of Trustees and Village Staff, as well as a Community Survey, in an effort to "highlight" **six important elements** of the Comprehensive Planning process. These six elements include **Community Image, Land Use Development, Housing, Public Facilities, Infrastructure & Transportation, Community Economic Development Profile and Plan Maintenance & Implementation**. The following represent general **Community Goals for Utica**:

1. *Strive to improve the quality of life and “sense of community” for all residents of Utica. Be cognizant of the rural Seward County residents and their community and economic development expectations of Utica.*
2. *Foster the value of family in Utica. Encourage the development of local action to preserve and strengthen families, while emphasizing cultural heritage and diversity in Utica.*
3. *Implement appropriate community and economic developments to both stabilize and increase the population base in Utica. With an expected population increase, during the next 10 years, up to **36 additional housing units will be needed in Utica, by 2021.***
4. *Provide all residents with access to a variety of safe, decent, sanitary housing types, including elderly households and persons with disabilities.*
5. *Stabilize and diversify the economic base in Utica to create and expand employment opportunities and better the job situation for existing and future households.*
6. *Preserve and improve the physical appearance and historic character of Utica, with emphasis upon the Downtown.*
7. *Promote a process to review and update the Village’s Land Use Plan and Zoning and Subdivision Regulations, as needed.*
8. *Maintain a modern public infrastructure and utility system. Future public facilities, services and transportation systems will need to be both updated and expanded during the planning period.*
9. *Provide affordable access to alternative energy sources: Wind, Solar, Geothermal, Hydropower and Methane to assist home and business owners to utilize Net Metering to generate their own electricity and potentially sell generated power back to the provider.*
10. *Encourage an ongoing forum for citizen participation in Utica, to build consensus for local action associated with improved economic and social conditions.*
11. *Include the Community’s citizens in the ongoing update of the Utica Comprehensive Plan*

***GENERAL REDEVELOPMENT PLAN &
FUTURE LAND USE PROFILE***

PLANNING IMPLEMENTATION RECOMMENDATIONS

To eliminate these conditions and enhance private development activities within the Village of Utica, the Community will need to consider the following general planning and redevelopment actions:

- * Encourage removal and replacement of substantially dilapidated and substandard structures within the Community;
- * Rehabilitation of public, residential, commercial and industrial properties which are cost effective to revitalize;
- * Provide incentives for existing businesses, within the Village of Utica, to expand in place and/or make needed improvements to their properties;
- * Establish a long range plan to hard surface or repave streets, curb/gutters and storm water drainage systems generally within the Village. Water and sanitary sewer mains should also be replaced in conjunction with the street improvements;
- * Establish a plan for the eventual replacement of excessively old water and sewer mains in the Community, in conjunction with street resurfacing or paving, where these mains are generally 50+ years of age;
- * Replace private service lines that run from buildings to the water mains that have age and related condition problems;
- * Combine funding sources with Tax Increment Financing to purchase, demolish and sell dilapidated commercial and industrial buildings that are not cost-effective to be rehabilitated;
- * Create a Master Plan for the Downtown that includes all public infrastructures, facade improvements and business retention/attraction plans;
- * Promote highway commercial development along the Highway 34 corridor especially at the intersection with State Spur L80F (Centennial Avenue) to bring needed retail and highway oriented commercial goods to the Community.
- * Promote the development of duplex style townhouses in conformance with the Future Land Use Map, which identifies high density lands within the Village;

Section 4

Land Use & Development

- * Develop new and improve existing safe pedestrian routes throughout the Village of Utica. Devise a plan to address substandard sidewalks throughout;
- * Develop a plan for screening and/or buffering industrial storage areas from residential and commercial land uses;
- * Plan for the phased replacement, as funding allows, of existing park facilities including playground equipment, seating and picnic shelters; and
- * Continue the process of removing improving Gateway Entrances along the Highway Corridors to enhance the entrances to Utica.

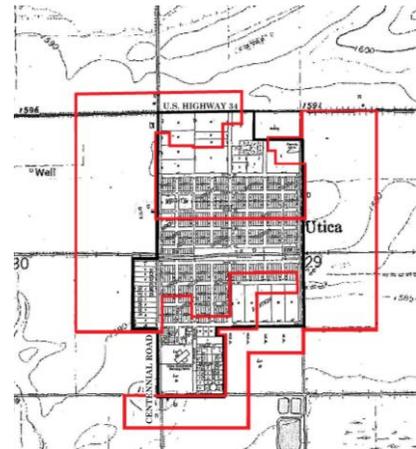
IMPLEMENTATION

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the Village. A reasonable time-line to complete the redevelopment activities identified in the Plan would be seven to 10 years. The **Redevelopment Area** is identified by the red boundary in **Illustration 4.4**

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The Village agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF for appropriate redevelopment projects and agrees to pledge the taxes generated from a redevelopment project for such purposes in accordance with the Act. Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the Village of Utica and Seward County. Proposed redevelopment projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

CONTEXT MAP
REDEVELOPMENT AREA
UTICA, NEBRASKA



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

* Lincoln, Nebraska* 402.464.5383 *

ILLUSTRATION 1

FUTURE LAND USE MAP

CORPORATE LIMITS
 UTICA, NEBRASKA



LEGEND

- | | |
|---------------------------|-------------------------|
| PARKS/RECREATION | MULTIFAMILY RESIDENTIAL |
| PUBLIC/QUASI-PUBLIC | COMMERCIAL |
| SINGLE FAMILY RESIDENTIAL | INDUSTRIAL |
| MOBILE HOME RESIDENTIAL | RAILROAD CORRIDOR |

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

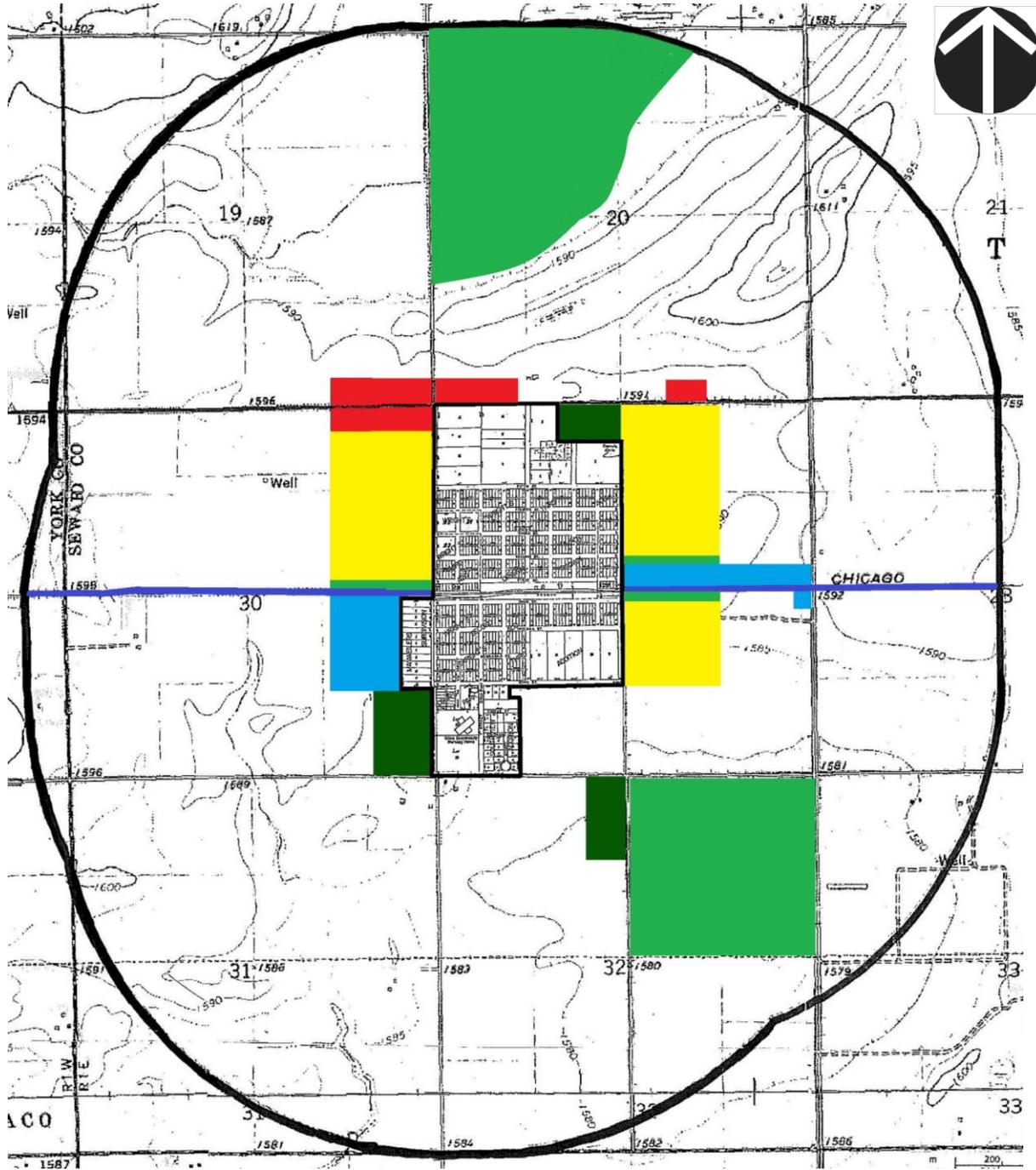
* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 2

FUTURE LAND USE MAP

PLANNING JURISDICTION

UTICA, NEBRASKA



LEGEND

VACANT/AGRICULTURAL	COMMERCIAL
PARKS/RECREATION	INDUSTRIAL
PUBLIC/QUASI-PUBLIC	RAILROAD CORRIDOR
ONE-MILE PLANNING JURISDICTION	

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 3

RECOMMENDED PUBLIC IMPROVEMENTS

The primary purpose for a **General Redevelopment Plan**, accompanied with the **Blight and Substandard Determination Study**, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Community. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Village are street improvements, sidewalks, additional improvements to underground water and sanitary sewer systems and creative methods to reduce train noise in the Community.

Redevelopment Finance tools, such as Tax Increment Financing, will provide incentives to facilitate development. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within the Redevelopment Area. The Community Development Block Program is one example of a State and Federal program to assist in financing development activities in a designated Blighted and Substandard area.

The Village of Utica has proposed a goal of implementing appropriate community and economic developments, to increase the Village's population by 21 persons, or up to 36 households, by 2021. If met, this growth will require the creation of housing and the availability of vacant land for development. Future land use for the **Redevelopment Area** in Utica, both the Community and Planning Jurisdiction, is identified in **Illustrations 4.3**. Future land use for the **entire Village of Utica**, both the Community and Planning Jurisdiction, is identified in **Illustrations 4.4** and **4.5**.

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, and water and sewer and telecommunication systems. This process is more readily available to the southern portion of Utica, where vacant lots are designated for single family and industrial development types.

The Utica Community Housing Study, a component of the Utica Comprehensive Plan, identifies an estimated 10 housing units that should be considered for demolition, during the next 10 years. This housing activity could spur the development of safe, decent and affordable housing in the Community on newly-vacated lots.

PARKS AND RECREATION

The Village of Utica maintains approximately 9 acres of land designated for parks and recreation. Equipment includes picnic shelters playground equipment and ball fields. The Village of Utica should consider additional park and recreation equipment in the existing parks, along with other recreation opportunities.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Utica will be primarily comprised of additional acreage to accommodate existing public/quasi-public uses. Existing land use configurations will occupy their present land area with proposed expansion to meet the service requirements of a growing community.

RESIDENTIAL GROWTH AREAS

Future residential development in and around the Village of Utica should be of a high priority to the Community, during the planning period. Although the Village currently exceeds the planning standard of 10 Acres of residential land use per 100 people, the lack of vacant land within the Community will present challenges to future housing development if additional vacant land is not annexed or developed.

The **Future Land Use Maps** identify newly designated residential areas in and around Utica as low to medium density. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations. The following narrative provides a description of the future residential land use compositions for the Community.

Single family development should first occur in established residential areas, within the Corporate Limits of the Village. **Development and redevelopment efforts should focus on infill construction within the Community and the replacement of substantially deteriorated dwellings that are not cost effective to rehabilitate.**

Secondly, the development of future, single family residential subdivisions should be encouraged within the planned residential growth areas. Single family residential growth is planned to occur west and east of the Village. The cost of development in these growth areas will be significantly more than on vacant lots located within existing Corporate Limits of Utica. Nearly all available lots within the Village that are ideal for single family construction have been developed, requiring future growth to extend outward from the current Corporate Limits.

Multifamily development should be pursued during the planning period. Currently, Utica maintains only 0.6 acres of multifamily residential development per 100 people, significantly less than the recommended Planning Standard of 2 acres per 100 people. The development of additional units in higher densities allows for more affordable housing and greater efficiency of resources. The **Future Land Use Maps** identify areas for development or redevelopment of multifamily housing. The highest priority is located in the northern portion of the Village.

COMMERCIAL

The Utica future commercial land use areas are anticipated to include the infill of vacant parcels existing within Downtown and, to a higher extent, along Highway 34. Expansion of commercial areas is provided for in the Land Use Plan along Highway 34, specifically at the intersection with State Spur L80F (Centennial Avenue). New highway commercial development could be used in combination with “gateway entrance” enhancements to Utica along this important transportation corridor. Welcoming signage, street trees, landscaping and a variety of light pole banners announcing the Village and special events could also be used to attract travelers off the highway and into the Community.

ANNEXATION

Future annexation in Utica should occur in the non-agricultural land use districts identified in **Illustration 4.5, Future Land Use Map**. These tracts could be annexed at a point-in-time when in conformance with and meeting the criteria of the Nebraska State Statutes that address annexation. A certain amount of **vacant land** will also be needed in each district to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable vacant land and redevelopment of deteriorated structures or property within the Utica Corporate Limits. **Currently, an estimated 28 acres of vacant land within the Utica Corporate Limits that is not impacted by the existing Railroad Corridor or floodplains.**

Section 5 Public Facilities, Utilities & Transportation

INDUSTRIAL

Today, the Village supports enough land that is dedicated to industrial uses, but as Utica continues to grow and develop, additional industrial lands may be needed. Currently, Utica has an estimated 28 acres of industrial land within the Corporate Limits. New light manufacturing and/or value added agricultural facilities would further diversify the employment base in Utica and create a variety of higher paying jobs for residents of the Community. To provide jobs for an increasing population base and to continue to attract additional business and industry to Utica, it is the recommendation of the Consultant that additional industrial land be identified. The Village must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps** identify the proposed future industrial land areas to be in highest concentration, within the Village's One-Mile Planning Jurisdiction, adjacent to existing industrial developments and the Burlington Northern Santa Fe Railroad Corridor. Vacant tracts of land exist in the areas proposed for industrial development. **Illustration 4.5** identifies additional vacant/agricultural areas to be developed for industrial use, during the next 10 years. These areas would require an extension of appropriate infrastructure to facilitate future developments and should have access to the major Highway Corridors in Utica, to allow for the transportation of goods between the Village and the Interstate 80 Corridor. Future industrial developments will also have the advantage of utilizing the Burlington Northern Santa Fe Railroad Corridor to export products to neighboring Communities.

The current industrial lands within the Corporate Limits, are encouraged to remain as "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

PUBLIC FACILITIES & UTILITIES

CITY PARKS

- ❖ Conns Park.
- ❖ Tower Park.
- ❖ South Ball Park.

PUBLIC/PAROCHIAL SCHOOLS

- ❖ Centennial Public School District.
- ❖ St. Paul Lutheran School.
- ❖ Educational Service Unit #6.

MEDICAL SERVICES

- ❖ Utica Family Medical Center.

ELDERLY SERVICES

- ❖ Senior Center.
- ❖ Utica Community Care Center.

POLICE/FIRE PROTECTION & CIVIL DEFENSE

- ❖ Seward County Sheriff's Office.
- ❖ Utica Fire Department.
- ❖ Seward County Civil Defense.

VILLAGE OFFICES & OTHER FACILITIES

- ❖ Utica Village Office.
- ❖ Utica Auditorium.
- ❖ U.S. Post Office.

ELECTRICAL SYSTEM

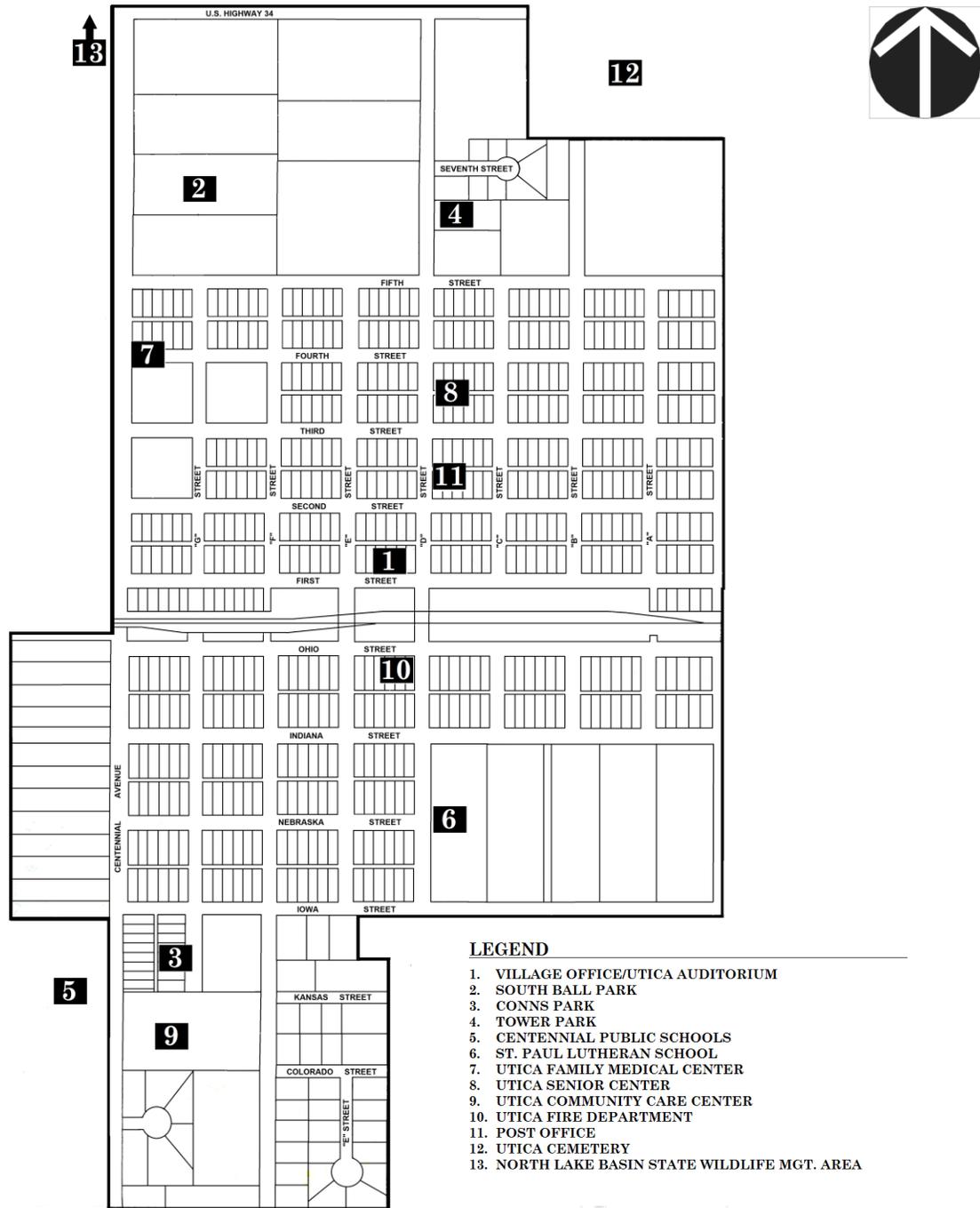
- ❖ Seward County Rural Public Power District.

NATURAL GAS SYSTEM

- ❖ Source Gas.

PUBLIC FACILITIES MAP

UTICA, NEBRASKA



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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4

FUTURE UTICA TRANSPORTATION SYSTEM

The Future Transportation System in the Village of Utica is outlined in the Village **One and Six Year Road Improvement Programs**. Utica's One-Year Plan is for projects to be undertaken in 2011. Utica's Six Year Plan is for projects to be undertaken through 2016, or earlier if funding becomes available.

VILLAGE OF UTICA - ONE-YEAR ROAD PLAN

The One-Year Road Plan includes the following:

1. **M-597(8):** "F" Street from Colorado Street to Alvo Road (Gravel); Grading, Concrete, Drainage Structures (\$85,000)

VILLAGE OF UTICA - SIX-YEAR ROAD PLAN

The Six-Year Road Plan includes the following:

1. **General Maintenance/No Improvements.**

UPCOMING NEBRASKA DEPARTMENT OF ROADS PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Nebraska Departments of Roads has no projects to be completed within the Utica Planning Jurisdiction within the next several years.

UPCOMING SEWARD COUNTY PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Seward County has no projects to be completed in the Utica Planning Jurisdiction within the next several years.

