

COMPREHENSIVE DEVELOPMENT PLAN

Village of Hemingford



PRESENTED TO

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PROJECT

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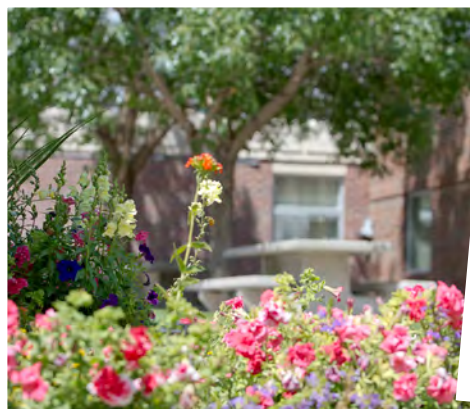
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About Hemingford

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Housing Profile
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Environmental Conditions
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M.C. SCHAFF
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PGE PANHANDLE
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ENVIRONMENTAL

(e) ENVIROSERVICE

Comprehensive Plan
Village of Hemingford

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Introduction

The Hemingford Comprehensive Plan is intended to serve as a policy guide for elected officials and advisory bodies for decision-making on issues affecting the Village's future development. The Plan is also intended to serve as a guide and reference tool for citizens and developers working to improve the community and make decisions on investments in the community.

Plan Elements

This Comprehensive Plan has been prepared in four general organizational sections. This initial section, **About Hemingford**, provides background information and data that explore and explain the current economic conditions in Hemingford, including demographic trends, socio-economic conditions, and existing development patterns. **Study Hemingford** takes the next step by developing a picture of how the residents of Hemingford want their community to look in the future. This section explains the next chapter in the evolution of Hemingford by using both text and graphics to establish a series of goals and policies that will be used by decision-makers to guide change. **Plan Hemingford** builds upon the previous sections by creating the future land use map that will guide land use and development patterns. Although based on the existing conditions, this section uses the visions, goals, and policies to reshape the landscape of Hemingford to match the community's future vision. Finally, **Grow Hemingford** provides an action plan for village leaders, staff, and residents to look to for guidance on the steps necessary in order to ensure the preferred future is realized. These four elements of the Comprehensive Plan are intended to be used together as the primary tool guiding and influencing change in Hemingford.

Planning Area

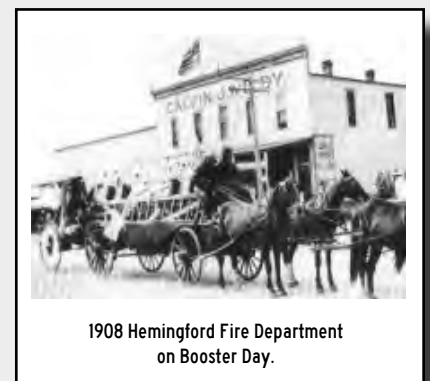
The planning and zoning jurisdiction for the Village of Hemingford includes the area up to one mile outside of the corporate limits as written under the authority of Section 17-001, Nebraska Revised Statutes, 1943 (amended). The Village may enforce zoning and subdivision regulations, and building, electrical, and plumbing codes within their planning jurisdiction.

Location

Hemingford is located in the northcentral area of the Nebraska panhandle, 20 miles northwest of Alliance on US Hwy 2. The community is surrounded by farm and ranch lands, giving the village excellent access to outdoor hunting and other recreational opportunities. The close access to the City of Alliance gives residents of Hemingford easy access to a regional employment/services community, allowing them to live in a small community but enjoy the benefits of a larger city.

Community History

In 1885, a small group of settlers from Canada arrived in the north-central Nebraska panhandle. They created a new town and named it after their home in Quebec - HemmingsFord. One year later, Hemingford was incorporated and boasted 12 sod buildings. That same year, a railroad survey crew arrived in the community and selected the path for the new main line. When the railroad became operational in 1889, the county seat was moved from Nonpareil to Hemingford. Nine years later, Alliance wrestled away the county seat designation and the existing two-story courthouse was moved by train.



1908 Hemingford Fire Department
on Booster Day.

Picture courtesy of Center for Advanced Land Management Information Technologies

Agriculture has been, and still is, an important part of Hemingford's history.