COMMUNITY DEVELOPMENT PLAN

Downtown Utica, with equal traveling distances from all parts of the Community, should remain the Village's social and economic focal point. Primary residential growth areas are identified for land adjacent the eastern and western Corporate Limits of Utica, but beyond the Corporate Limits of the Community. See **Illustrations 4.4 and 4.5, Future Land Use Maps, Section 4.**

A NEED FOR HOUSING REHABILITATION

This **Comprehensive Plan** identified the need to potentially **rehabilitate up to 29 housing units during the 10-year planning period.** The utilization of Local, State and Federal Funding Sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of Tax Increment Financing for redevelopment efforts for infrastructure and private property improvements, identified in the **Comprehensive Plan**, is strongly encouraged. Supplementing these local programs with additional State and Federal funding, such as the Community Development Block Grant Program, would assist the citizens of Utica in improving and rehabilitating their dwelling units.

While the majority of the housing units in Utica are exceptionally well-maintained, *it is estimated that up to 29 housing structures are in need of moderate to substantial rehabilitation, with an additional 10 units in need of demolition.* As the housing stock continues to age and deteriorate, programs such as rehabilitation grants are encouraged to provide all Utica inhabitants with safe and decent housing.

A shortage of safe, decent and affordable housing presently exists in Utica. The lack of an appropriate amount of modern rental housing coupled with an expected increase in renter households by 2021 will require new rental residential development, such as duplexes/triplexes and general apartment units.

DOWNTOWN AREA

From its beginning, the Downtown has been the social and economic focus of Utica. The Original Town Plat of Utica allowed for all lots fronting on First Street to be 44' x 124' commercial sized lots. Some of these buildings currently sit on multiple lots to adequately accommodate the facility's needed space.

Section 6

Community & Economic Development Initiative

Directly south of the Downtown Business District is the Union Pacific Railroad Corridor. The Railroad occupies a series of vacated blocks with little to no alleviation of noise and ambient dust caused by passing trains. **To insure a safe, pleasant environment in Downtown Utica, the Community should consider various methods of noise and dust reduction, during the 10-year planning period.**

With the assistance of the Southeast Nebraska Economic Development District (SENDD), Seward County, and Nebraska Economic Development Council, the Village of Utica can be made into a better place to live and raise a family. “Tools of Public Intervention,” such as Tax Increment Financing and Community Development Block Grants, must be used to preserve the two remaining vacant lots for commercial uses and improvements to public infrastructure in the Downtown.

The Village of Utica serves as a bedroom Community, with short traveling times to area facilities and places of employment and entertainment such as the nearby Cities of Seward and York, as well as to Omaha and Lincoln. To enhance commercial development in Utica, the following list of activities were discussed.

- Update and enforce minimum building codes to prevent vacant and occupied buildings from deteriorating;
- Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool;
- Maintain and improve the aesthetic appearance of Community;
- Encourage the development of additional service businesses, especially those catering to the needs of travelers along Highway 34;
- Encourage residents to start their own businesses through entrepreneur programs supported in incubator mini-malls for multiple individual businesses;
- Support successful home based businesses that have outgrown the “home,” and/or incubator business facility, and need permanent commercial or industrial office locations;
- Target highway oriented commercial businesses to the Highway 34 corridor, where highway traffic in combination with Utica residents could justify additional commercial and small multi-business facilities.

COMMUNITY DEVELOPMENT LAW

The **Nebraska Community Development Law** was approved by the Unicameral in 1952. The Law was developed to assist Communities with economic growth and redevelopment activities. In order to use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard. A Village-Wide **Blight & Substandard Determination Study and General Redevelopment Plan** was completed with this Comprehensive Planning process, in accordance with the requirements of **the Nebraska Community Development Law**.

ECONOMIC DEVELOPMENT PLAN

The existing economic conditions in Utica have the potential for increased activities. The Village has recognized the need to diversify its economic base, by planning for and promoting more light manufacturing and service oriented businesses.

ECONOMIC EXPECTATIONS

The future economic success of Utica will be attributed to locally organized efforts to create public and private partnerships. These partnerships will include the involvement of the Village of Utica, Connect Seward County, Nebraska and Southeast Nebraska Development District. The efforts of these partnerships will play a vital role in producing future economic development opportunities in Utica.

HOUSING & ECONOMIC DEVELOPMENT

Important to the future economic development success of Utica is the recognition that ***housing is economic development***. The Village of Utica has completed a Community Housing Study, as a component of this Utica Comprehensive Planning process, to identify housing shortfalls and document demand for all components of the housing market, with emphasis on all income categories and specific housing types.

BUSINESS & INDUSTRIAL DEVELOPMENT

Utica needs to pursue the service, commercial and industrial businesses that would best serve the Community. The Village of Utica in combined efforts with Connect Seward County, Nebraska and Southeast Nebraska Economic Development District should address the recruitment, planning and financing of new business, commerce and housing.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should prepare an annual strategic Economic Development Initiative for Utica. *This initiative should include a detailed listing of service, commercial and industrial business types most appropriate for Utica.*

JOB CREATION

As discussed throughout this **Comprehensive Plan**, the Village of Utica should be cognizant of a steadily increasing population with a very low unemployment rate. The Village should actively pursue the creation of up to 30 new jobs, during the next 10 years. The majority of new jobs during the planning period should be created in the retail services and manufacturing sectors.

A number of large employers, such as Monsanto and those located in the nearby Communities of Seward and York, exist near the Village and play an important role in the economic stability of Utica. The Community should plan for additional centers of large employment and be ready to supply additional affordable housing to any incoming employees.

***COMMUNITY & ECONOMIC DEVELOPMENT
ACTION STRATEGIES***

- Create a Community and Economic Development Initiative in Utica to partner economic development activities with all major "players," both public and private;
- Establish an annual Community and Economic Development Strategy in conjunction with the Initiative;
- Maintain tools of "public intervention" to finance economic development activities in Utica, including Tax Increment Financing and LB 840 and 1240;
- Create a mix of new businesses appropriate for the Village of Utica;
- Recruit volunteers for Community and Economic Development;
- Develop urban design criteria to follow in the development of residential and commercial activities in existing developed areas;
- Actively recruit businesses and light industry located in other Communities, to expand in Utica;
- Establish programs of (various) tax incentives to stabilize and increase local jobs;
- Maximize positive traits of the Community such as small town living with short commute time to big City facilities in Lincoln and Grand Island for employment, health care, shopping, entertainment;
- Continue to focus on redevelopment efforts in the Downtown and Highway 34 Corridor areas focusing on commercial and residential rehabilitation and over all property clean up, the reduction of noise, dust and other pollutants created from the Burlington Northern Santa Fe Railroad Corridor, landscaping and street trees, and infrastructure improvements, and;
- Continue to make improvements to parks and recreational areas such as the potential of a Utica swimming pool, improved athletic fields and to expand available recreation activities to potential hiking/biking trail systems.

UTICA, NEBRASKA



“10-YEAR COMMUNITY VISION” 2011-2021

COMPREHENSIVE PLAN 2011-2021

Prepared For:

Village of Utica, Nebraska

Prepared By:

**HANNA·KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

APRIL, 2011

**UTICA, NEBRASKA
COMPREHENSIVE PLAN
2011-2021**

PLAN PARTICIPANTS

VILLAGE STAFF

Rebecca Sandman – Clerk/Treasurer
Michael Mullally – Village Attorney (Seward)

VILLAGE BOARD MEMBERS

Gary Dittmar - Chairperson
Randy Dvorak
Gary Ehlers
Roger Meyer
Donald Olson

UTICA PLANNING COMMISSION/PLANNING STEERING COMMITTEE

Alan Koski - Chair	Adam Simmerman
Mitchell Stuhr	Jerry Springer
Harold Luebbe	Lynn Hoops
LaVern Stuhr	Dennis Cradick

Andy Fehlhafer – Board of Adjustment

CONSULTANT

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

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, & Keith Carl **

The **Comprehensive Plan** was completed with guidance and direction from the **Village of Utica Planning Commission Planning Steering Committee**. The Utica Comprehensive Plan was funded by a Housing Study Grant provided by the Nebraska Investment Finance Authority, with matching funds provided by the Village.

TABLE OF CONTENTS

PARTICIPANTS..... i
TABLE OF CONTENTSii
LIST OF TABLES.....vi
LIST OF ILLUSTRATIONS..... vii

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 1	THE UTICA PLANNING PROCESS.....	1.1
	- The Comprehensive Plan	1.1
	- Planning Period	1.1
	- Planning Jurisdiction	1.1
	- Authority To Plan	1.1
	- Responsible Growth And Development	1.2
	- The Plan As A Community & Economic Development Tool.....	1.3
	- Organization of the Plan	1.4
	-Element 1	1.5
	-Element 2	1.5
	-Element 3	1.5
SECTION 2	GOALS, POLICIES & ACTION STRATEGIES.....	2.1
	- Introduction	2.1
	- Community Goals.....	2.1
	- Community Image.....	2.3
	- Land Use & Development	2.5
	- Housing.....	2.9
	- Public Facilities, Infrastructure & Transportation.....	2.12
	- Community & Economic Development.....	2.15
	- Plan Maintenance & Implementation.....	2.17
SECTION 3	POPULATION & ECONOMIC PROFILE.....	3.1
	- Introduction	3.1
	- General Population Trends And Projections.....	3.1
	- Income Trends And Projections	3.5
	- Employment And Economic Trends	3.10

Table of Contents

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 4	LAND USE & DEVELOPMENT	4.1
	- Introduction	4.1
	- Proper Land Use Practices.....	4.1
	- Identification of Future Growth Areas	4.1
	- Location.....	4.2
	- Historical Development.....	4.2
	- Population Growth.....	4.2
	- The Natural Environment	4.3
	- Soil Associations	4.3
	- Watersheds.....	4.4
	- Wellhead Protection Program (WHP).....	4.5
	- Climate.....	4.5
	- The Built Environment	4.6
	- Land Use Analysis.....	4.6
	- Existing Land Use Profile	4.6
	- Vacant	4.7
	- Public/Quasi-Public	4.7
	- Parks/Recreation.....	4.7
	- Residential	4.7
	- Commercial	4.10
	- Industrial	4.10
	- Land Use Comparison	4.10
	- Existing Land Use Summary.....	4.11
	- General Redevelopment Plan & Future Land Use Profile	4.12
	- Planning Implementation Recommendations	4.12
	- Implementation	4.13
	- Recommended Public Improvements.....	4.15
	- Infill Developments	4.15
	- Parks and Recreation	4.16
	- Public/Quasi-Public	4.16
	- Residential Growth Areas	4.16
	- Commercial	4.17
	- Annexation.....	4.17
	- Industrial	4.20
	- Environmental Assessment	4.21
	- Potential Adverse Impacts	4.21
	- Beneficial Impacts	4.22
	- Alternatives.....	4.23
	- Actions to Mitigate Adverse	

Table of Contents

Environmental Effects 4.24

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 5	PUBLIC FACILITIES, UTILITIES & TRANSPORTATION	5.1
	- Introduction	5.1
	- Parks and Recreation	5.3
	- Education	5.4
	- Medical/Elderly Services	5.6
	- Public Safety/Government	5.7
	- Police Protection	5.7
	- Fire Protection	5.7
	- Civil Defense	5.8
	- Village Offices/Utica Community Center	5.8
	- Post Office	5.8
	- Public Utilities.....	5.9
	- Water System.....	5.9
	- Sanitary Sewer System	5.9
	- Electrical System	5.19
	- Natural Gas System	5.19
	- Transportation.....	5.10
	- Existing Transportation System	5.10
	- Traffic Volume	5.10
	- Road Classifications	5.12
	- Future Utica Transportation System	5.13
	- Village of Utica – One-year Road Plan	5.13
	- Village of Utica – Six-year Road Plan	5.13
	- Upcoming Nebraska Department Of Roads Projects Within The Planning Jurisdiction Of Utica	5.13
	- Upcoming Seward County Projects Within The Planning Jurisdiction Of Utica	5.13

Table of Contents

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 6	COMMUNITY & ECONOMIC DEVELOPMENT INITIATIVE	6.1
	- Introduction	6.1
	- Existing Conditions	6.1
	- Community Development Plan	6.2
	- A Need For Housing Rehabilitation.....	6.2
	- Downtown Area	6.2
	- Community Development Law.....	6.4
	- Economic Development Plan	6.4
	- Economic Expectations	6.4
	- Housing & Economic Development.....	6.4
	- Business & Industrial Development.....	6.5
	- Job Creation.....	6.5
	- Community & Economic Development Strategy	6.6
	- Housing Financial Resources.....	6.7
	- Local Funding Options	6.7
	- Local Tax Base.....	6.7
	- State Programs	6.19
	- Regional Funding	6.11
	- Federal Funding	6.12

LIST OF TABLES

<u>TABLE</u>	<u>TITLE</u>	<u>PAGE</u>
3.1	Population Trends & Projections.....	3.2
3.2	Population Age Distribution Trends & Projections.....	3.3
3.3	Specific Household Characteristics Trends & Projections.....	3.4
3.4	Households By Income Group.....	3.5
3.5	Persons Receiving Social Security Income.....	3.6
3.6	Per Capita Income Trends & Projections.....	3.7
3.7	Estimated Owner Households By Income Cost Burdened With Housing Problems.....	3.9
3.8	Estimated Renter Households By Income Cost Burdened With Housing Problems.....	3.9
3.9	Civilian Labor Force And Employment Trends & Projections.....	3.10
3.10	Workforce Employment By Type.....	3.11
3.11	Employment In Place.....	3.12
4.1	Existing Land Use.....	4.6
4.2	Community Land Use Comparison.....	4.10

LIST OF ILLUSTRATIONS

<u>ILLUSTRATION</u>	<u>TITLE</u>	<u>PAGE</u>
1.1	Area Location Map.....	1.2
4.1	Existing Land Use Map Corporate Limits.....	4.8
4.2	Existing Land Use Map Planning Jurisdiction.....	4.9
4.3	Utica Redevelopment Area Context Map.....	4.14
4.4	Future Land Use Map Corporate Limits.....	4.16
4.5	Future Land Use Map Planning Jurisdiction.....	4.17
4.6	Official Zoning Map Corporate Limits.....	4.23
4.7	Official Zoning Map Planning Jurisdiction.....	4.24
5.1	Public Facilities Map.....	5.2
5.2	State Functional Classifications.....	5.11

SECTION 1



THE UTICA PLANNING PROCESS

SECTION 1 THE UTICA PLANNING PROCESS

THE COMPREHENSIVE PLAN

This **Utica Comprehensive Plan** is designed to serve as a tool to assist the Village in planning for future stability and development in the Village and the respective One-Mile Planning Jurisdiction. The **Plan** contains information about existing conditions within the Village, including population, land use, public facilities and utilities and transportation, and serves as an update to the Village's current Plan documents previously prepared in the late 1960s.

The planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan**, itself, presents a planning program designed to identify and develop policies in the areas of **land use, population, economics, public facilities and utilities, transportation and plan maintenance/ implementation**.

The **Comprehensive Plan** was prepared under the direction of the Utica Planning Commission, with the assistance of the Village Board of Trustees, Village Staff and planning consultants, Hanna:Keelan Associates, P.C., of Lincoln, Nebraska.

PLANNING PERIOD

The planning time period for achieving the goals, programs and community and economic development activities identified in this **Utica Comprehensive Plan** is **10 years**.

PLANNING JURISDICTION

The planning jurisdiction of the Village of Utica includes the Utica Corporate Limits and the area within the One-Mile Planning Jurisdiction of the Village. The Village enforces planning, zoning and subdivision regulations within the one-mile limit, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

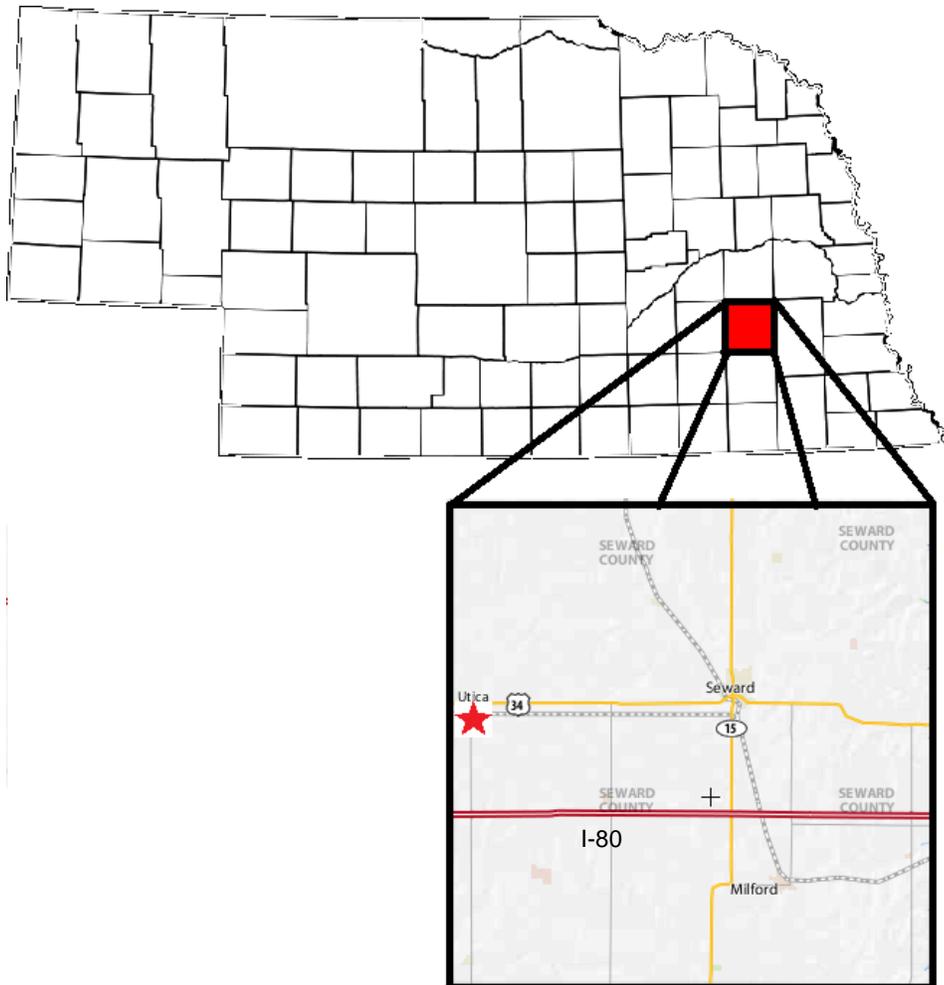
This Comprehensive Plan for the Village of Utica is prepared under the Authority of Section 19-924-929, Nebraska State Statutes 1943, as Amended.

RESPONSIBLE GROWTH AND DEVELOPMENT

The Village of Utica is located in east-central Nebraska, in Western Seward County, an estimated 40 miles west of Lincoln, Nebraska and 60 miles east of Grand Island, Nebraska.

Utica is also approximately five miles north of the Interstate 80 corridor. Utica is in a position to determine the community and economic development enhancements needed and desired to better serve persons and families interested in small town living. The Community offers a Post Office, Bar/Restaurant and Village Offices in Downtown Utica, which is situated north of First Street, between “C” and “E” Streets in the center of the Village.

ILLUSTRATION 1.1
LOCATION MAP
UTICA, NEBRASKA



Section 1 The Utica Planning Process

The **Utica Comprehensive Planning Process promotes responsible growth.** This includes a firm understanding of the growth potential within the existing built environs of Utica, as well as the support for preserving the agricultural and associated natural resources adjacent the Village. Undeveloped areas, within the One-Mile Planning Jurisdiction of Utica, will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth potential throughout the 2011 to 2021 planning period.

Responsible growth and **development activities** will include the ongoing planning and implementation of needed public facilities in Utica. The Community is cognizant of its social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL

The **Village of Utica Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, which will promote stability in the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access programs available to meet these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. Citizen input will be needed to assist and enhance this political decision making process.

Creating a Utica Community Development Agency or Community Redevelopment Authority, as a vehicle to plan and implement residential, commercial, and industrial development activities in the Village, is strongly encouraged.

The Future Land Use Map for the Village of Utica, identified in this document, encourages growth and expansion of the Village during the 10-year planning period. The Village must improve and enhance the older sections of Utica, as well as the Downtown. The Village should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources coupled with local lender support, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan.**

Section 1

The Utica Planning Process

Providing safe, modern and affordable housing in Utica, during the next 10 years, will insure a population base capable of supporting various important businesses and services in the Community. Housing rehabilitation activities, coupled with new housing opportunities for both elderly and young families, should be considered. The Village should support housing improvement and development efforts as a means of both expanding the population and increasing the local tax base.

ORGANIZATION OF THE PLAN

The creation of the **Village of Utica Comprehensive Plan** included the implementation of both a **qualitative** and **quantitative research activities, in an effort** to gather pertinent information. The **qualitative approach** included a comprehensive citizen participation process consisting of Planning Commission and public meetings, all in an effort to assess the needs of the local citizens.

The **quantitative approach** included the analysis of the various components of the Comprehensive Plan utilizing numerous statistical data bases provided by the 1990, 2000 and 2010 Census, and Census estimates through 2009, as well as other pertinent local, state and federal agencies.

This quantitative approach also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues. **Combining the results of these two important research approaches produced a Comprehensive Plan.**

This Comprehensive Plan includes the following six Sections:

- ▶ **The Utica Planning Process**
- ▶ **Goals, Policies & Action Strategies**
- ▶ **Population & Economic Profile**
- ▶ **Land Use & Development**
- ▶ **Public Facilities, Utilities & Transportation**
- ▶ **Community & Economic Development Initiative**

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

ELEMENT 1

This **Comprehensive Plan** is organized in three elements. The **first** element of the Comprehensive Plan is the **Goals, Policies and Action Strategies**. The Goals and Policies represent the foundation for which planning components are designed and eventually implemented. The Goals and Policies identified in this **Village of Utica Comprehensive Plan** address each component of the Plan itself. Action Strategies identify specific activities the community should undertake to accomplish the Goals and Policies.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the Plan's Goals, Policies and Action Strategies. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Utica. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** is the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure and transportation.

SECTION 2



**GOALS, POLICIES &
ACTION STRATEGIES**

SECTION 2 GOALS, POLICIES & ACTION STRATEGIES

INTRODUCTION

A **Comprehensive Plan** is an **essential and most appropriate tool** to properly guide the development of a modern community. An important aspect of the Plan is the planning **Goals, Policies and Action Strategies**, which provide leadership and local planners' direction in the administration and overall implementation of the **Comprehensive Plan**. In essence, the goals and policies are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. Primary components include **Community Image, Land Use Development, Housing, Public Facilities, Infrastructure and Transportation, Community Economic Development Profile and Plan Maintenance and Implementation**. Goals are long-term in nature and, in the case of those identified for the **Utica, Nebraska Comprehensive Plan**, will be active throughout the planning period **2011 to 2021**.

Policies help to further define the meaning of goals. In essence, policies represent a specific statement or achievement to be accomplished as a step towards fulfilling a goal. Policies, or, often referred to as objectives, are sub-parts of a Goal and are accomplished in a much shorter time span.

Action Strategies represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to Action Strategies. Action Strategies are the most measurable component of the **Utica Comprehensive Plan**.

COMMUNITY GOALS

The first step in developing goals, policies and action strategies for this Plan is the identification of general **Community Goals**. The following Community Goals were developed via input from the Utica Planning Commission, Village Board of Trustees and Village Staff, as well as a Community Survey, in an effort to "highlight" **six important elements** of the Comprehensive Planning process. These six elements include **Community Image, Land Use Development, Housing, Public Facilities, Infrastructure & Transportation, Community Economic Development Profile and Plan Maintenance & Implementation**.

Section 2

Goals, Policies & Action Strategies

The following represent general Community Goals for Utica:

1. *Strive to improve the quality of life and “sense of community” for all residents of Utica. Be cognizant of the rural Seward County residents and their community and economic development expectations of Utica.*
2. *Foster the value of family in Utica. Encourage the development of local action to preserve and strengthen families, while emphasizing cultural heritage and diversity in Utica.*
3. *Implement appropriate community and economic developments to both stabilize and increase the population base in Utica. With an expected population increase, during the next 10 years, up to **36 additional housing units will be needed in Utica, by 2021.***
4. *Provide all residents with access to a variety of safe, decent, sanitary housing types, including elderly households and persons with disabilities.*
5. *Stabilize and diversify the economic base in Utica to create and expand employment opportunities and better the job situation for existing and future households.*
6. *Preserve and improve the physical appearance and historic character of Utica, with emphasis upon the Downtown.*
7. *Promote a process to review and update the Village’s Land Use Plan and Zoning and Subdivision Regulations, as needed.*
8. *Maintain a modern public infrastructure and utility system. Future public facilities, services and transportation systems will need to be both updated and expanded during the planning period.*
9. *Provide affordable access to alternative energy sources: Wind, Solar, Geothermal, Hydropower and Methane to assist home and business owners to utilize Net Metering to generate their own electricity and potentially sell extra generated power back to the utility provider.*
10. *Encourage an ongoing forum for citizen participation in Utica, to build consensus for local action associated with improved economic and social conditions.*
11. *Include the Community’s citizens in the ongoing update of the Utica Comprehensive Plan.*

COMMUNITY IMAGE

Goal 1

Establish Community Initiatives supportive of population growth and improved economic conditions in Utica.

❖ Policy 1.1

Continue an increase in the Utica population base.

Action Strategy 1.1.1

Create housing, facilities and services to retain and expand the older adult and retiree population of Utica. Strive to attract seniors living in rural Seward, eastern York, northwestern Saline and northeastern Fillmore Counties to retire in Utica.

Action Strategy 1.1.2

Plan and implement programs to encourage the retention of high school graduates and recruitment of alumni, especially with young children, to move back to the Community.

Action Strategy 1.1.3

Maintain and improve both public and private services, business and industry in Utica, in an effort to increase and diversify employment opportunities.

Action Strategy 1.1.4

Expand affordable single family and rental housing options for singles, young families and new workforce residents in Utica.

Action Strategy 1.1.5

Promote Utica as a great place to live, work, raise a family and retire.

❖ Policy 1.2

Continue efforts to improve and beautify Utica. Emphasis should be placed upon the gateway entrances and highway corridors throughout the Community.

Action Strategy 1.2.1

Remove dilapidated buildings, as needed. Promote infill developments on vacant lots.

Section 2
Goals, Policies & Action Strategies

Action Strategy 1.2.2

Encourage the planting of landscapes and the maintenance and preservation of trees in the Village. Emphasis should be placed upon the street trees along First Street and Centennial Avenue (Highway 34F).

Action Strategy 1.2.3

Enhance the overall physical appearance of the Village. Focus on the enhancement of the west, east and south “Gateway” entrances into Utica, Highway 34 and 34F corridors.

Goal 2

Secure resources for the future betterment of Utica.

❖ **Policy 2.1**

Create and implement a program of securing both public and private funding to finance improved living conditions and job creation in Utica.

Action Strategy 2.1.1

Create public/private partnerships for both the development and redevelopment of residential, commercial and industrial areas in Utica.

Action Strategy 2.1.2

Maintain a program of actively pursuing Federal, State and Local funding to preserve and improve the Community.

Action Strategy 2.1.3

*Continue to utilize the resources of **Seward County Economic Development** and the **Nebraska Community Foundation Fund** to raise local donations for needed public improvement projects that can also serve as required local matching funds for state and federal grants and loan programs.*

LAND USE & DEVELOPMENT

Goal 1

Adopt a Land Use Plan capable of fulfilling the residential, recreational, social, commerce and employment needs of the Utica citizenry through 2021.

❖ Policy 1.1

Maximize the existing land areas presently served by municipal infrastructure.

Action Strategy 1.1.1

Designate 17 to 21 acres of land for future residential development in Utica, to support the projected housing demand of 36 units during the next 10 years.

Action Strategy 1.1.2

Increase residential land use density in established residential areas included in identified growth and redevelopment areas. Focus efforts on residential areas adjacent the Downtown, from Second Street south to Nebraska Street.

Action Strategy 1.1.3

Monitor the availability of vacant lots within the Village and encourage infill residential development activities on individual and multiple lots within the Corporate Limits of the Village. Priority should be given to lots which have access to existing water, sanitary sewer, storm sewer, streets and sidewalks to reduce the cost of new housing construction.

Action Strategy 1.1.4

Locate future multifamily residential developments to buffer commercial and industrial areas from single family and duplex housing areas.

❖ Policy 1.2

Designate future commercial land areas that provide greatest access for both locals and regional rural residents.

Action Strategy 1.2.1

Expand commercial land uses in the Downtown and along the Highway 34 corridor to the north of Downtown.

Section 2

Goals, Policies & Action Strategies

Action Strategy 1.2.2

Centennial Avenue (Highway 34F), Highway 34 and First Street will continue to be utilized as heavy vehicle routes. Continue to maintain, or resurface and improve these primary roads when needed, including techniques to control and slow traffic will be necessary to improve both pedestrian and automotive safety along these commercial routes.

Action Strategy 1.2.3

Smaller scale commercial development, such as specialty retail shops, is recommended to further develop commercial businesses in the Downtown. Successful home grown businesses that were originally home occupations, should also be recruited to the Downtown.

❖ **Policy 1.3**

Designate up to **50 acres** for **future industrial land use**. Developments should be compatible with neighboring land uses, while optimizing the ability to attract new and appropriate industrial types to Utica, throughout the 10-year planning

Action Strategy 1.3.1

Future industrial areas should be concentrated beyond the western Corporate Limits, between the Burlington Northern and Santa Fe railroad corridor and (approximately) Iowa Street. A second industrial area is recommended along the northern side of the railroad corridor to the east of the current Corporate Limits of Utica.

❖ **Policy 1.4**

Encourage increased planned open spaces/recreational areas in Utica. Focus should be on improving the existing park facilities within the Community and potentially developing enhancing the linear strip of open space between Ohio Street and the Burlington Northern Santa Fe Railroad corridor.

Action Strategy 1.4.1

Maintain a program of sufficient open spaces and park areas in Utica at such locations as is necessary to provide outdoor recreation and to conserve natural resources.

Action Strategy 1.4.2

Seek funding sources to add handicap accessible playground equipment to Pool Park, the Ball Fields in the northwest portion of Utica and at Towner Park near the water tower in the northeastern portion of the Community.

Section 2

Goals, Policies & Action Strategies

❖ Policy 1.5

Update and maintain proper land use development ordinances and regulations in Utica.

Action Strategy 1.5.1

Adopt revised Zoning and Subdivision Regulations, while maintaining appropriate building codes, all which conform with the Future Land Use Map of the Village and are compatible with current development trends and local attitudes.

Action Strategy 1.5.2

Utilize both voluntary and involuntary annexation policies in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential, commercial and industrial growth areas.

Goal 2

Adopt a Land Use Plan supportive of redevelopment efforts in Utica.

❖ Policy 2.1

Prioritize redevelopment efforts to address areas of greatest need for renovation and restoration.

Action Strategy 2.1.1

Areas of greatest redevelopment needs in Utica include the existing commercial and industrial areas within and adjacent the Downtown, older residential neighborhoods in close proximity to Downtown and to promote development within designated residential growth areas.

Action Strategy 2.1.2

Implement the Blight/Substandard Determination Study and General Redevelopment Plan to use Tax Increment Financing as an incentive to retain existing businesses, attract new businesses and industries and to make needed public improvements.

❖ Policy 2.2

Create programs of Community Redevelopment that provide for the replacement of dilapidated housing.

Action Strategy 2.2.1

Emphasize the demolition and replacement of substantially deteriorated housing, while at the same time, utilizing TIF in combination with other incentives to build new housing units desired by new residents to the Community.

Section 2

Goals, Policies & Action Strategies

❖ Policy 2.3

Utilize both public and private resources to finance redevelopment efforts in Utica. This would include the use of Local, State and Federal funding sources to aid in financing redevelopment programs.

Action Strategy 2.3.1

Utilize all available public programs of financing to aid in funding redevelopment programs including, HOME funds, Tax Increment Financing, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act) and the Nebraska Affordable Housing Trust Fund.

Action Strategy 2.3.2

Continue to support redevelopment efforts to assist in financing the acquisition of dilapidated houses, commercial and industrial buildings, for demolition and replacement of new buildings utilizing redevelopment planning and implementation programs.

Action Strategy 2.3.3

*Utilize the resources of **Seward County Economic Development and the Nebraska Communities Foundation** as sources of revenue for making improvements throughout the Community. The Village Board is recommended to establish itself by ordinance, as the Community Development Agency (CDA) to creatively combine the resources of Tax Increment Financing with other sources of revenue, such as Foundation monies.*

Goal 3

Adopt a Land Use Plan that encourages the preservation and protection of environmental resources.

❖ Policy 3.1

Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope. Residential growth areas beyond the western Corporate Limits are free of these types of environmental problems.

Action Strategy 3.1.1

Preserve unique sensitive natural areas within the Planning Jurisdiction of Utica from adverse development. These areas include bodies of water, unique scenic vistas and natural habitats associated with the Wildlife Management Areas at “North Lake,” to the north of Utica and the designated area southeast of Town.

Section 2

Goals, Policies & Action Strategies

Action Strategy 3.1.2

Prohibit intensive agricultural developments, such as large scale feedlot operations, from developing or expanding within the Planning Jurisdiction of Utica.

Action Strategy 3.1.3

Future development and redevelopment activities should be supported by a modern infrastructure system of public and private utilities.

Action Strategy 3.1.4

All future, major developments in Utica should be accompanied with a storm water drainage plan. Usage fees should provide the necessary funding to develop the Community-Wide storm water drainage system.

Action Strategy 3.1.5

All new development/redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.

HOUSING

Goal 1

Provide all Utica residents with access to a variety of safe, affordable and sanitary housing types.

❖ Policy 1.1

Implement a “**Plan of Action**” for the development of housing options for residents of all ages and income levels.

Action Strategy 1.1.1

Develop up to 36 units of housing in Utica during the next 10 years. Plan for (at least) 12 rental units and 24 owner units for varied income levels, age sectors and family types/sizes in the Community.

Action Strategy 1.1.2

Plan housing for a) new households, b) the replacement of up to 40 percent of substandard housing units and c) affordable units for local households with a housing cost burden status.

Action Strategy 1.1.3

Provide additional housing in Utica to eliminate the "pent-up" housing demand for the current citizens of the Community, especially retirees.

Section 2

Goals, Policies & Action Strategies

Action Strategy 1.1.4

Develop housing programs and projects to alleviate any housing vacancy deficiency that currently exists in Utica and potentially throughout the 10-year planning period.

Action Strategy 1.1.5

Plan for a continuum of residential options for retirees and older adults in Utica.

Action Strategy 1.1.6

Produce housing for special populations, including both owner and rental options for persons with a disability. Participate in the state-wide "home modification" program for persons with disabilities and the elderly.

Action Strategy 1.1.7

Actively pursue affordable housing programs available from Local, State and Federal Agencies/Departments.

Action Strategy 1.1.8

Maintain a minimum community housing vacancy rate of 5 percent for modern, marketable housing stock.

Action Strategy 1.1.9

Encourage future residential development, especially infill development, which is compatible and complements existing neighborhoods.

❖ **Policy 1.2**

Protect and preserve both existing and future neighborhoods through the implementation of programs and policies supporting best building practices.

Action Strategy 1.2.1

Rehabilitate up to 29 housing units, or nearly three units, annually, in Utica, through 2021.

Action Strategy 1.2.2

*By 2021, remove and replace up to 10 units of housing that are **substantially deteriorated**.*

Action Strategy 1.2.3

Enforce existing building, plumbing, electrical and fire codes for all residential developments, to insure Utica residents live in sound, decent, affordable housing. Utica is strongly encouraged to initiate an occupancy permit program for housing.

Section 2
Goals, Policies & Action Strategies

Action Strategy 1.2.4

Promote maximum energy efficient housing standards and provide incentives for implementation.

Action Strategy 1.2.5

All new residential development should be served by a modern municipal utility system.

Goal 2

Coordinate housing programs with economic development efforts and available public and private funding sources.

❖ **Policy 2.1**

Maximize local public and private resources and organizations to assist in the promotion and development of housing opportunities.

Action Strategy 2.1.1

*Utilize the **Utica, Nebraska “Community Housing Study, a 10-Year Community Vision 2010-2021,”** for guidance in accessing affordable housing funding sources for the development of low-to-moderate income persons and families in Utica.*

Action Strategy 2.1.2

Work with the Southeast Nebraska Development District (SEND) and the Southeast Nebraska Affordable Housing Council to fund and implement both new housing properties and housing rehabilitation projects in Utica.

Action Strategy 2.1.3

Secure grants and other financial assistance to develop both owner and renter housing rehabilitation/repair programs for low-and moderate income households to upgrade their homes to minimum housing quality standards.

Action Strategy 2.1.4

Coordinate the development of affordable housing needs in Utica with related educational, health and social services programs, both public and private.

Action Strategy 2.1.5

Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in Utica.

Section 2
Goals, Policies & Action Strategies

Action Strategy 2.1.6

Develop and adopt regulations which encourage development of affordable housing subdivisions.

Action Strategy 2.1.7

*Residential growth areas are identified in the Land Use Plan to the west and east of the current Corporate Limits. **Local, State and Federal incentives and funding sources should be used in combination to entice new residents to Utica.** Tax Increment Financing, Community Development Block Grants, First-Time Home-Buyer Programs, CROWN Rent-to-Own, HOME funds, to name but a few, must be used in creative combinations to attract new residents to the Community.*

***PUBLIC FACILITIES, INFRASTRUCTURE
& TRANSPORTATION***

Goal 1

Maintain and improve the existing public facilities and utilities in Utica and develop, as needed, new facilities and services to reflect the Community's needs and demands.

❖ **Policy 1.1**

Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Utica's residents to address health, educational and supportive service's needs.

Action Strategy 1.1.1

Insure public services are expanded to keep pace with population growth.

Action Strategy 1.1.2

Continue to maintain and improve school facilities to encourage and support excellence in education.

Action Strategy 1.1.3

*Provide adequate law enforcement and fire protection services, with increased emphasis on community relations as well as adequate civil defense and emergency service. Insure facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities. **Utica currently utilizes the law enforcement services of Seward County.***

Section 2

Goals, Policies & Action Strategies

❖ Policy 1.2

Analyze the energy uses of the Village of Utica by sector of residential, commercial, industrial and public/quasi-public use to determine the feasibility of utilizing alternative energy sources.

Action Strategy 1.2.1

Promote the use of existing low interest loans available through the Nebraska Energy Office to finance affordable alternative energy programs including Wind, Solar, Geothermal, Hydropower and/or Methane Systems to reduce or eliminate residents and businesses electrical utility costs.

Action Strategy 1.2.2

Encourage the development alternative energy sources on rooftops of commercial and industrial businesses, or residential commons areas. Combined ownerships of alternative energy systems could make these new technologies more affordable.

Action Strategy 1.2.3

Examine the potential of combining private and public sources of funding, such as Tax Increment Financing with State and Federal incentive programs to reduce the cost of energy to all persons and businesses of the Village of Utica.

❖ Policy 1.3

Maintain the provision of facilities and services necessary to prevent pollution of the environment. Provide sewage treatment, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.

Action Strategy 1.3.1

Provide adequate, efficient and appropriate utilities and services throughout the Community of Utica to existing and future residential, recreational, commercial and industrial areas.

Action Strategy 1.3.2

Maintain and expand adequate supply of potable water and associated distribution system for present and future consumption and fire protection within Utica. Seek cost effective ways to extend municipal water service into planned residential growth areas to the east and west of the current Corporate Limits of Utica.

Section 2

Goals, Policies & Action Strategies

Goal 2

Provide an efficient transportation system throughout Utica for the safe and efficient movement of people, goods and services.

❖ Policy 2.1

Maintain and adopt a coordinated plan for maintenance, improvement and future location of all streets, roads, and highways in the community, including paving, curbs, gutters, street lighting, curb cuts and replacements, all in an effort to reduce excessive travel delays.

Action Strategy 2.1.1

Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the roadway and street system in Utica.

Action Strategy 2.1.2

Coordinate the Future Land Use Map and the One- and Six-Year Street Improvements Plans, for the continued maintenance of the streets, in Utica. Emphasis should be given to Centennial Avenue (Highway L80F), Highway 34, First and “D” Streets to develop methods to calm/slow traffic. Second priority is the improvement and continued maintenance of all remaining local streets.

Action Strategy 2.1.3

New residential developments in Utica should have appropriate and adequate streets, curbs, gutters and sidewalks.

❖ Policy 2.2

Downtown Utica serves as the focus for retail commerce, government, public services and social activities. As such, a renewed emphasis on landscaping and pedestrian movement is imperative.

Action Strategy 2.2.1

Reinforce recent Downtown revitalization efforts by implementing redevelopment techniques, utilizing Tax Increment Financing, Historic Tax Credits and Community Development Block Grants for financing projects in Downtown Utica.

Action Strategy 2.2.2

Concentrate efforts within the Downtown to alleviate periodic conflicts between pedestrians and motorized vehicles, particularly at the intersection of Centennial Avenue (Highway L80F) and First Streets, along First Street between “C” and “E” Streets and on “D” Street north of Ohio Street.

Section 2
Goals, Policies & Action Strategies

Action Strategy 2.2.3

Continue the requirements of "screening" outside industrial and commercial storage areas with visually obscuring fencing and landscaping with shrubbery and flowering plants, to enhance the appearance of the appearance of these areas throughout the Community.

Action Strategy 2.2.4

Improve the condition of sidewalks in all portions of the Community, focusing on making all portions of the Community handicapped accessible.

COMMUNITY & ECONOMIC DEVELOPMENT

Goal 1

Utilize the Utica Comprehensive Plan as a Community and Economic Development Resource and Guide.

❖ **Policy 1.1**

Maximize economic opportunities for all residents by fostering increased employment and business types in Utica.

Action Strategy 1.1.1

Create up to 30 new jobs in the Utica area, by 2021.

Action Strategy 1.1.2

Focus efforts of business and industrial development to attract new companies that diversify employment opportunities in Utica.

Action Strategy 1.1.3

Create a business stewardship program to insure the continuation of well established businesses in Utica.

Action Strategy 1.1.4

Provide incentives to encourage former residents of the Community to relocate back to Utica to start their own businesses. This will provide a broader selection of services and employment options to the citizens of the Village.

Action Strategy 1.1.5

Utilize local technical and financial resources to assist existing and future businesses and industries to exist, develop and grow.

Action Strategy 1.1.6

Continue and improve working relationships with Regional and State organizations/agencies, to promote economic development in Utica.

Section 2

Goals, Policies & Action Strategies

Action Strategy 1.1.7

Encourage the development of industries that will utilize local grown agricultural resources.