Major crops include wheat, corn, sugar beets, alfalfa, potatoes, and dry edible beans. The large amount of grazing land in the area has allowed livestock to become a major economic contributor.

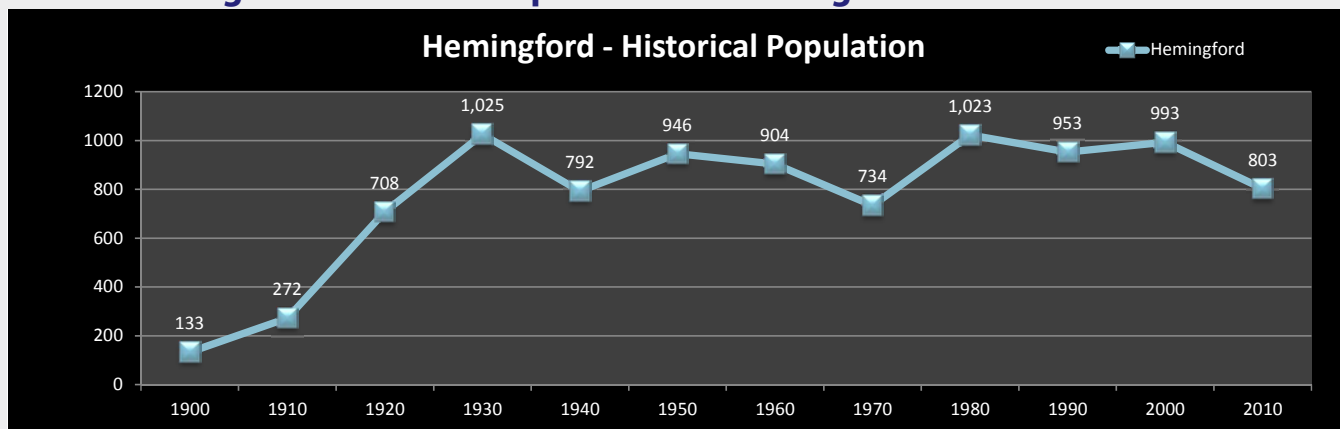
Demographic Profile

Demographic statistics aid decision-makers by developing a picture of Hemingford. This picture tells the community where it was and where it is now, helping decision-makers orient themselves to the most appropriate path to achieve the community's vision. A community's population is the driving force behind its housing, local employment, economic and fiscal stability, and potential for change. This section will review the current condition of these factors, as well as the historic trends that have resulted in Hemingford as it is today. These data will form the basis for population projections, which are utilized to determine future housing, retail, medical, employment, and educational needs within the community.

Population Trends and Analysis

Hemingford's population has changed significantly since its founding in the late 1800s. Between 1930 and 1970, the village stayed relatively stable in terms of population, then from 1970 to 1990 Hemingford saw exceptional growth. Since 1990, the population has been steadily dropping. The figure below shows Hemingford's population changes since 1930.

Figure 1. Historic Population of Hemingford: 1900 to 2010



Source: U.S. Census and Nebraska Populations 1930-2010

Table 1 identifies the population for Hemingford and the other incorporated communities in Box Butte County, for the years 1980, 1990, 2000, and 2010. This information provides the community with a picture of their past and present population trends and changes in comparison to other communities within the county, and the region.

Hemingford, with a population of 803 in 2010, is the smallest incorporated community in Box Butte County. Residents of the unincorporated areas of Box Butte County make up one fifth of the county population, accounting for 20.1% in 2010. The City of Alliance clearly has the most influence on the county as a whole being that its population accounts for about 75% of the total county population.

Between the years of 1980 and 2010, Box Butte County's population has decreased by 17.4%, mirroring losses across the Nebraska Panhandle region. In 2010, the Nebraska Panhandle lost 10.6% of its population, with only Cheyenne County, Dawes County, and Scotts Bluff County posting single digit losses. Based on the comparisons with the region, it appears the trend of population moving towards the larger communities in the central and southern panhandle region continues. Scottsbluff has gained 6.2%, Gering has gained 9.5%, and Sidney has gained 12.4% over the same period.