Action Strategy 1.1.8

*Promote the existence and development of industrial businesses that are "**light manufacturing**" in nature, and/or do not produce products and pollutants detrimental to the health, safety and welfare of the Community.*

Action Strategy 1.1.9

Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential tracts.

Action Strategy 1.1.10

Utilize Federal, State and Local governmental incentives to recruit and retain job opportunities.

Goal 2

Community and economic development practices should strive to both stabilize and improve the Utica economy.

❖ Policy 2.1

Proper renovation, adaptive reuse, additions and new construction activities should be policy in Utica.

Action Strategy 1.2.1

Encourage local reinvestment in Utica by both the private sector and the Village.

Action Strategy 1.2.2

Encourage the revitalization or removal of vacant and substantially deteriorated commercial/industrial buildings in Utica.

Action Strategy 1.2.3

Enhance the attractiveness of the business and industrial areas in Utica through revitalization and beautification efforts.

Action Strategy 1.2.4

Expand shopping facilities, thus opportunities to attract non-local businesses.

Action Strategy 1.2.5

Promote the existence and development of commercial/business types that will maximize the opportunity for job creation and future job quantity and quality.

Section 2
Goals, Policies & Action Strategies

Action Strategy 1.2.6

Utilize the potential of the Utica Commercial Club, Seward County Economic Development, the Nebraska Communities Foundation, a future Community Development Agency (CDA), Centennial School Foundation, State and local government, Seward County Public Power District and financial assistance in securing new economic development activities.

Action Strategy 1.2.7

Utilize local, state and federal funding sources to strengthen existing businesses and assist in the creation of new business/industry, including the use of Tax Increment Financing.

PLAN MAINTENANCE & IMPLEMENTATION

Goal 1

Maintain a current and modern Comprehensive Plan and regulatory ordinances.

❖ **Policy 1.1**

Update the Utica Comprehensive Plan annually.

Action Strategy 1.1.1

Establish an annual review process of the Comprehensive Plan and associated zoning and subdivision regulations. Elected officials, Planning Commission members and local governmental volunteers and community and economic development groups should be involved in this review.

SECTION 3



POPULATION & ECONOMIC PROFILE

SECTION 3 POPULATION & ECONOMIC PROFILE

INTRODUCTION

Population and economic trends in the Village of Utica and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community and provide a basis for the realistic projection of the future population.

The population trends and projections for the years 1990 through 2021 were studied and forecasted for Utica, utilizing a process of both trend analysis and popular consent. Utica is projected to increase, slightly, in population during the next 10 years. To maintain a stable population base, the Village of Utica will need to develop existing land within the Corporate Limits, while developing land adjacent the Village for future annexation. This population goal would also require the creation of additional housing stock and related public features and utilities for the Village.

This population goal would also require the creation of additional housing stock and related public features and utilities for the Village. The recently completed **Utica Community Housing Study** identifies the future housing needs and desires of the Community. The Housing Study identifies an expected need for up to **36 new housing units**, during the next 10 years. The Study provides a “**10-Year Housing Action Plan**” for completing housing projects deemed most needed by the local citizens of Utica.

GENERAL POPULATION TRENDS AND PROJECTIONS

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

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

Section 3
Population & Economic Profile

POPULATION

- ❖ **Table 3.1** identifies **population trends and projections** for the Village of Utica, Nebraska. The current (2011) estimated population of Utica is 873, an increase of 12 persons, or 1.4 percent since 2010.
- ❖ Based on the “medium” population projection, the population for Utica is expected to increase an estimated 2.4 percent, or by 21 persons, from 2011 to 2021, to an estimated population of 894 persons. A “high” projection would result in a 10-year population increase of 33 persons, or 3.7 percent by 2021.

TABLE 1
POPULATION TRENDS & PROJECTIONS
UTICA, NEBRASKA
1990-2021

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	1990	718	--	--	--	--
	2000	844	+126	+17.5%	+12.6	+1.8%
	2010	861	+17	+2.0%	+1.7	+0.2%
	2011	873	+12	+1.4%	+12	+1.4%
Low	2021	880	+7	+0.80%	+0.7	+0.08%
Medium	2021	894	+21	+2.4%	+2.1	+0.2%
High	2021	906	+33	+3.7%	+3.3	+0.37%

Source: 1990, 2000, 2010 Census; 2001-2009 Census Estimates
 Census Estimates: 2001 - 847; 2002 - 849; 2003 - 847; 2004 – 847; 2005 - 831; 2006 – 828;
 2007 - 815; 2008 – 820; 2009 – 814.
 Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

AGE DISTRIBUTION

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

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

- ❖ **Table 3.2** provides **age distribution** for the Village of Utica, from 1990 to 2021. Utica is projected to experience a net increase in population during the next 10 years. The only age categories experiencing a population decrease are projected to be the 19 and Under and 20 to 34 age groups. Even with this decrease, it is estimated that the 19 and Under age group will comprise the largest portion of the population. The 85+ age group will remain the smallest with an estimated 54 persons.

Median age in the Village of Utica is projected to increase from an estimated 37.9 years in 2011, to 39.6 years, by 2021.

TABLE 3.2						
POPULATION AGE DISTRIBUTION						
TRENDS & PROJECTIONS						
UTICA, NEBRASKA						
1990-2021						
<u>Age Group</u>	<u>1990</u>	<u>2000</u>	<u>Change</u>	<u>2011</u>	<u>2021</u>	<u>2011-2021</u>
						<u>Change</u>
19 and Under	180	258	+78	289	273	-16
20-34	103	114	+11	111	106	-5
35-54	138	220	+82	242	256	+14
55-64	69	70	+1	76	82	+6
65-74	104	74	-30	55	63	+8
75-84	79	65	-14	54	60	+6
85+	45	43	-2	46	54	+8
Totals	718	844	+126	873	894	+21
Median Age	45.5	39.3	-6.2	37.9	39.6	+1.7

Source: 1990, 2000, 2010 Census
Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

HOUSEHOLD CHARACTERISTICS

- ❖ **Table 3.3** identifies **specific household characteristics** of the Village of Utica, from 1990 to 2021. The number of households in Utica is projected to increase by an estimated 22 households, from 2011 to 2021. During the next 10 years, persons per household in Utica is projected to decrease from an estimated 2.42, in 2011, to an estimated 2.38 in 2021.

Group quarters consist of living quarters that are not considered a household, such as dormitories, nursing care centers and correctional facilities. Currently, there are an estimated 31 persons residing in group quarters (nursing home residents) in Utica.

TABLE 3.3					
SPECIFIC HOUSEHOLD CHARACTERISTICS					
TRENDS & PROJECTIONS					
UTICA, NEBRASKA					
1990-2020					
<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
1990	718	45	673	293	2.30
2000	844	35	809	326	2.48
2011	873	31	847	348	2.42
2021	894	36	858	360	2.38

NOTE: 2010 Census, Households in Utica: 336.
 Source: 1990, 2000 Census
 Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

***INCOME TRENDS
AND PROJECTIONS***

HOUSEHOLD INCOME GROUPS

❖ **Table 3.4** identifies **households by income group** for Utica, Nebraska, for 2000. In 2000, median income in Utica was projected at \$40,139. A majority of “All Households” had incomes of \$50,000 or more.

**TABLE 3.4
HOUSEHOLDS BY INCOME GROUP*
UTICA, NEBRASKA
2000**

<u>Household Income</u>	<u>All Households</u>		<u>Renter Households</u>		<u>Elderly (55+) Households</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	26	8.1%	10	14.7%	24	14.4%
\$10,000-\$19,999	60	18.8%	16	23.5%	47	28.1%
\$20,000-\$34,999	46	14.4%	14	20.6%	24	14.4%
\$35,000-\$49,999	83	25.9%	15	22.1%	33	19.7%
<u>\$50,000 or More</u>	<u>105</u>	<u>32.8%</u>	<u>13</u>	<u>19.1%</u>	<u>39</u>	<u>23.4%</u>
Totals	320	100.0%	68	100.0%	167	100.0%
Median Income	\$40,139		\$28,570		\$27,812	

* Specified Data Used.

Source: 2000 Census

Hanna:Keelan Associates, P.C., 2010

Section 3
Population & Economic Profile

SOCIAL SECURITY INCOME

- ❖ **Table 3.5** identifies the number of **persons receiving Social Security Income (SSI) and/or Supplemental Security Income** in Seward County. A total of 2,895 persons received Social Security Income in Seward County, in 2000. Of this total, 81.9 percent, or 2,370 persons were retired workers.

TABLE 3.5	
PERSONS RECEIVING SOCIAL SECURITY INCOME	
SEWARD COUNTY, NEBRASKA	
2000	
<u>Social Security Income-2000</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	1,930
Wives & Husbands	255
Children	10
<u>Survivor Benefits</u>	
Widows & Widowers	360
Children	80
<u>Disability Benefits</u>	
Disabled Persons	185
Wives & Husbands	10
Children	65
Total	2,895
<u>Aged 65 & Older</u>	
Men	980
Women	1,390
Total	2,370
<u>Supplemental Security Income-2009</u>	<u>Number of Beneficiaries</u>
Aged 65 or Older	N/A
Blind and Disabled	N/A
Total	N/A

N/A=Not Available.

Source: Department of Health and Human Services,
 Social Security Administration, 2011
 Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

PER-CAPITA INCOME

❖ **Table 3.6 identifies per capita income trends & projections in Seward County and the State of Nebraska, from 1999 to 2021. The 2011 per capita income is estimated to be \$39,934. By 2021, per capita income is expected to increase an estimated 26.3 percent to \$50,445.**

TABLE 3.6
PER CAPITA INCOME
TRENDS & PROJECTIONS
SEWARD COUNTY, NEBRASKA / STATE OF NEBRASKA
1999-2021

<u>Year</u>	<u>Seward County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
1999	\$23,376	--	\$26,569	--
2000	\$26,674	+14.1%	\$28,598	+7.6%
2001	\$27,723	+3.9%	\$29,902	+4.6%
2002	\$27,368	-1.3%	\$30,314	+1.3%
2003	\$29,435	+7.6%	\$32,126	+6.0%
2004	\$30,376	+3.2%	\$33,265	+3.5%
2005	\$30,968	+1.9%	\$34,318	+3.1%
2006	\$31,758	+2.5%	\$35,713	+4.1%
2007	\$35,370	+11.4%	\$37,899	+6.1%
2008	\$36,920	+4.4%	\$39,182	+3.4%
2011	\$39,934	+8.2%	\$43,742	+11.6%
1999-2011	\$23,376-\$39,934	+70.8%	\$26,569-\$43,742	+64.6%
2011-2021	\$39,934-\$50,445	+26.3%	\$43,742-\$50,118	+14.6%

Source: Bureau of Economic Analysis, 2011
Hanna:Keelan Associates, P.C., 2011

COST BURDENED HOUSEHOLDS

- ❖ **Tables 3.7 and 3.8** identify **households with housing problems/cost burdened** in the Village of Utica, in 2000, 2011 and 2021. Cost burdened households are households that spend 30 percent or more of their household income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may also include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 person per room exist in a housing unit.
- ❖ **Table 3.7** identifies **owner households** with housing problems/cost burdened. In 2011, an estimated 49 owner households are cost burdened with housing problems. By 2021, this number will be an estimated 43 households will be cost burdened/have housing problems.
- ❖ **Table 3.8** identifies **renter households** with housing problems/cost burdened. In 2011, an estimated nine renter households are cost burdened with housing problems. By 2021, this number will be an estimated seven households will be cost burdened/have housing problems.

Section 3
Population & Economic Profile

TABLE 3.7
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2000/2010/2020

	2000*	2010	2020
<u>Income Range</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>
0%-30% AMI	26 / 22	22 / 20	22 / 18
31%-50% AMI	35 / 16	31 / 14	26 / 11
51%-80% AMI	50 / 8	51 / 8	54 / 8
81%+ AMI	154 / 8	160 / 7	173 / 6
Totals	275 / 54	264 / 49	273 / 43

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used

Source: 2000 CHAS Tables

Hanna:Keelan Associates, P.C., 2010

TABLE 3.8
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2000/2010/2020

	2000*	2010	2020
<u>Income Range</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>
0%-30% AMI	16 / 8	10 / 6	4 / 4
31%-50% AMI	20 / 4	15 / 3	6 / 3
51%-80% AMI	22 / 0	24 / 0	28 / 0
81%+ AMI	32 / 0	35 / 0	39 / 0
Totals	90 / 12	84 / 9	87 / 7

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used

Source: 2000 CHAS Tables

Hanna:Keelan Associates, P.C., 2010

Section 3
Population & Economic Profile

***EMPLOYMENT AND
 ECONOMIC TRENDS***

The most recent and comprehensive employment data available for Utica and Seward County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Seward County labor force statistics is also included to provide a general understanding of the economic activity occurring in and around the Village of Utica.

CIVILIAN LABOR FORCE

- ❖ **Table 3.9** identifies **civilian labor force and employment**, in Seward County, Nebraska, from 1990 to 2021. Between 1990 and 2000, Seward County experienced an overall total employment increase of 883 persons, or 10.6 percent. From 2011 to 2021, total employment is projected to continue increasing at an annual rate of 0.5 percent, obtaining or 396 new employees, by 2021.

TABLE 3.9
CIVILIAN LABOR FORCE AND EMPLOYMENT
TRENDS & PROJECTIONS
SEWARD COUNTY, NEBRASKA
1990-2021

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2011</u>	<u>2021</u>
Civilian Labor Force	8,339	9,565	9,263	9,022	9,415
Unemployment	177	212	217	330	327
Rate of Unemployment	2.1%	2.2%	2.3%	3.8%	3.6%
Employment	8,163	9,354	9,046	8,692	9,088
<u>Change in Total Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-1995	+1,191	+238.2	+14.6%	+2.9%	
1995-2000	-308	-61.6	-3.3%	-0.7%	
2011-2021	+396	+39.6	+4.6%	+0.5%	

Source: Nebraska Department of Labor, Labor Market Information, 2011
 Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

WORKFORCE EMPLOYMENT BY TYPE

❖ **Table 3.10** identifies **work force employment by type**, in Seward County, Nebraska, from 2007 to 2009. Between 2007 and 2009, Seward County experienced an overall decrease of 7.3 percent in non-farm employed persons. The largest increases were experienced in the “Financial Activities” category, which increased by 34 employees, or 12.4 percent and the “Education & Health” and “Other Services” Sectors, which increased by 69 and 18 employees, respectively or 7.5 percent. The largest decline was evident in the “State Government” category, which declined by 80.4 percent, or by 205 employed persons.

TABLE 3.10
WORKFORCE EMPLOYMENT BY TYPE
SEWARD COUNTY, NEBRASKA
2007-2009

Workforce	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>% Change</u> <u>2007-2009</u>
Non-Farm Employment (Wage & Salary)	6,275	5,938	5,812	-7.3%
	1,406	1,361	1,273	-9.5%
Goods-Producing				
Service-Providing	4,689	4,577	4,539	-3.2%
Trade, Trans, Ware, Util**	*	*	1,188	N/A
Total Trade	799	764	803	+0.5%
Wholesale Trade	227	211	199	-12.3%
Retail Trade	572	553	604	+5.6%
Information	*	39	45	N/A
Financial Activities	275	284	309	+12.4%
Professional & Business	*	*	209	N/A
Education & Health	914	921	983	+7.5%
Leisure & Hospitality	455	449	393	-13.6%
Other Services	238	244	256	+7.5%
Total Government	1,338	1,135	1,157	-13.5%
Federal	59	60	58	-1.7%
State	255	80	50	-80.4%
Local	1,025	995	1,049	+2.3%

*Data not available due to disclosure suppression

** Trade, Transportation, Warehousing & Utilities

NA = NOT AVAILABLE

Source: Nebraska Department of Labor, Labor Market Information, 2011

Hanna:Keelan Associates, P.C., 2011

Section 3
Population & Economic Profile

PLACE OF EMPLOYMENT

- ❖ **Table 3.11** identifies **employment in place**, in 2000, for working residents of Utica, Nebraska. A total of 31.2 percent, or 114 residents were employed within the Village of Utica, in 2000. Conversely, on a daily basis, 251 persons commuted outside the Village for employment.

TABLE 3.11
EMPLOYMENT IN PLACE
UTICA, NEBRASKA
2000

<u>Place of Employment</u>	<u>Village of Utica Residents</u>	
	<u>Number</u>	<u>Percent</u>
State of Nebraska	363	99.4%
Seward County	230	63.0%
Village of Utica	114	31.2%
Outside Village of Utica	251	68.8%
Outside Seward County	133	37.0%
<u>Outside State of Nebraska</u>	<u>2</u>	<u>0.6%</u>
Totals	365	100.0%

Source: 2000 Census
Hanna:Keelan Associates, P.C., 2011

ECONOMIC SUMMARY

- ❖ Overall, the economic outlook for Utica is “good” for the planning period 2011 to 2021. Economic opportunities exist, primarily due to recent and projected population increases in Utica and Seward County. Additional commercial and industrial business, as well as the expansion of value added agricultural businesses in the Utica area, should be pursued if the Community desires more commerce. Existing local based business, agricultural-related industries, the Village’s close proximity to the Interstate 80 corridor and large manufacturing industries will ensure Utica has a stable economic base and a bright future for increased economic development.

SECTION 4



**LAND USE &
DEVELOPMENT**

SECTION 4 LAND USE & DEVELOPMENT

INTRODUCTION

The **Land Use and Development Section** of this **Comprehensive Plan** identifies the land use development patterns, which have occurred in Utica since the town was surveyed in 1877. This land use component examines **development opportunities, requirements and future utilization of land in and around the Community**. A discussion of the **environmental and physical characteristics** of the Community of Utica precedes a description and analyses of **existing and future land use** conditions in the Village.

PROPER LAND USE PRACTICES

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In Utica, the major development constraints and opportunities are associated with:

- (1) The lower lands to the east of the Village that are prone to periodic flooding;
- (2) North Lake Basin, a State Wildlife Management Area;
- (3) The Municipal sewage lagoons to the southeast of Utica that will limit future expansion of the Community;
- (4) Burlington Northern Santa Fe Railroad mainline, which runs east/west through the center of the Community, on the south edge of the Downtown.

IDENTIFICATION OF FUTURE GROWTH AREAS

The **proposed future land use** in Utica focuses on the use of land in both the Village and the Community's One-Mile Planning Jurisdiction, during the **2011 to 2021 planning period**. Special attention is given to the identification of future residential, public, parks/recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and into the Planning Jurisdiction is imperative to support growth opportunities during the next 10 years.

LOCATION

The Village of Utica is located in east-central Nebraska, in western Seward County, south of the Highway 34 Corridor. The Community is located approximately five miles north of the Interstate 80 Corridor. A Spur Route, Highway 34F, connects Utica with the Interstate Corridor. This transportation system and geographic setting links Utica to the Omaha, Lincoln and Grand Island areas. The Utica Highway and Railroad Corridors are considered to be vital to the future of the Community in terms of commerce and development.

HISTORICAL DEVELOPMENT

Settlement of the Village of Utica originated in 1877, with the completion of the Burlington & Missouri Valley Railroad. Railroad officials named the Community after the well-known Mohawk Indian Chief, "Utica." Officials with the Railroad completed the Original Plat of Utica in 1877. The first building in the new Community, a general store was constructed one month later. Within the same year, a hotel and lumber yard also opened for business. Several businesses joined the original general store and the Town quickly grew to a Community of 194 people in the 1880 Census, the Town's first Census recording. Utica was an important refueling and shipping point for livestock and agricultural grain producers in the western portion of Seward County.

POPULATION GROWTH

With the exception of the 1930 and 1940 Census showing a population decrease in the Community, Utica's population has been steadily increasing since its first Census compilation in 1880. Utica reached its highest population in the 2010 Census, at 861 people.

The Village is poised for further growth. Though very few vacant, buildable lots are available in the Community, Village Board and Planning Commission members have worked to identify cost effective growth areas for the Village as a means of expansion during the 10-year planning period. The designation of residential, commercial, industrial growth areas is a top priority of this **Comprehensive Plan**.

THE NATURAL ENVIRONMENT

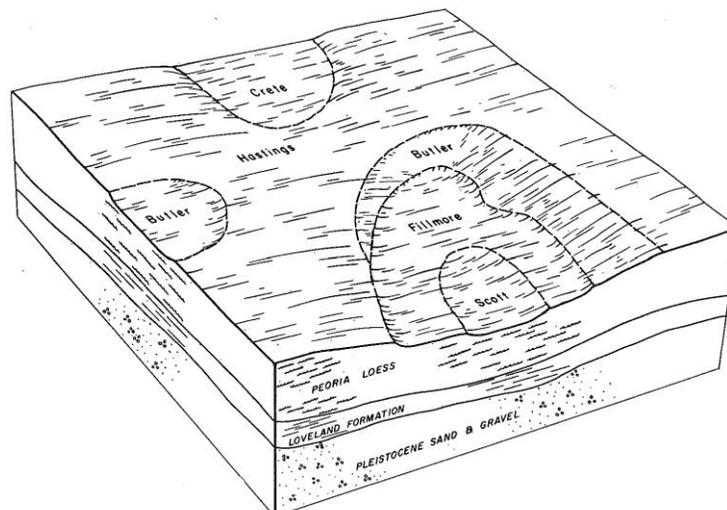
SOIL ASSOCIATIONS

The soils in and around the Community of Utica are classified into one Soil Association, with a broad range of characteristics. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil type found in the Utica One-Mile Planning Jurisdiction. The Soil Association in Utica is identified as the **Hastings-Fillmore-Butler Association**, and is displayed in **Illustration 4.1**.

HASTINGS-FILLMORE-BUTLER ASSOCIATION

The entire One-Mile Planning Jurisdiction of the Utica is comprised of the **Hastings-Fillmore-Butler Association**. Hastings Soils, which make up approximately 72 percent of all soil within this Association, are well drained and have a nearly level to gentle slope. Fillmore soils are in shallow depressions that tend to “pond” for short periods of time. Butler Soils are nearly level and mainly border depressions of upland areas. On most farms with this Association, grain is grown for cash. Some farms in the area use the grain to feed beef and dairy cattle.

Development of buildings with foundations in this Association have good to poor bearing capacity, depending on in-place moisture and may require reinforced foundations. Septic tanks and absorption fields are “*severely limited*” for all three soil types due to slow permeability and potential ponding. Sewage lagoons are “*moderately to severely limited*” throughout the Association, depending on depth.¹ The diagram below identifies the soil types located within the One-Mile Planning Jurisdiction of Utica.



WATERSHEDS

The topography and terrain of Utica and the One-Mile Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The Village of Utica generally rests on upper elevations above Sleepy Hollow Creek. The natural topography of Utica is level to gently sloping. Lands slope gradually from the northeast to the southwest of Utica, through the Community and carry storm water runoff to the Sleepy Hollow Creek.

The Community's protection against natural hazards is the responsibility of the local government and its elected officials. Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the One-Mile Planning Jurisdiction. The underground water supply for the Village is part of the Ogallala Aquifer, which lies beneath the majority of the State of Nebraska and other "Great Plains" States. The average depth of municipal wells is 100'. The Village relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the three municipal wells, located one quarters of a mile southwest of the Corporate Limits of Utica. A description of the municipal water system is provided in the utilities discussion of Section 5.³

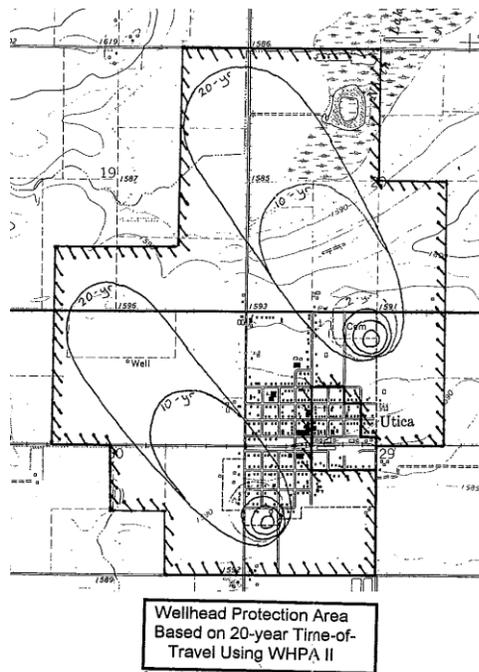
The underground water supply is vital to the region. It is the source of water for numerous private and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Utica One-Mile Planning Jurisdiction is very important. ***A minimum lot size of three acres is recommended for rural residences in agricultural zoned areas.*** This standard generally ensures that adjacent households do not contaminate each other's drinking water. Lot sizes less than three acres would allow rural residences to locate too close to one another. Rural dwellings typically have septic tanks and/or leach fields. If located too close to each other, contamination might occur. Adequate residential lot sizes are the means by which a resident's health, safety and welfare are ensured into the future.⁴

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program "intends to prevent the contamination of ground water used by public water supply wells."⁵

WELLHEAD PROTECTION PROGRAM (WHP)

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.¹ The approaches of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.⁶

The **Wellhead Protection Area (WHPA)** is a region with restrictive regulations on land use to prevent potential contaminants from uses located in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEQ so communities can apply zoning regulations to the floating district. **Two Municipal Wells are located near the recently-constructed water plant, in northern Utica, and one is located near the Swimming Pool at Conns Park, in southern Utica.**



CLIMATE

The climate of the Utica area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 13° F in January and maximum of 89° F in July. The average annual precipitation in Utica is 27.5" of rain and 31" of snow. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.⁷

THE BUILT ENVIRONMENT

The built environment of Utica is characterized by its districts, paths, edges, nodes and landmarks. The combination of these items creates a sense of place and image for the citizens of Utica. The natural terrain enhances the built environment by providing a varying and aesthetic base for urban development.

The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district with the paths, giving the neighborhoods distinct boundaries.

Designating the proper land use adjacent Highway 34 and within the commercial and industrial sectors of “Downtown” Utica is essential. The general trend is to guide highway commercial development at the northern portions of Utica, with general commercial uses concentrated in Downtown. Industrial development exists along State Spur L80F (Centennial Avenue), Highway 34 and the Burlington Northern Santa Fe Railroad corridor in Downtown Utica. The Community should take advantage of the development opportunities associated with each of these transportation corridors, to achieve the land use goals and policies in this Plan.

LAND USE ANALYSIS

EXISTING LAND USE PROFILE

Existing Land Use in Utica (incorporated area) is identified in **Table 4.1** and **Illustrations 4.1 and 4.2.**

TABLE 4.1				
EXISTING LAND USE				
VILLAGE OF UTICA, NEBRASKA				
2011				
<u>Land Use Type</u>	<u>Acreage</u>	<u>Percent</u>	<u>Acres per 100 People</u>	<u>Planning Standard</u>
Parks/Recreation	9.33	3.5%	1.07	2.0
Public/Quasi-Public	18.64	7.0%	2.13	2.8
Residential	100.66	37.9%	11.5	10
•Single Family	93.70	35.3%	10.7	7.5
•Multifamily	5.04	1.9%	0.6	2.0
•Mobile Home	1.92	0.7%	0.2	0.5
Commercial	10.18	3.8%	1.16	2.4
Industrial	28.38	10.7%	3.2	2.3
Streets/Alleys	66.4	25.0%	7.6	--
Railroad Corridor	4.3	1.6%	0.5	
TOTAL DEVELOPED	237.8	89.5%	27.2	--
Vacant	27.84	10.5%	3.2	--
TOTAL VILLAGE AREA	265.6	100.0%	30.4	--
Source: Hanna:Keelan Associates, P.C., 2011				

The following provides a profile of existing land uses in Utica:

VACANT

Vacant land in Utica equals an estimated 28 acres, or approximately 10.5 percent of the total platted Village. No Planning Standards exist for this land use classification. Nearly all of the vacant land within the Corporate Limits of Utica has municipal utilities within close proximity and could, potentially, be developed.

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public land acreage in Utica totals an estimated 19 acres, or seven percent of the total platted Village area. This land classification includes the Utica Community Building, Churches, the Community Center and various public buildings. This land use classification equals an estimated 2.13 acres per 100 people, about 24 percent less than the recommended Planning Standard.

PARKS/RECREATION

Lands associated with *Parks/Recreation* comprise approximately 9.5 acres of developed land in the Village of Utica, or an estimated 3.5 percent of the total developed land area is included with this discussion. The total park land area equates to approximately 1.07 acres of recreational land per 100 people and is 46.5 percent smaller than the recommended Planning Standard.

RESIDENTIAL

Total *Residential* land usage consists of an estimated 38 percent of the total platted area of Utica. The 11.5 acres of residential land per 100 persons in Utica is approximately 15 percent more than the Planning Standard of 10 acres.

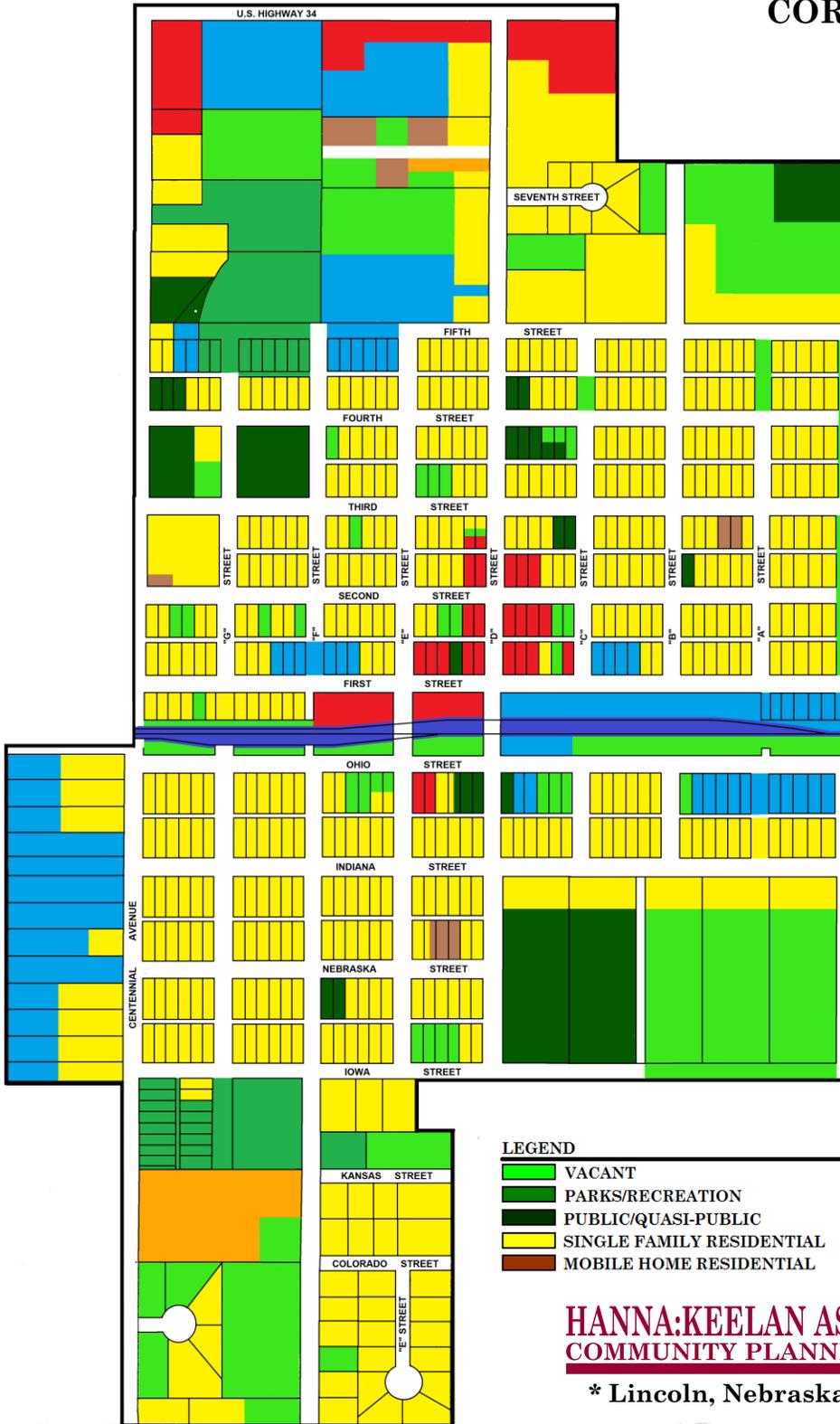
Single Family land usage calculates to an estimated 35 percent of the total Village developed area. This total of 10.7 acres per 100 people is 42 percent higher than the Planning Standard of 7.5 acres per 100 people.

Multifamily Homes consist of an estimated 1.9 percent of the developed land within Utica. The estimated 5 acres of multifamily development equals 0.6 acres per 100 persons. This total is 70 percent less than the recommended Planning Standard of 2 acres per 100 persons.

Mobile Homes comprise an estimated 0.7 percent of the land within Utica. The estimated 1.92 acres of mobile home area equals 0.2 acres per 100 persons. This total is 60 percent less than the recommended Planning Standard of 0.5 acres per 100 persons.

EXISTING LAND USE MAP

CORPORATE LIMITS
 UTICA, NEBRASKA



LEGEND

- | | |
|---------------------------|-------------------------|
| VACANT | MULTIFAMILY RESIDENTIAL |
| PARKS/RECREATION | COMMERCIAL |
| PUBLIC/QUASI-PUBLIC | INDUSTRIAL |
| SINGLE FAMILY RESIDENTIAL | RAILROAD CORRIDOR |
| MOBILE HOME RESIDENTIAL | |

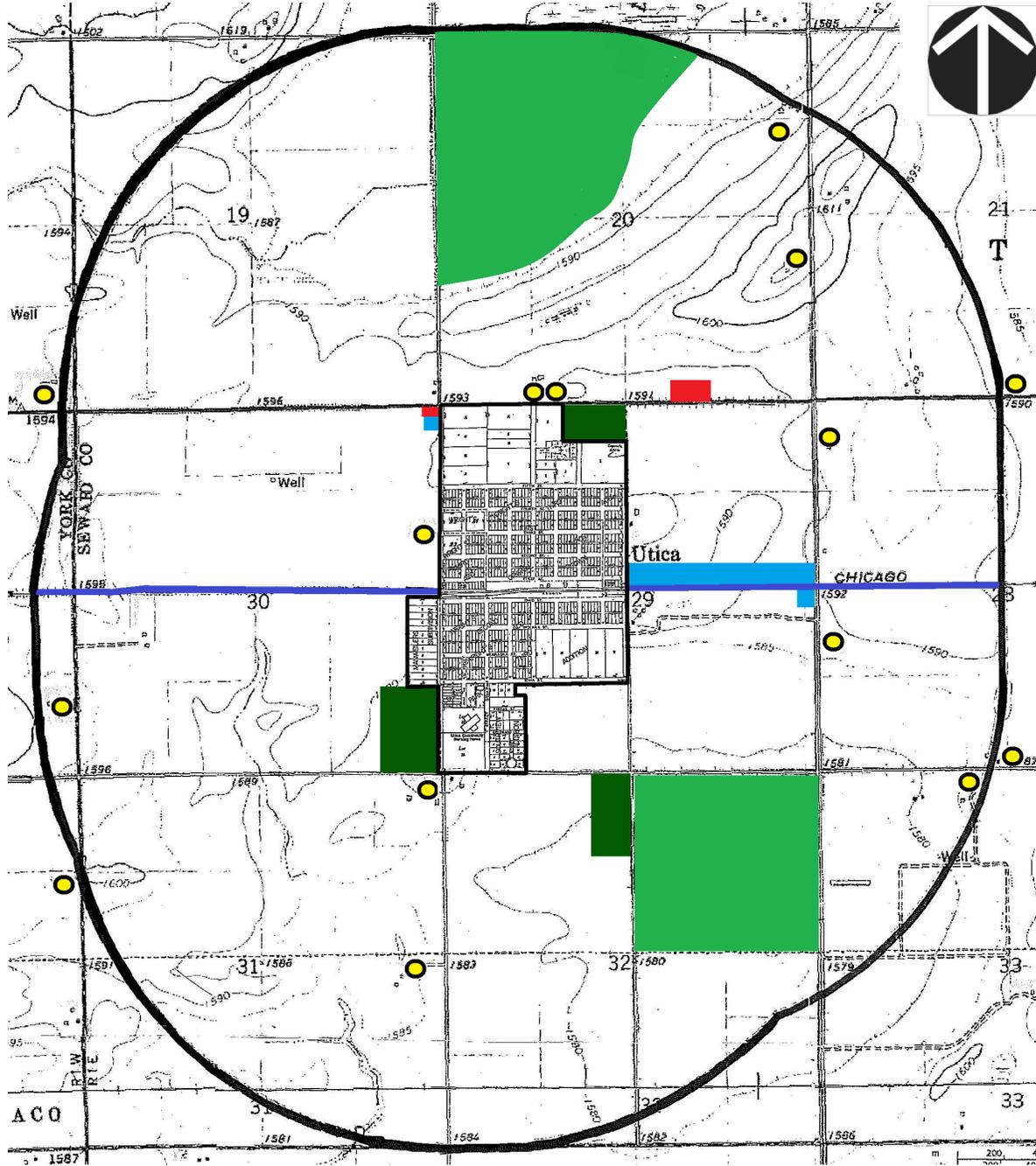
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

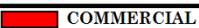
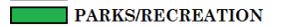
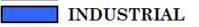
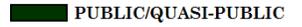
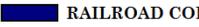
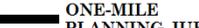
ILLUSTRATION 4.1

EXISTING LAND USE MAP

PLANNING JURISDICTION UTICA, NEBRASKA



LEGEND

	VACANT/AGRICULTURAL		COMMERCIAL
	PARKS/RECREATION		INDUSTRIAL
	PUBLIC/QUASI-PUBLIC		RAILROAD CORRIDOR
	SINGLE FAMILY RESIDENTIAL		ONE-MILE PLANNING JURISDICTION

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.2

Section 4
Land Use & Development

COMMERCIAL

Commercial land usage in Utica totals an estimated 10 acres, or approximately 3.8 percent of the Community’s land area. This amount, which equates to 1.16 acres per 100 people, is 62.7 percent less than the Planning Standard for commercial land area; 2.4 acres per 100 people.

INDUSTRIAL

Industrial Land Use. The total acreage of classified industrial land is an estimated 28 acres, within the Corporate Limits. Industrial acres per 100 people total of 3.2, is nearly 39 percent higher than today’s Planning Standard recommendation of 2.3 acres per 100 persons.

LAND USE COMPARISON

Table 4.2 compares the results of the 2011 land use field analysis with that of the similar Communities of approximately the same population. The land use percentages of Utica area very similar to the Village of Pender, Nebraska. The Communities of Utica and Pender possess residential land uses above 60 percent and industrial and public land uses greater than 10 percent.

TABLE 4.2				
COMMUNITY LAND USE COMPARISON				
UTICA, NEBRASKA				
2011				
Community				
(2011 Population)	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public*</u>
Utica (873)	60.2%	6.1%	17.0%	16.7%
Deshler (747)	41.5%	5.0%	5.9%	47.6%
Loup City (1,029)	67.2%	9.5%	7.7%	15.6%
Harvard (1,013)	67.3%	8.3%	2.3%	22.1%
Pender (1,002)	61.6%	9.1%	14.6%	14.7%
Cambridge (1,063)	41.5%	3.6%	3.1%	51.8%
Alma (1,133)	45.7%	9.2%	3.1%	42.0%
Wakefield (1,451)	52.5%	4.1%	20.3%	23.1%
Wymore (1,457)	69.0%	5.4%	2.1%	23.5%
Small Village Average**	52.0%	10.0%	7.0%	31.0%

*Includes Public, Quasi-Public and Parks/Recreation Land Areas.
 **American Planning Association, PAS Memo, August, 1992.

Source: Hanna:Keelan Associates, P.C., 2011

EXISTING LAND USE SUMMARY

The Village of Utica has developed in a manner acceptable to the majority of local residents. New housing construction has taken place in the northern and southern extremes of the Community, generally near the Highway 34 and L80F Corridors.

Planning and land use development in Utica is somewhat of a difficult task, due to several factors. These factors include the physical man-made barriers, such as the Railroad and Highway Corridors, along with spotty industrial development near the Corporate Limits of Utica. These impediments to land use development can only be addressed by a commitment of the Community to (1) reinvest in existing land uses and prepare redevelopment plans to produce more efficient land uses and (2) expand community efforts to mitigate natural hazards by providing growth in non-sensitive areas.

The analysis of the existing land use situations in Utica revealed a deficiency of parks and recreational facilities, public/quasi-public facilities, multifamily residential and commercial land use types. These deficiencies are common to small Towns that are by their nature, “bedroom communities” to larger Towns and Cities with short commute times should be addressed in the development of a new and balanced future land use plan for the Village and the Planning Jurisdiction.

***GENERAL REDEVELOPMENT PLAN &
FUTURE LAND USE PROFILE***

PLANNING IMPLEMENTATION RECOMMENDATIONS

To eliminate these conditions and enhance private development activities within the Village of Utica, the Community will need to consider the following general planning and redevelopment actions:

- * Encourage removal and replacement of substantially dilapidated and substandard structures within the Community;
- * Rehabilitation of public, residential, commercial and industrial properties which are cost effective to revitalize;
- * Provide incentives for existing businesses, within the Village of Utica, to expand in place and/or make needed improvements to their properties;
- * Establish a long range plan to hard surface or repave streets, curb/gutters and storm water drainage systems generally within the Village. Water and sanitary sewer mains should also be replaced in conjunction with the street improvements;
- * Establish a plan for the eventual replacement of excessively old water and sewer mains in the Community, in conjunction with street resurfacing or paving, where these mains are generally 50+ years of age;
- * Replace private service lines that run from buildings to the water mains that have age and related condition problems;
- * Combine funding sources with Tax Increment Financing to purchase, demolish and sell dilapidated commercial and industrial buildings that are not cost-effective to be rehabilitated;
- * Create a Master Plan for the Downtown that includes all public infrastructures, facade improvements and business retention/attraction plans;
- * Promote highway commercial development along the Highway 34 corridor especially at the intersection with State Spur L80F (Centennial Avenue) to bring needed retail and highway oriented commercial goods to the Community.
- * Promote the development of duplex style townhouses in conformance with the Future Land Use Map, which identifies high density lands within the Village;

Section 4

Land Use & Development

- * Develop new and improve existing safe pedestrian routes throughout the Village of Utica. Devise a plan to address substandard sidewalks throughout;
- * Develop a plan for screening and/or buffering industrial storage areas from residential and commercial land uses;
- * Plan for the phased replacement, as funding allows, of existing park facilities including playground equipment, seating and picnic shelters; and
- * Continue the process of removing improving Gateway Entrances along the Highway Corridors to enhance the entrances to Utica.