Table 1. Population of Box Butte County Incorporated Communities: 1980 to 2010

Community	1980	1990	2000	2010	% Change 1980 to 2010
Hemingford	1,023	953	993	803	(21.5%)
Alliance	9,920	9,765	8,959	8,491	(14.4%)
Incorporated	10,943	10,718	9,952	9,294	(15.1%)
Unincorporated	2,753	2,412	2,206	2,014	(26.8%)
Box Butte County	13,696	13,130	12,158	11,308	(17.4%)
Nebr. Panhandle	98,244	91,049	90,410	87,789	(10.6%)

Source: US Census Bureau, 2013

Age Structure Analysis

Age structure is an important component of demographic analysis. Through an analysis of age structure, a community is able to determine the level at which different age groups contribute to population shifts and changes. Each age group, or cohort, is generally expected to behave in particular ways, based upon national trends as well as local factors. For instance, retirement age residents may move out of a community in search of maintenance-free and secure retirement complexes, and persons requiring assisted or skilled nursing care often leave smaller communities for facilities that tend to only exist in larger cities. Conversely, if a community can offer exceptional schools, job availability, and recreational opportunities, they are likely to attract younger residents as well as families with school-age children. Changes in cohorts also affect the community in ways other than mere population numbers.

The existence of larger working-age cohorts may indicate there is a greater potential to provide community services and sustain future population growth than a larger retirement-age cohort. Similarly, relatively large school-age and retirement age cohorts can strain the resources of a community beyond the revenue that can be generated by workers and property owners. Striking the necessary balance between growth rates, public services, revenue generation, and quality of life depends, in large part, upon maintaining an appropriate mix of age groups over time. The two tables that follow exhibit the age cohort structure and the dependency ratio for Hemingford in 1990, 2000, and 2010. Examining the population age structure for Hemingford indicates some significant changes in various population segments throughout the community. Identifying these dynamics is critical in making informed decisions and maximizing the future use of resources.



Between 1990 and 2010, the Village of Hemingford lost population in every cohort except the 55-64 year olds which tells us that the older generations are remaining in Hemingford while the younger generations are not. When examining the dependent population details, every category is showing decreases. By boosting the younger populations (and the reasons that population would be attracted to Hemingford), the Village can begin to reverse the population decline.

Two specific age groups are shown in Table 3. These cohorts represent residents considered to be dependent on the remaining population. They are residents under the age of 18, and age 65 and over. Reviewing these populations gives the community some perspective on its ability to provide services to those residents most likely to need them. We use these two population groups to determine the dependency ratio.

This ratio is based solely on population numbers, comparing the working age population with the non-working age population. The ratio is determined based on the following formula: Dependant Population (combination of those under 18 with those 65 and older) divided by Independent Population (those aged 18 to 64). A ratio of 1

indicates a balance of dependant and independent populations, which should result in the independent population providing just the necessary amount of resources (such as schools, medical care, transportation, housing, etc.) to address the needs of the dependant population. A ratio less than 1 indicates an independent population that has the potential to provide beyond the needs of the dependant population, while a ratio greater than 1 indicates an independent population that is unable to meet the needs of the dependant population.

Table 2. Cohort Analysis: 2000 to 2010

2000			2010			Trend	
Cohort	Population	%	Cohort	Population	%	Cohort Change	% Change
0 - 4	63	6.4%	0 - 4	48	6.0%	-15	-23.8%
5 - 9	94	9.5	5 - 9	56	7.0	-38	-40.4
10 - 14	86	8.4	10 - 14	86	7.0	-27	-32.5
15 - 19	86	8.7	15 - 19	72	9.0	-14	-16.3
20 - 24	44	4.4	20 - 24	28	3.5	-16	-36.4
25 - 34	92	9.3	25 - 34	78	9.7	-14	-15.2
35 - 44	165	16.7	35 - 44	92	11.5	-73	-44.2
45 - 54	126	12.7	45 - 54	122	15.2	-4	-3.2
55 - 64	79	8.0	55 - 64	128	15.9	49	62.0
65 - 74	71	7.2	65 - 74	62	7.7	-9	-12.7
75 - 84	56	5.7	75 - 84	46	5.7	-10	-17.9
85 and older	31	3.1	85 and older	15	1.9	-16	-51.6
Total	990	100.0		803	100.0	-187	-18.9