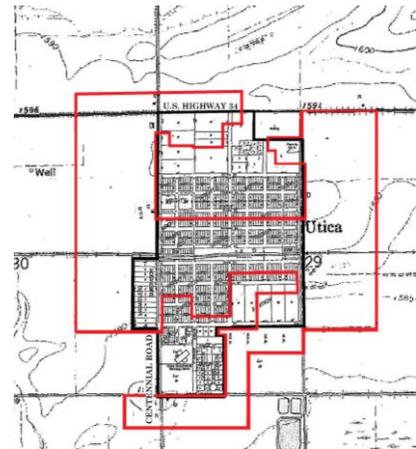
IMPLEMENTATION

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the Village. A reasonable time-line to complete the redevelopment activities identified in the Plan would be seven to 10 years. The **Redevelopment Area** is identified by the red boundary in **Illustration 4.4**

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The Village agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF for appropriate redevelopment projects and agrees to pledge the taxes generated from a redevelopment project for such purposes in accordance with the Act. Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the Village of Utica and Seward County. Proposed redevelopment projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

CONTEXT MAP
REDEVELOPMENT AREA
UTICA, NEBRASKA



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

*** Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 4.3

RECOMMENDED PUBLIC IMPROVEMENTS

The primary purpose for a **General Redevelopment Plan**, accompanied with the **Blight and Substandard Determination Study**, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Community. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Village are street improvements, sidewalks, additional improvements to underground water and sanitary sewer systems and creative methods to reduce train noise in the Community.

Redevelopment Finance tools, such as Tax Increment Financing, will provide incentives to facilitate development. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within the Redevelopment Area. The Community Development Block Program is one example of a State and Federal program to assist in financing development activities in a designated Blighted and Substandard area.

The Village of Utica has proposed a goal of implementing appropriate community and economic developments, to increase the Village's population by 21 persons, or up to 36 households, by 2021. If met, this growth will require the creation of housing and the availability of vacant land for development. Future land use for the **Redevelopment Area** in Utica, both the Community and Planning Jurisdiction, is identified in **Illustrations 4.3**. Future land use for the **entire Village of Utica**, both the Community and Planning Jurisdiction, is identified in **Illustrations 4.4** and **4.5**.

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, and water and sewer and telecommunication systems. This process is more readily available to the southern portion of Utica, where vacant lots are designated for single family and industrial development types.

The Utica Community Housing Study, a component of the Utica Comprehensive Plan, identifies an estimated 10 housing units that should be considered for demolition, during the next 10 years. This housing activity could spur the development of safe, decent and affordable housing in the Community on newly-vacated lots.

PARKS AND RECREATION

The Village of Utica maintains approximately 9 acres of land designated for parks and recreation. Equipment includes picnic shelters playground equipment and ball fields. The Village of Utica should consider additional park and recreation equipment in the existing parks, along with other recreation opportunities.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Utica will be primarily comprised of additional acreage to accommodate existing public/quasi-public uses. Existing land use configurations will occupy their present land area with proposed expansion to meet the service requirements of a growing community.

RESIDENTIAL GROWTH AREAS

Future residential development in and around the Village of Utica should be of a high priority to the Community, during the planning period. Although the Village currently exceeds the planning standard of 10 Acres of residential land use per 100 people, the lack of vacant land within the Community will present challenges to future housing development if additional vacant land is not annexed or developed.

The **Future Land Use Maps** identify newly designated residential areas in and around Utica as low to medium density. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations. The following narrative provides a description of the future residential land use compositions for the Community.

Single family development should first occur in established residential areas, within the Corporate Limits of the Village. **Development and redevelopment efforts should focus on infill construction within the Community and the replacement of substantially deteriorated dwellings that are not cost effective to rehabilitate.**

Secondly, the development of future, single family residential subdivisions should be encouraged within the planned residential growth areas. Single family residential growth is planned to occur west and east of the Village. The cost of development in these growth areas will be significantly more than on vacant lots located within existing Corporate Limits of Utica. Nearly all available lots within the Village that are ideal for single family construction have been developed, requiring future growth to extend outward from the current Corporate Limits.

Multifamily development should be pursued during the planning period. Currently, Utica maintains only 0.6 acres of multifamily residential development per 100 people, significantly less than the recommended Planning Standard of 2 acres per 100 people. The development of additional units in higher densities allows for more affordable housing and greater efficiency of resources. The **Future Land Use Maps** identify areas for development or redevelopment of multifamily housing. The highest priority is located in the northern portion of the Village.

COMMERCIAL

The Utica future commercial land use areas are anticipated to include the infill of vacant parcels existing within Downtown and, to a higher extent, along Highway 34. Expansion of commercial areas is provided for in the Land Use Plan along Highway 34, specifically at the intersection with State Spur L80F (Centennial Avenue). New highway commercial development could be used in combination with “gateway entrance” enhancements to Utica along this important transportation corridor. Welcoming signage, street trees, landscaping and a variety of light pole banners announcing the Village and special events could also be used to attract travelers off the highway and into the Community.

ANNEXATION

Future annexation in Utica should occur in the non-agricultural land use districts identified in **Illustration 4.5, Future Land Use Map**. These tracts could be annexed at a point-in-time when in conformance with and meeting the criteria of the Nebraska State Statutes that address annexation. A certain amount of **vacant land** will also be needed in each district to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable vacant land and redevelopment of deteriorated structures or property within the Utica Corporate Limits. **Currently, an estimated 28 acres of vacant land within the Utica Corporate Limits that is not impacted by the existing Railroad Corridor or floodplains.**

FUTURE LAND USE MAP

CORPORATE LIMITS
UTICA, NEBRASKA



LEGEND

- | | |
|---------------------------|-------------------------|
| PARKS/RECREATION | MULTIFAMILY RESIDENTIAL |
| PUBLIC/QUASI-PUBLIC | COMMERCIAL |
| SINGLE FAMILY RESIDENTIAL | INDUSTRIAL |
| MOBILE HOME RESIDENTIAL | RAILROAD CORRIDOR |

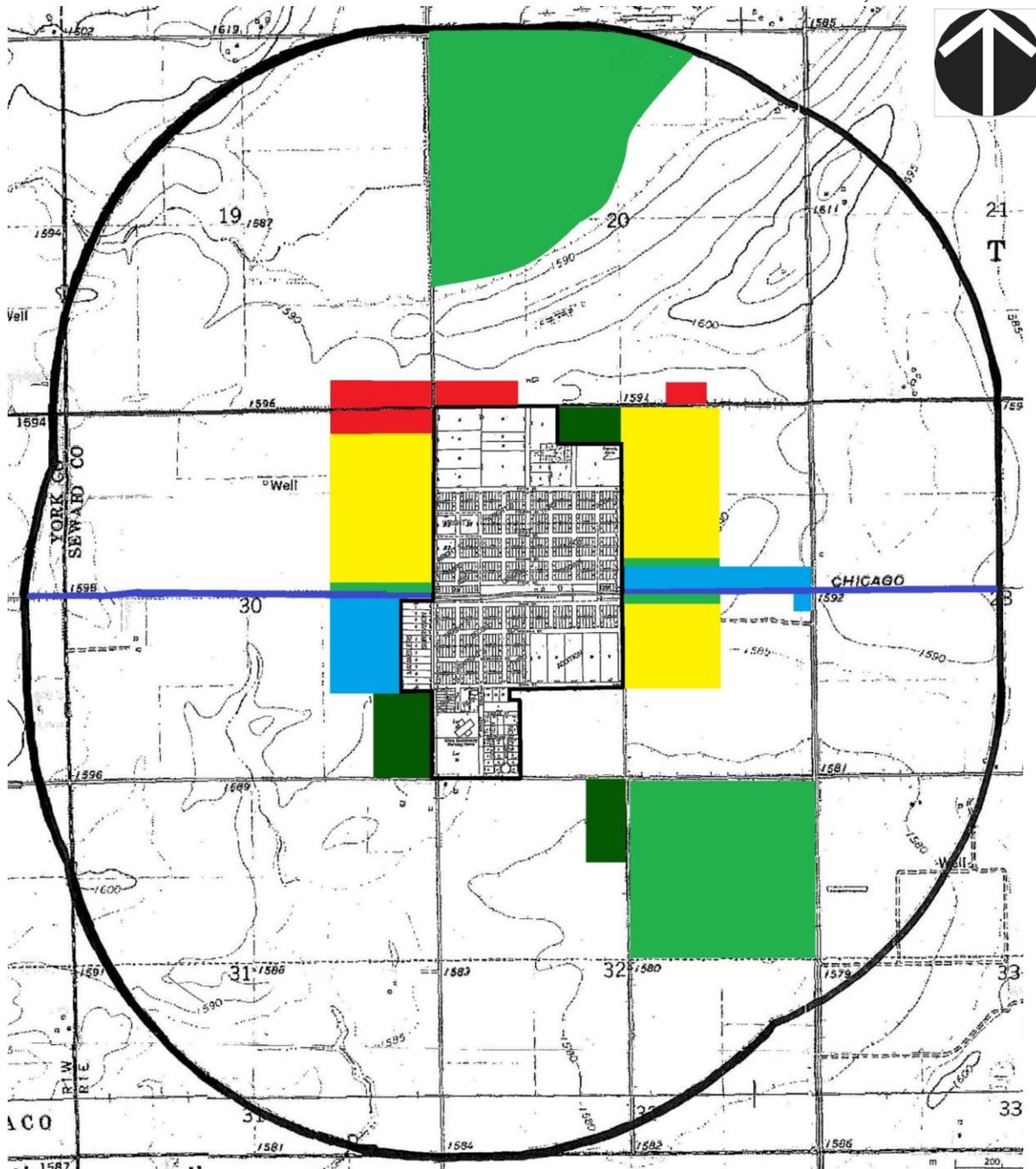
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.4

FUTURE LAND USE MAP

PLANNING JURISDICTION
 UTICA, NEBRASKA



LEGEND

VACANT/AGRICULTURAL	COMMERCIAL
PARKS/RECREATION	INDUSTRIAL
PUBLIC/QUASI-PUBLIC	RAILROAD CORRIDOR
ONE-MILE PLANNING JURISDICTION	

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.5

INDUSTRIAL

Today, the Village supports enough land that is dedicated to industrial uses, but as Utica continues to grow and develop, additional industrial lands may be needed. Currently, Utica has an estimated 28 acres of industrial land within the Corporate Limits. New light manufacturing and/or value added agricultural facilities would further diversify the employment base in Utica and create a variety of higher paying jobs for residents of the Community. To provide jobs for an increasing population base and to continue to attract additional business and industry to Utica, it is the recommendation of the Consultant that additional industrial land be identified. The Village must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps** identify the proposed future industrial land areas to be in highest concentration, within the Village's One-Mile Planning Jurisdiction, adjacent to existing industrial developments and the Burlington Northern Santa Fe Railroad Corridor. Vacant tracts of land exist in the areas proposed for industrial development. **Illustration 4.5** identifies additional vacant/agricultural areas to be developed for industrial use, during the next 10 years. These areas would require an extension of appropriate infrastructure to facilitate future developments and should have access to the major Highway Corridors in Utica, to allow for the transportation of goods between the Village and the Interstate 80 Corridor. Future industrial developments will also have the advantage of utilizing the Burlington Northern Santa Fe Railroad Corridor to export products to neighboring Communities.

The current industrial lands within the Corporate Limits, are encouraged to remain as "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

ENVIRONMENTAL ASSESSMENT

The **Future Land Use Maps** for Utica represent the Village's **Land Use Plan**. The Plan should serve as a guide to the development of the Village and its surrounding area. The Plan is not intended to dictate changes to the Community, but rather evaluate existing conditions and recognize ongoing changes. In addition, the Plan is designed to allow change to occur in an orderly manner which will ensure the best interests of Utica will be achieved.

Before the implementation of this Land Use Plan, two steps should be undertaken. **First**, the possible effects of the Plan should be explored. Identification of the possible results of any action, program or policy and the determination of the intensity of the results will be the most significant factors ensuring successful Plan implementation, with a minimum of negative effects. **Second**, the positive impacts of a Plan must be weighed against the negative impacts resulting from implementation activities. Alternative strategies should be considered to select the implementation activities that achieve the most benefits with the least problems.

The following **environmental assessment** will review the basic scope of the Land Use Plan and then identify any significant environmental impacts, both social and physical, of the Plan's proposed development and redevelopment actions. Precautionary measures will be noted, as well as unavoidable adverse effects. Actions which will lead to irreversible commitments of resources will be recognized as well as other long-term effects from immediate programs.

POTENTIAL ADVERSE IMPACTS

The **Land Use Plan** anticipate a continued growth and expansion Community-Wide, in response to the needs of a potential expanding local housing need; **36 additional housing units, by 2021**. If the Community grows as hoped, nearly all land use activities envisioned will have the potential for some type of adverse impact to the natural environment.

Continued growth will require additional commitment of construction materials, financial resources, fossil fuels and land resources which represent deductions from the total reservoir of resources. Additionally, continued economic and physical growth will mean the increased depletion of groundwater resources. Aside from the impacts possible from commitment of resources toward the realization of Community growth, there will also be a continuing requirement for resources necessary for operation and maintenance of existing homes, industries, businesses and utility systems.

Commitment of land resources, in many cases, will mean the conversion of agricultural land from the production of food and fiber to developed uses which also represent an adverse impact, but one which is basically unavoidable if the Community continues to prosper and grow. Among the by-products of continued Community growth, which will contribute to environmental degradation, are increased storm water runoff, additional amounts of air, water and noise pollution and increased vehicular traffic on local streets.

No potential adverse effects to the natural environment are expected during the planning period. None are expected to become especially significant, due to the implementation of the Land Use Plan.

BENEFICIAL IMPACTS

The **implementation** of the **Land Use Plan** includes a potential for diverse and far reaching beneficial impacts to both the man-made and natural environments during the planning period. One of the primary functions of the Plan will be to minimize negative impacts.

The overall effect of Plan implementation will be to either benefit the environment or lower the incidence and severity of adverse effects. Sound local **development standards** and **zoning regulations** will provide a significant beneficial influence towards partial mitigation of the potential for environmental damages due to continued land use development.

The most significant positive or beneficial environmental effects should be as follows:

- **Recognition of local environmental characteristics;**
- The encouragement of growth in areas contiguous to existing development and the **maximum use of existing utilities and streets;**
- The implementation of a coordinated and **comprehensive housing initiative and development program** will ensure the preservation of existing housing resources, combined with the provision of new housing units;
- The **appropriate locating and provision of housing, commercial, educational, recreational and employment opportunities** will act to positively reinforce the social structure of existing and future populations of the Village;

- The **provision of sufficient and efficient utility services** will minimize the possible pollution associated with growth; and
- The **proper mixing and separation of land uses** and appropriate classification of the street system will minimize adverse effects of noise, odor, and air pollution.

The presence of land use or zoning regulations should continue to ensure an efficient and appropriate development pattern through density control to prevent overcrowding, prevention of mixing of incompatible land uses and prevention of further improper development in sensitive or hazardous natural areas, such as steep slope, floodplain areas and creeks or streams.

Illustrations 4.6 and 4.7 identify the proposed Zoning Maps for the Village of Utica and the Planning Jurisdiction, as per the proposed Future Land Use Maps.

ALTERNATIVES

Within the full scope of possible actions, there are basically **three alternatives**. The **first** is to continue a planned approach to the future expansion of the Community. A **second** alternative would be a more rigidly controlled and intensely monitored regulation which would essentially restrict a high percentage of anticipated future growth in Utica. The **third** possible choice is a less intense regulation, which in terms of municipal planning, represents the "do nothing" alternative.

The last alternative has most often been typical of many Communities, large and small, and has often resulted in the maximum adverse impact to both the man-made and natural environments. The alternative of a more rigid control would avoid many of these potentially adverse impacts, but would be so restrictive as to hamper economic expansion, and thus, the ultimate growth and development of the entire Community of Utica.

The **most beneficial alternative** is to guide future growth and expansion through a **Land Use Plan**, in combination with realistic land use control regulations. The **Future Land Use Maps** prepared for Utica, coupled with the revisions to the existing Zoning Ordinance and Subdivision Regulations, will provide a means by which the Community may achieve proper development practices.

ACTIONS TO MITIGATE ADVERSE ENVIRONMENTAL EFFECTS

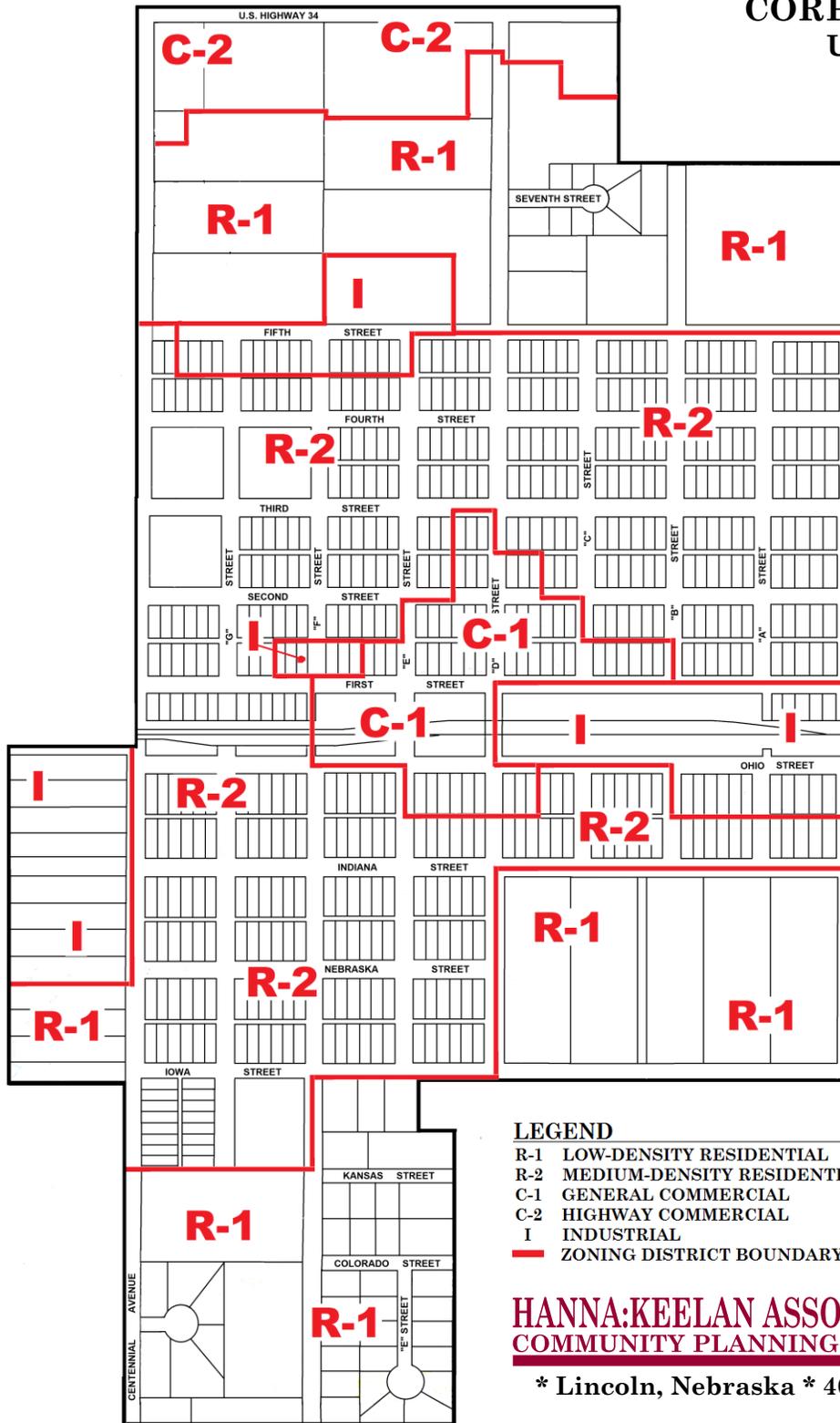
Adverse impacts resulting from continued growth and expansion of Utica can be substantially mitigated through adoption and application of the land use regulations and design standards. These measures will provide a positive influence for conservation and proper use of land, materials and energy. As such, these measures will help to mitigate the adverse impacts of development upon the allocation of resources.

The **Land Use Plan** recognizes the character of the natural environment and charts a course for future growth, which will allow maximum efficient use of available resources without serious permanent alteration or depletion.

The future development of the Village of Utica, as outlined in this **Land Use Plan**, is expected to provide a beneficial impact on the man-made environment with few, if any, adverse impacts upon natural environments.

OFFICIAL ZONING MAP

CORPORATE LIMITS
 UTICA, NEBRASKA



LEGEND

- R-1 LOW-DENSITY RESIDENTIAL
- R-2 MEDIUM-DENSITY RESIDENTIAL
- C-1 GENERAL COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- I INDUSTRIAL
- ZONING DISTRICT BOUNDARY

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

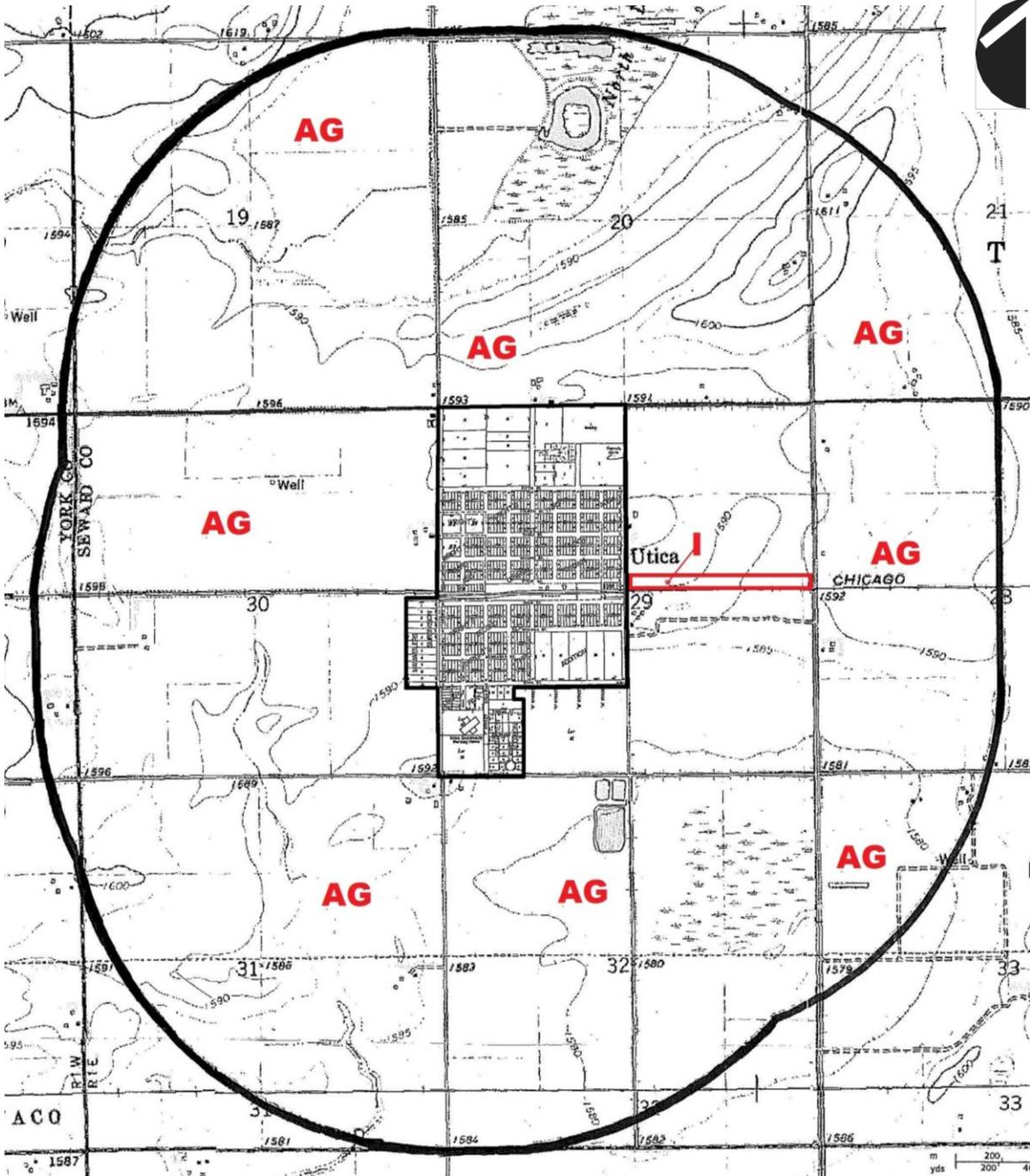
* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.6

OFFICIAL ZONING MAP

PLANNING JURISDICTION

UTICA, NEBRASKA



LEGEND

- AG AGRICULTURAL DISTRICT
- I INDUSTRIAL

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.7

Section 4

Land Use & Development

-
1. United States Department of Agriculture, Soil conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, "Soil Survey of Seward County, Nebraska, August, 1978. p.3 and Table 6 p.104.
 2. Ibid., pp. 8, 10, 11 and Table 6 pp. 89 to 108.
 3. Ibid., pp. 8, 10, 11.
 4. Ibid., pp. 12 and Table 6 p. 88,96, 102.
 5. Nebraska Wellhead Protection Program: Submittal to EPA Ground Water Section, Water Quality Division, Department of Environmental Control, State of Nebraska. p. 1.
 6. Ibid., pp1-4.
 7. Ibid., p. 4..
 8. United States Department of Agriculture. Ibid. 114.

SECTION 5



**PUBLIC FACILITIES,
UTILITIES & TRANSPORTATION**

SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION

INTRODUCTION

Section 5 of the **Utica Comprehensive Plan** discusses the existing conditions and planned improvements to the **public facility, utility and transportation systems** in the Community. All improvements to these Community components are aimed at maintaining or improving the quality of life in the Village of Utica.

Public Facilities identify existing public places in Utica and determine future needs of and desires for pertinent public facilities during the planning period, 2011 to 2021. Public Facilities provide citizens with social, cultural and educational opportunities in Utica. Facilities in Utica include, but are not limited to fire protection, medical/elderly services and recreational facilities such as parks and sports fields. The locations of these public facilities are identified in the **Public Facilities Map, Illustration 5.1**.

Public Utilities address the water, sewage and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any Community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Utica. Analysis of these infrastructure systems, via conversations with Village maintenance and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

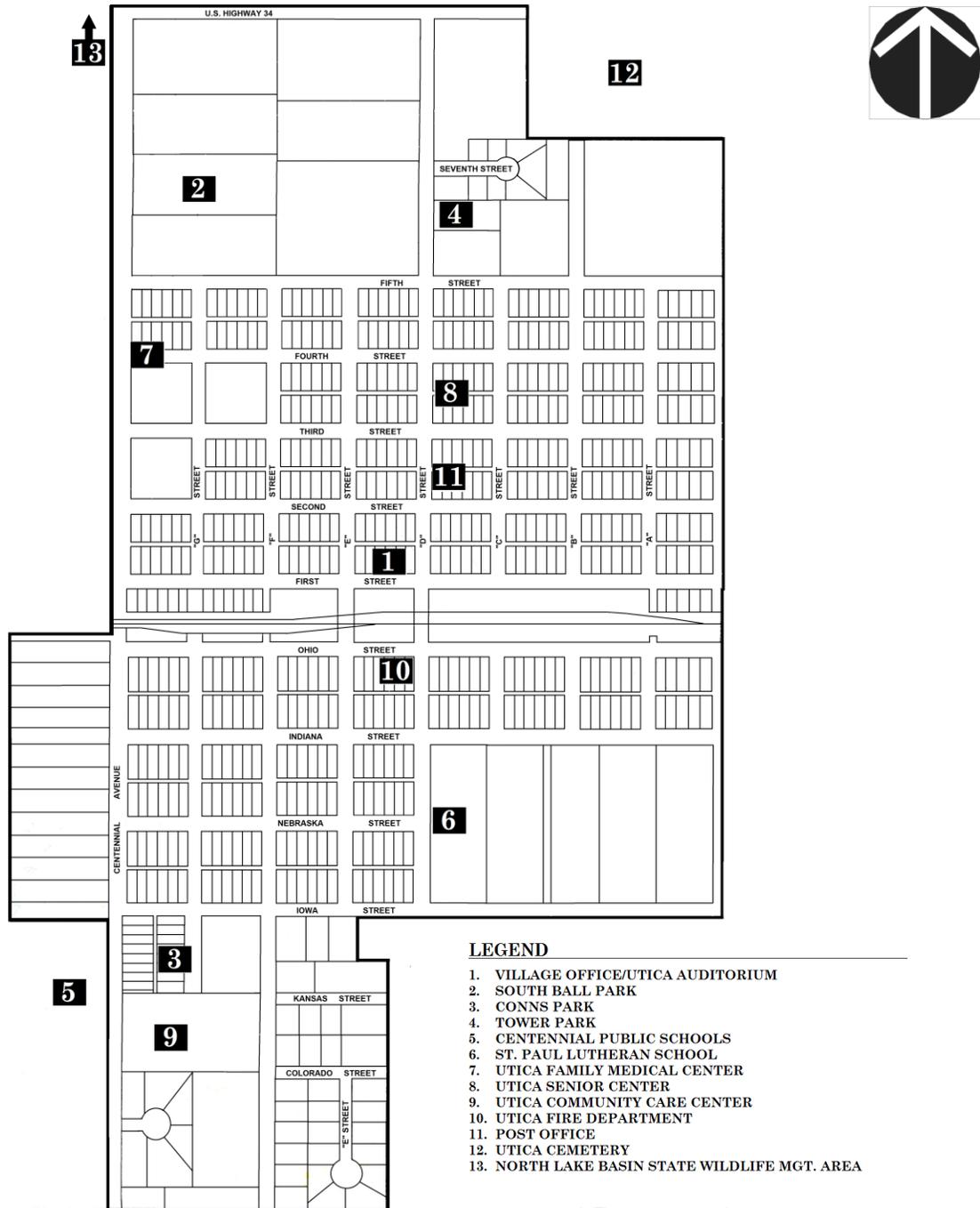
Transportation examines the systems that provide for safe travel of pedestrians and automobiles. Quality public facilities, utilities and transportation systems are provided to ensure a high quality of life for all residents of Utica. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Utica. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. 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) Utica “One and Six Year Plans” and (2) State of Nebraska Department of Roads “Nebraska Highway Program” (Fiscal Years 2007-2013 and Beyond).

Section 5
Public Facilities, Utilities & Transportation

PUBLIC FACILITIES MAP

UTICA, NEBRASKA



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

* Lincoln, Nebraska * 402.464.5383

ILLUSTRATION 5.1

PARKS AND RECREATION

CITY PARKS

- ❖ **Conns Park** – Located in southern Utica, along the State Spur 34F (Centennial Road), Conns Park consists of an estimated 4.29 acres of developed park areas and facilities, as well as natural open spaces. The following equipment and facilities are available in Conns Park:

- Playground equipment area.
- Picnic tables/Shelter area.
- Restrooms.
- Horseshoe pit.

Conns Park is also home to the **Utica Community Swimming Pool**. The Pool was constructed in 1967 and has undergone extensive renovation within the past four years. Updates to the Swimming Pool include stainless steel gutters, deck and lighting replacement, fencing, pump replacement and an updated filtration system.

- ❖ **Tower Park** – Located at 280 “B” Street in northern Utica, the 2.46 Acre Tower Park features modern facilities and equipment for residents of Utica. The following equipment and facilities are available in Tower Park:

- Playground equipment area.
- Picnic tables/Shelter area.
- Restrooms.
- Open Space.

The open space at Tower Park has been considered for the addition of a soccer field for little league and high school teams.

ATHLETIC FIELDS

- ❖ **South Ball Park** – Located in the northwest corner of Utica, South Ball Park consists of three baseball/softball diamonds, totaling 4.64 acres. The fields are used by the local High School teams, as well as summer recreation and legion leagues. Additional playground equipment is also available for everyday use.

FUTURE PARK SYSTEM PLANS

Outside of regular maintenance, no major renovations, updates or additions are planned for existing park and recreation uses in Utica.

Section 5 Public Facilities, Utilities & Transportation

EDUCATION

A wide selection of educational facilities are available to students residing in Utica. Currently, the Village of Utica is a part of the **Centennial Public Schools District (CPSD)**, which was created in 1967 and includes the neighboring Communities of Waco and Beaver Crossing. In 1986, Centennial added the Communities of Gresham and Cordova to the school district. Approximately 316 square miles of land in western Seward, eastern York and small portions of Butler and Polk Counties are included in the CPSD. The Village is also home to **St. Paul Lutheran School**.

PUBLIC/PAROCHIAL SCHOOLS

- ❖ **Centennial Public School District (CPSD)** – Pre-Kindergarten, Elementary, Middle and High School classrooms, as well as administration offices are located in the main facility, outside and adjacent the southwest corner of Utica, at 1301 Centennial Road. Centennial is designated as a Class C1 school by the Nebraska State Activities Association and has a 2010-2011 total enrollment of 433 students. The District employs 44 teachers, 46 support service providers, five certified specialists and four administration members. The current Teacher/Student Ratio for CPSD is 1:10.70.

The current CPSD facility was constructed in 1977, consisting of approximately 100,000 square feet of building space. The school is also in the process of constructing the Centennial Performing Arts Center, which is scheduled to open its doors in mid to late April.

- ❖ **St. Paul Lutheran School** – Located at 1100 D Street, south of Downtown Utica, St. Paul Lutheran School consists of grades Pre-K through 8th, is open to students in and around the Village of Utica and is affiliated with the Missouri-Synod branch of the Lutheran Church.
- ❖ **Educational Service Unit #6** has its main office located in Milford, Nebraska and serves an area of east central Nebraska, including the Counties of Seward, Saline, York, Fillmore and Lancaster (excluding Lincoln). Created by the Nebraska Unicameral in 1965, “Educational Service Units” were intended to fill educational services gaps in local school districts budgets that did not provide for audio/visual aids, special education, school nurse services and other specialized personnel, equipment, or diagnostic needs.

Section 5 Public Facilities, Utilities & Transportation

OTHER EDUCATIONAL FACILITIES

- ❖ Some of the surrounding Colleges and Universities within close distances of the Utica vicinity include:

Concordia University – Seward, NE
Southeast Community College – Milford & Lincoln, NE
York College – York, NE
Central Community College – Grand Island, NE
Doane University – Crete, NE
University of Nebraska-Lincoln – Lincoln, NE
Union College – Lincoln, NE
Nebraska Wesleyan University – Lincoln, NE

Schools in Utica should meet the following standards/guidelines:

- Schools should be centrally located;
- Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- Land acquisition with future expansion in mind; and
- Adequate open space should be available to students.

LIBRARY

- ❖ **Library** services are located in the nearby Communities of **York** (13 miles west of Utica), **Seward** (13 miles east of Utica), and **Friend** (18 miles north of Utica). Resources at these Public Libraries include books, magazines, videos, audio books, computers and internet service.

Section 5
Public Facilities, Utilities & Transportation

MEDICAL / ELDERLY SERVICES

A full range of medical and elderly services are available to residents of Utica within a reasonable distance of the Community. The Cities of Seward and York have all the necessary modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.

MEDICAL SERVICES

- ❖ **Utica Family Medical Center** – The Utica Family Medical Center is located at 100 4th Street, near the State Spur 34F corridor in west central Utica. The Center has a total staff of five, with all being full-time. Full-time staff includes one of each of the following: doctor, physicians assistant, registered nurse, medical assistant and receptionist. The facility has four examining rooms, one surgery room, one x-ray room, two offices and one laboratory. No future building plans are being proposed at this time.
- ❖ No dental facilities are located in Utica. Dental services are provided in the nearby Communities of Seward and York.

ELDERLY SERVICES

- ❖ **Senior Center** – The Utica Senior Center, located at 520 “D” Street, is open Tuesdays and Wednesdays, 10:00a.m. to 2:30p.m. The Senior Center has full handicap accessibility and features exercise classes, card games and puzzles, a quilting group and various Sunday night activities and dinner options. The facility was constructed in 2000 and has no future building addition or expansion plans at this time.
- ❖ **Utica Community Care Center** – The Utica Community Care Center is located at 1350 Centennial Avenue and features 19 semi-private and three private rooms. The facility was placed in service in the 1960s and maintains a 95 percent vacancy rate, as of April, 2011. The Care Center has no future building addition or expansion plans at this time.

Section 5
Public Facilities, Utilities & Transportation

PUBLIC SAFETY / GOVERNMENT

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

POLICE PROTECTION

- ❖ The Village of Utica is served by the **Seward County Sheriff's Office**, located at 261 South 8th Street in Seward, Nebraska. The Sheriff Department consists of 12 sworn officers, which include one Sheriff, one Chief Deputy, four Sergeants and six Deputies. The 911 Center for Seward County is also located in Seward and is in charge of dispatching fire, rescue and law enforcement personnel.

The County Sheriff's Office manages a 26-bed jail, located with the Sheriff's Office, in Seward, Nebraska. Staff includes one jail administrator, one jail supervisor, and seven correction officers. The Department's service area consists of Seward County, which serves coverage in all the municipalities of the County. The Village of Utica has a contract with the Seward County Sheriff Department for Village Ordinance Enforcement. Considerations for improvements at the Seward County Sheriff Department include the continuous updating and replacing of equipment as needed, or as resources allow.

FIRE PROTECTION

- ◆ The **Utica Fire Department** is located at 911 "D" Street, in Downtown Utica. The Utica Fire Department is part of the Seward County Fire District, but will occasionally field calls in eastern York County. The Fire District employs 20 volunteer firefighters and 10 EMTs. The Fire Department and Rescue Squad have various types of equipment available, including rescue vehicles, pumper trucks, tankers and a grass rig. Vehicles used by the Fire District consist of those with tank sizes ranging of 1,000 to 1,500 gallons. **The Village of Utica has an ISO rating of "6" while rural areas surrounding Utica have an ISO rating of "6-9."**

Section 5 Public Facilities, Utilities & Transportation

CIVIL DEFENSE

- ❖ **Civil Defense** is managed by **Seward County Civil Defense**, along with local volunteer fire departments and County officials. Civil defense is responsible for notifying citizens in the case of an emergency. In the case of an emergency, a list of trained volunteers is maintained on an as-needed basis.

The planning and preparation for natural disaster and manmade emergencies consists of: 1) Mitigation; 2) Preparation; 3) Response; and 4) Recovery.

VILLAGE OFFICE / UTICA AUDITORIUM

- ❖ The office of the **Utica Village Clerk** and the **Utica Auditorium** are located at 466 First Street, in Downtown Utica. The Village of Utica Planning Commission and the Village Board hold their monthly meetings at this facility. The Auditorium is also rented for weddings, festivals, shows and other family and Community activities. The building received a new air conditioning unit as part of the Village's "Q125" celebration in 2002.

POST OFFICE

- ❖ The **U.S. Post Office** of Utica is located at 740 "D" Street. The Post Office building was constructed in 1961 and has a wheelchair ramp and rail for handicap accessibility. The facility is currently **not** ADA compliant, due to high counter tops, but has plans to replace the counter within the 10-year period of this **Comprehensive Plan**. The Post Office has a total of 348 installed postal boxes, of which approximately 209 are rented. The Post Office employs four personnel, two full time and two part time.

Section 5
Public Facilities, Utilities & Transportation

PUBLIC UTILITIES

It is the responsibility of any community to provide a sound public utility or infrastructure for its citizens. It is important that the expansion of these systems be coordinated with the growth of Utica. Analysis of these infrastructure systems, via conversations with Village maintenance and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

WATER SYSTEM

The Village of Utica supplies its own water for its residents. Water is pumped from a facility located within the Corporate Limits of Utica for everyday use. A recently constructed above-ground storage tank is located in the northeast corner of Utica. This tank has a capacity of approximately 200,000 gallons.

The Village of Utica conducts an annual water quality report to inform the general public of any potential chemicals and hazards in the Community's water supply. As of 2009, testing of the water supply was conducted without any violations.

SANITARY SEWER SYSTEM

The existing **Sanitary Sewer System** in Utica is served by a five cell wastewater lagoon system, located approximately one mile southeast of Utica. The lagoon covers a surface area of 25.6 Acres and has a capacity of 103 gallons per person per day. The storage volume at the lagoon is an estimated 53,775,000 gallons.

The sewer mains in Utica consist of pipes ranging in size between 4" and 8" in diameter and consist of a flow between 12,000 to 16,000 gallons per day. Currently, undersized mains exist in the Village of Utica, particularly around the Downtown area, where sewer mains age 85+ years exist. The current sewer system will need to be upgraded to support future growth and expansion of the Village throughout the 10-year planning period.

ELECTRICAL SYSTEM

- ❖ The **Electric System** is owned, operated and supplied by Seward County Rural Public Power District.

NATURAL GAS SYSTEM

- ❖ The **Natural Gas System** in Utica is owned, operated and supplied by Source Gas.

Section 5 Public Facilities, Utilities & Transportation

TRANSPORTATION

The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Utica. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. 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) Utica “One and Six Year Plans” and (2) State of Nebraska Department of Roads “Nebraska Highway Program” (Fiscal Years 2007-2013 and Beyond).

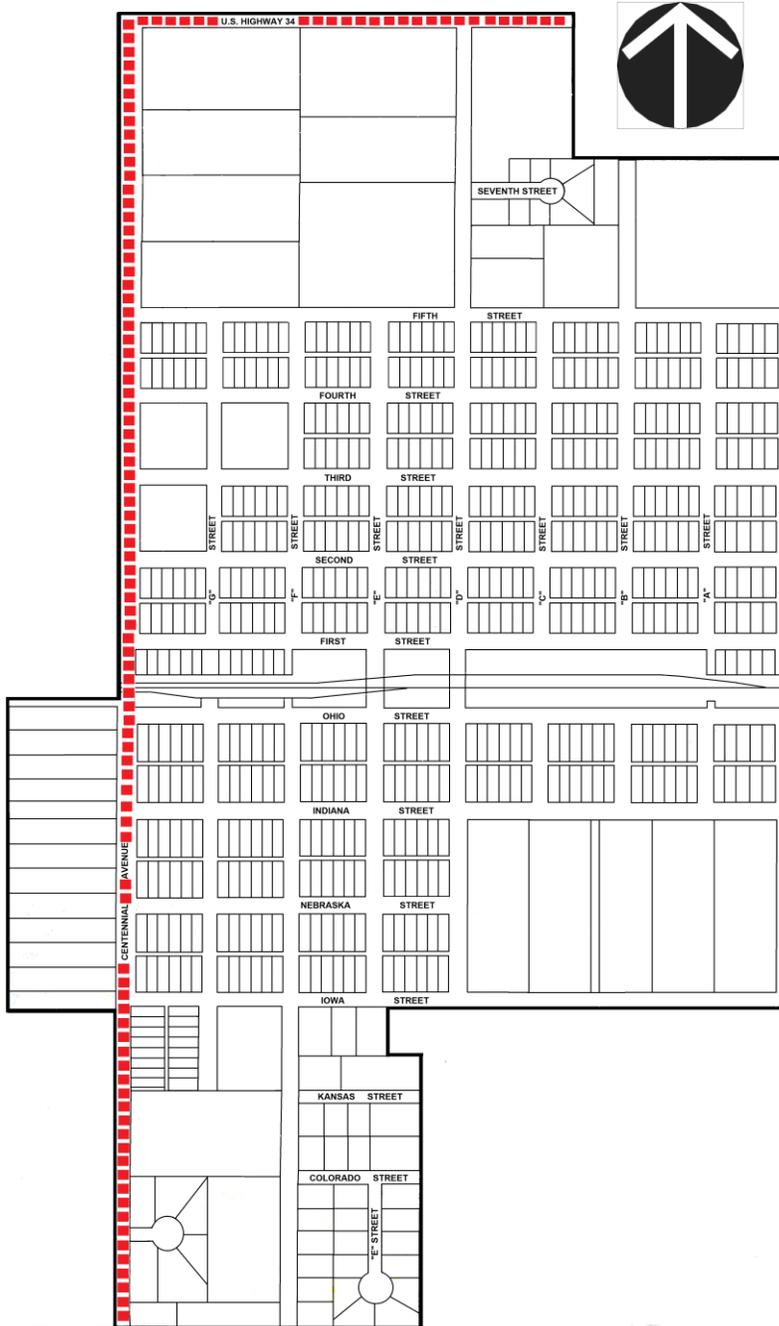
EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, State Functional Classifications, Utica, Nebraska, depicts the transportation system in the Village of Utica. The transportation system is comprised of U.S. Highway 34, an east/west “*Major Arterial*” road that borders the Village to the North, and State Spur 34F, a north/south “*Major Arterial*” Highway that passes through the western portions of the Community and connects Highway 34 to the Interstate 80 Corridor, five miles south of Utica. All other streets within the Corporate Limits of Utica are classified as local streets. Local streets provide transportation throughout the Village, while the U.S. highway, spur route and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Utica area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Utica. Each of these road segments are identified as “*Major Arterial*” roads. All other roads within the corporate limits of the Village of Utica are classified as “local” roads.

STATE FUNCTIONAL CLASSIFICATIONS UTICA, NEBRASKA



State Highways

- Gravel or Crushed Rock
- Asphalt / Bituminous Surface
- Concrete / Brick Surface

City Streets & County Roads

- Primitive or Unimproved
- Gravel or Crushed Rock
- Non-Rigid Pavement (BM or ACSC)
- Rigid Pavement (PCC, ACSC or Brick)

Interstate Numbered Routes

U. S. Numbered Routes

State Numbered Routes

State Numbered Spurs

State Numbered Links

In 116 Inventoried Numbered Routes

Ma 1480 Major Collector Routes

Mt 7100 Minor Collector Routes

Ur 5092 Urban Routes

RD 767 911 NAMED / Numbered Routes

City Center

Corporate Limits

Corporate Limits as of 1985 State Highways Corrected to 1995

LEGEND

- UTICA CORPORATE LIMITS
- MAJOR ARTERIAL ROAD



ANNUAL AVERAGE 24-HOUR TRAFFIC

	2004	2006	2008
SEGMENT A			
TOTAL VEHICLES	2,360	2,030	2,075
HEAVY COMM. VEHICLES	345	295	300

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.2

Section 5 Public Facilities, Utilities & Transportation

ROAD CLASSIFICATIONS

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

- (1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;
- (2) **Expressway:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;
- (3) **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
- (4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
- (5) **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
- (6) **Collector:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;
- (7) **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;
- (8) **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

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

FUTURE UTICA TRANSPORTATION SYSTEM

The Future Transportation System in the Village of Utica is outlined in the Village **One and Six Year Road Improvement Programs**. Utica's One-Year Plan is for projects to be undertaken in 2011. Utica's Six Year Plan is for projects to be undertaken through 2016, or earlier if funding becomes available.

VILLAGE OF UTICA - ONE-YEAR ROAD PLAN

The One-Year Road Plan includes the following:

1. **M-597(8):** "F" Street from Colorado Street to Alvo Road (Gravel); Grading, Concrete, Drainage Structures (\$85,000)

VILLAGE OF UTICA - SIX-YEAR ROAD PLAN

The Six-Year Road Plan includes the following:

1. **General Maintenance/No Improvements.**

UPCOMING NEBRASKA DEPARTMENT OF ROADS PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Nebraska Departments of Roads has no projects to be completed within the Utica Planning Jurisdiction within the next several years.

UPCOMING SEWARD COUNTY PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Seward County has no projects to be completed in the Utica Planning Jurisdiction within the next several years.

SECTION 6



**COMMUNITY & ECONOMIC
DEVELOPMENT INITIATIVE**

SECTION 6 COMMUNITY & ECONOMIC DEVELOPMENT INITIATIVE

INTRODUCTION

This Section addresses strategies and general procedures for **Community and Economic Development in Utica**. “Community Development” is a term which encompasses such varied activities as neighborhood redevelopment, urban design, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure. Economic development addresses the topics of ***business retention and development, and public relations***. Stabilizing population, through 2021, alerts the Community leadership and local economic organizations to prepare and implement programs of job retention and creation. This Section of the **Comprehensive Plan** identifies important action strategies for consideration.

EXISTING CONDITIONS

Highway 34, an east/west highway, intersects with the north/south Highway Spur 34F corridor at the northwest corner of the Village of Utica, near the center of the Village’s One-Mile Planning Jurisdiction. State Spur 34F connects the Village of Utica to the Interstate 80 Corridor, which is located approximately five miles south of the Community. This further connects Utica to the Cities of Omaha, Lincoln and Grand Island.

Today, ***Utica is an attractive small Nebraska bedroom Community with a stable population base***. Many of the challenges facing the Community are not unique to mid-western Cities and Towns. With a progressive stance, the Village of Utica will be able to prosper and continue its economic and physical growth throughout the 10-Year planning period.

Today, 2011, the Village of Utica lacks professional and service oriented businesses. The Village does support a gas station/convenience store at the Highway 34/State Spur 34F intersection, along with traditional Downtown businesses and the Village offices. Short commute times to the nearby Communities of Seward and York, while having transportation connections to Lincoln and Grand Island will continue to limit the types of commercial businesses that can be sustained in the small town environment of Villages, like Utica.

COMMUNITY DEVELOPMENT PLAN

Downtown Utica, with equal traveling distances from all parts of the Community, should remain the Village's social and economic focal point. Primary residential growth areas are identified for land adjacent the eastern and western Corporate Limits of Utica, but beyond the Corporate Limits of the Community. See **Illustrations 4.4 and 4.5, Future Land Use Maps, Section 4.**

A NEED FOR HOUSING REHABILITATION

This **Comprehensive Plan** identified the need to potentially **rehabilitate up to 29 housing units during the 10-year planning period.** The utilization of Local, State and Federal Funding Sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of Tax Increment Financing for redevelopment efforts for infrastructure and private property improvements, identified in the **Comprehensive Plan**, is strongly encouraged. Supplementing these local programs with additional State and Federal funding, such as the Community Development Block Grant Program, would assist the citizens of Utica in improving and rehabilitating their dwelling units.

While the majority of the housing units in Utica are exceptionally well-maintained, ***it is estimated that up to 29 housing structures are in need of moderate to substantial rehabilitation, with an additional 10 units in need of demolition.*** As the housing stock continues to age and deteriorate, programs such as rehabilitation grants are encouraged to provide all Utica inhabitants with safe and decent housing.

A shortage of safe, decent and affordable housing presently exists in Utica. The lack of an appropriate amount of modern rental housing coupled with an expected increase in renter households by 2021 will require new rental residential development, such as duplexes/triplexes and general apartment units.

DOWNTOWN AREA

From its beginning, the Downtown has been the social and economic focus of Utica. The Original Town Plat of Utica allowed for all lots fronting on First Street to be 44' x 124' commercial sized lots. Some of these buildings currently sit on multiple lots to adequately accommodate the facility's needed space.

Section 6

Community & Economic Development Initiative

Directly south of the Downtown Business District is the Union Pacific Railroad Corridor. The Railroad occupies a series of vacated blocks with little to no alleviation of noise and ambient dust caused by passing trains. **To insure a safe, pleasant environment in Downtown Utica, the Community should consider various methods of noise and dust reduction, during the 10-year planning period.**

With the assistance of the Southeast Nebraska Economic Development District (SENDD), Seward County, and Nebraska Economic Development Council, the Village of Utica can be made into a better place to live and raise a family. “Tools of Public Intervention,” such as Tax Increment Financing and Community Development Block Grants, must be used to preserve the two remaining vacant lots for commercial uses and improvements to public infrastructure in the Downtown.

The Village of Utica serves as a bedroom Community, with short traveling times to area facilities and places of employment and entertainment such as the nearby Cities of Seward and York, as well as to Omaha and Lincoln. To enhance commercial development in Utica, the following list of activities were discussed.

- Update and enforce minimum building codes to prevent vacant and occupied buildings from deteriorating;
- Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool;
- Maintain and improve the aesthetic appearance of Community;
- Encourage the development of additional service businesses, especially those catering to the needs of travelers along Highway 34;
- Encourage residents to start their own businesses through entrepreneur programs supported in incubator mini-malls for multiple individual businesses;
- Support successful home based businesses that have outgrown the “home,” and/or incubator business facility, and need permanent commercial or industrial office locations;
- Target highway oriented commercial businesses to the Highway 34 corridor, where highway traffic in combination with Utica residents could justify additional commercial and small multi-business facilities.

COMMUNITY DEVELOPMENT LAW

The **Nebraska Community Development Law** was approved by the Unicameral in 1952. The Law was developed to assist Communities with economic growth and redevelopment activities. In order to use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard. A Village-Wide **Blight & Substandard Determination Study and General Redevelopment Plan** was completed with this Comprehensive Planning process, in accordance with the requirements of **the Nebraska Community Development Law**.

ECONOMIC DEVELOPMENT PLAN

The existing economic conditions in Utica have the potential for increased activities. The Village has recognized the need to diversify its economic base, by planning for and promoting more light manufacturing and service oriented businesses.

ECONOMIC EXPECTATIONS

The future economic success of Utica will be attributed to locally organized efforts to create public and private partnerships. These partnerships will include the involvement of the Village of Utica, Connect Seward County, Nebraska and Southeast Nebraska Development District. The efforts of these partnerships will play a vital role in producing future economic development opportunities in Utica.

HOUSING & ECONOMIC DEVELOPMENT

Important to the future economic development success of Utica is the recognition that ***housing is economic development***. The Village of Utica has completed a Community Housing Study, as a component of this Utica Comprehensive Planning process, to identify housing shortfalls and document demand for all components of the housing market, with emphasis on all income categories and specific housing types.

BUSINESS & INDUSTRIAL DEVELOPMENT

Utica needs to pursue the service, commercial and industrial businesses that would best serve the Community. The Village of Utica in combined efforts with Connect Seward County, Nebraska and Southeast Nebraska Economic Development District should address the recruitment, planning and financing of new business, commerce and housing.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should prepare an annual strategic Economic Development Initiative for Utica. *This initiative should include a detailed listing of service, commercial and industrial business types most appropriate for Utica.*

JOB CREATION

As discussed throughout this **Comprehensive Plan**, the Village of Utica should be cognizant of a steadily increasing population with a very low unemployment rate. The Village should actively pursue the creation of up to 30 new jobs, during the next 10 years. The majority of new jobs during the planning period should be created in the retail services and manufacturing sectors.

A number of large employers, such as Monsanto and those located in the nearby Communities of Seward and York, exist near the Village and play an important role in the economic stability of Utica. The Community should plan for additional centers of large employment and be ready to supply additional affordable housing to any incoming employees.

Section 6
Community & Economic Development Initiative

***COMMUNITY & ECONOMIC DEVELOPMENT
ACTION STRATEGIES***

- Create a Community and Economic Development Initiative in Utica to partner economic development activities with all major "players," both public and private;
- Establish an annual Community and Economic Development Strategy in conjunction with the Initiative;
- Maintain tools of "public intervention" to finance economic development activities in Utica, including Tax Increment Financing and LB 840 and 1240;
- Create a mix of new businesses appropriate for the Village of Utica;
- Recruit volunteers for Community and Economic Development;
- Develop urban design criteria to follow in the development of residential and commercial activities in existing developed areas;
- Actively recruit businesses and light industry located in other Communities, to expand in Utica;
- Establish programs of (various) tax incentives to stabilize and increase local jobs;
- Maximize positive traits of the Community such as small town living with short commute time to big City facilities in Lincoln and Grand Island for employment, health care, shopping, entertainment;
- Continue to focus on redevelopment efforts in the Downtown and Highway 34 Corridor areas focusing on commercial and residential rehabilitation and over all property clean up, the reduction of noise, dust and other pollutants created from the Burlington Northern Santa Fe Railroad Corridor, landscaping and street trees, and infrastructure improvements, and;
- Continue to make improvements to parks and recreational areas such as the potential of a Utica swimming pool, improved athletic fields and to expand available recreation activities to potential hiking/biking trail systems.

HOUSING FINANCIAL RESOURCES

To produce new and upgrade existing renter and owner occupied housing in a Nebraska Community, a public/private partnership must occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in sources, programs and strategies available to assist in financing future housing activities in a Community. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS

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

LOCAL TAX BASE

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to finance improvements within the boundaries of a designated Redevelopment Area. Utilizing the Nebraska Community Development Law, each Community in Nebraska has the authority to create a Community Redevelopment Authority (CRA) or Community Development Agency (CDA).

A Community with a CRA or CDA has the authority to use TIF for commercial, industrial and residential redevelopment activities. The CRA/CDA can utilize TIF for public improvements and gain the revenue associated with these improvements. The tax increment is the difference between the taxes generated on an existing piece of property and the taxes generated after the redevelopment occurs. One hundred percent (100%) of the increment can be captured for up to 15 years, by the CRA, and used for public improvements in a designated Redevelopment Area.

Section 6 Community & Economic Development Initiative

Other Local Options

Local Housing Authority – Public Housing Authorities or Agencies can sponsor affordable housing programs. The Housing Authority is empowered by existing legislation to become involved in all aspects of affordable housing in the Community. The Housing Authority has access to a variety of sources of funding, as well as the ability to secure tax exempt bond financing for local based housing projects. Currently, the Village of Utica does not have a Housing Authority.

Major Area Employers and/or Community Foundation Assistance – This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major area Employers and Community Foundations are becoming directly involved in housing developments and improvements. These Foundations and/or Major Employers could provide the following:

- a) Direct grants;
- b) Low interest loans;
- c) Letter of Credit, for all or a percentage of loans;
- d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
- e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
- f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to finance housing development.

Local Lender Participation – Local and regional lending institutions serving a particular Community or County should create a partnership to provide technical assistance to housing developers and share bridge- and permanent financing of local housing programs.

The previously described local funding options could be used separately or “pooled” together and utilized in equal proportions for the implementation of Village or County-wide housing programs.

Section 6
Community & Economic Development Initiative

STATE PROGRAMS

State programs available to assist in funding a community housing initiative include resources available from the **Department of Economic Development (NDED), Nebraska Investment Finance Authority (NIFA), Nebraska Energy Offices (NEO) and Nebraska Department of Health and Human Services (NDHHS)**. The following describes the primary housing funding programs provided by these State agencies.

Nebraska Department of Economic Development (NDED)

The **2010 Annual Action Plan**, prepared and administered by the Nebraska Department of Economic Development (NDED), has the following, approximate allocations of State and Federal funds available for housing activities.

\$13.5 Million Community Development Block Grant
\$5.5 Million HOME Investment Partnership Fund
\$627,000 Emergency Shelter Grant Program
\$1.6 Million Homeless Shelter Assistance Trust Funds
\$4.3 Million Nebraska Affordable Housing Trust Fund
\$344,000 Housing Opportunities for Persons with AIDS

The NDED is presently the administrator of **HOME** funds. HOME funds are available to authorized, local or regional based Community Housing Development Organizations (CHDOs) for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME are also available to private developers, via a local non-profit) as gap financing on affordable housing projects.

DED also administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to local Community and County municipalities for financing housing, planning and public works projects. All Nebraska Counties and Communities are an eligible applicant for CDBG funds. Lincoln and Omaha receive an annual allocation of CDBG funds, from the Department of Housing and Urban Development, as entitlement Communities. The remaining Nebraska Communities are non-entitlement Communities and can compete annually for CDBG funds for various community and economic development programs, including housing. Seven Nebraska Communities, each with a population of 20,000 to 49,999 are eligible for multi-year, CDBG funding with the Comprehensive Revitalization Category of funding.

Section 6 Community & Economic Development Initiative

Nebraska Affordable Housing Trust Fund

Nebraska Affordable Housing Trust Fund – This Fund is available to assist in funding affordable housing programs. The Trust Fund is administered by NDED as is available, primarily, to match with Low-Income Housing Tax Credit allocations, for new affordable rental housing, as well as for the funding of non-profit operating assistance, distressed rental properties and acquisition/rehabilitation of existing rental programs.

Nebraska Investment Finance Authority (NIFA)

NIFA is a primary provider of funding for affordable housing development in Nebraska. The two most popular NIFA programs include:

- **Low-Income Housing Tax Credit (LIHTC) Program** – Provides a 4 and 9 percent tax credit to developers for the development of low cost, affordable multifamily, single family or elderly housing projects. **Developers can utilize the resources of the Midwest Housing Equity Group of Nebraska to secure tax credit equity.** A popular LIHTC program is the **CROWN (Credit-to-Own)**. The CROWN program creates a lease-to-own program for renters/potential homeowners. The **CRANE (Collaborative Resources Alliance for Nebraska)** is a set-a-side program for targeted resources, for community development and housing programs.
- **Single Family Mortgage Program** – Provides a less than current market interest rate for First-time Homebuyers. Local lender participation is encouraged in this program.
- **Bar-None Housing (Prairie Gold)** – Affordable housing available for Nebraska homebuyers. Houses are low maintenance and energy efficient.

CHDOs & Community Action Agencies

The Community Action Agency serving a particular Community or County can provide housing and weatherization programs in its service area. A Community Action Agency also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their Community Action Agency to provide safe, accessible, affordable housing to its residents.

Section 6 Community & Economic Development Initiative

The Community Action Agency/CHDO serving Utica is Blue Valley Community Action Partnership. The Southeast Nebraska Development District is available to provide grant writing and administration services to the Village of Utica.

Nebraska Energy Office (NEO)

Low-Income Weatherization Assistance Program – This Federally funded program assists people with low-incomes by making energy improvements to their homes. The program is a statewide effort carried out primarily by Nebraska Community Action Agencies.

The weatherization program concentrates on those energy improvements which have the greatest impact on making recipient’s homes more energy efficient, thereby lowering their energy consumption. Eligible weatherization measures include caulking, weather stripping, ceiling, wall and floor insulation and furnace repair.

Nebraska Department of Health and Human Services (NDHHS)

NDHHS administers the **Nebraska Homeless Shelter Assistance Trust Fund** and **Emergency Shelter Grant** to assist local or regional based groups in the provision of housing improvements for homeless and “at risk of homeless” persons and families.

REGIONAL FUNDING

Federal Home Loan Bank

Affordable Housing Program – This program makes low-interest loans to finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

Section 6 Community & Economic Development Initiative

FEDERAL FUNDING

A primary provider of Federal funding to Nebraska Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD)**. Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing and Urban Development (HUD)

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- **HUD Section 202 Program** – Provides a capital advance to non-profit developers for development of elderly housing for either independent living or congregate (frail elderly) living. The program provides 100 percent financing, with a capital advance, no repayment loan and operational subsidy.
- **HUD Section 811 Program** – Provides a capital advance to non-profit developers for development of housing for persons with a disability(ies). The program provides 100 percent financing with an operational subsidy.
- **Mortgage Insurance** – The HUD 221(d)(3) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit-motivated developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

Section 6 Community & Economic Development Initiative

U.S.D.A. Rural Development (RD)

- a) **Section 515 Program** – Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available.**
- b) **Section 502 Program** – Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program** – Provides for the rehabilitation of homes.
- c) **Community Facilities Program** – Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for **“special populations.”**
- d) **Preservation Program** – Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**
- e) **Business & Industry Program** – The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

Other Federal Funding

Other funding products that may serve to be useful in the development of affordable housing for persons with a serious mental illness are the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the Rehabilitation Tax Credit, available via the Historic Preservation Act.