Source: US Census Bureau, 2013

Table 3. Dependency Ratio: 2000 and 2010

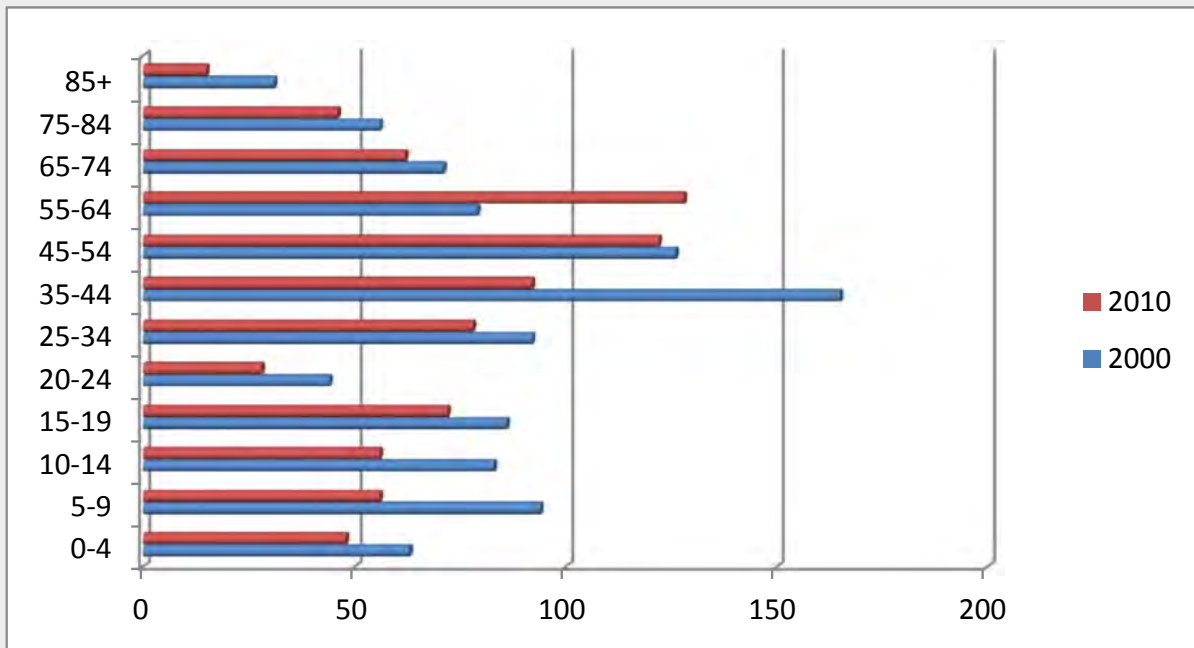
2000		2010		Change	
Total Population	993	Total Population	803	Total Population	-190
Under 18	303	Under 18	216	Under 18	-87
65 and over	158	65 and over	123	65 and over	-35
18 - 64	532	18 - 64	464	18 - 64	-68
Dependency Ratio	0.68	Dependency Ratio	0.54	Dependency Ratio	-.14
Median Age	37.6	Median Age	42.2	Median Age	4.6

Source: M.C. Schaff & Associates, Inc., 2013

In other words, the dependency ratio can be viewed as the number of independent people needed to meet the needs of 1 dependent person. A ratio lower than 1 means it takes less than one independent person to meet the needs of one dependent person; therefore there are independent people available to provide for greater levels of dependent needs. A ratio greater than 1 means it takes more than one independent person to accommodate the needs of one dependent person; therefore, all dependent needs may not be met at the desired level. As with any statistical analysis, these results work when all other factors are held equal, meaning there are many other factors (wage rates, tax levels, service costs, etc.) that affect the ability of a community to provide for the needs of its dependent population beyond merely comparing the size of the dependent and independent populations. The dependency ratio for Hemingford in 2000 was 0.68, which decreased significantly to 0.54 in 2010. This table shows that the loss of population that Hemingford experienced from 2000 to 2010 was primarily due to losses from the dependent population.

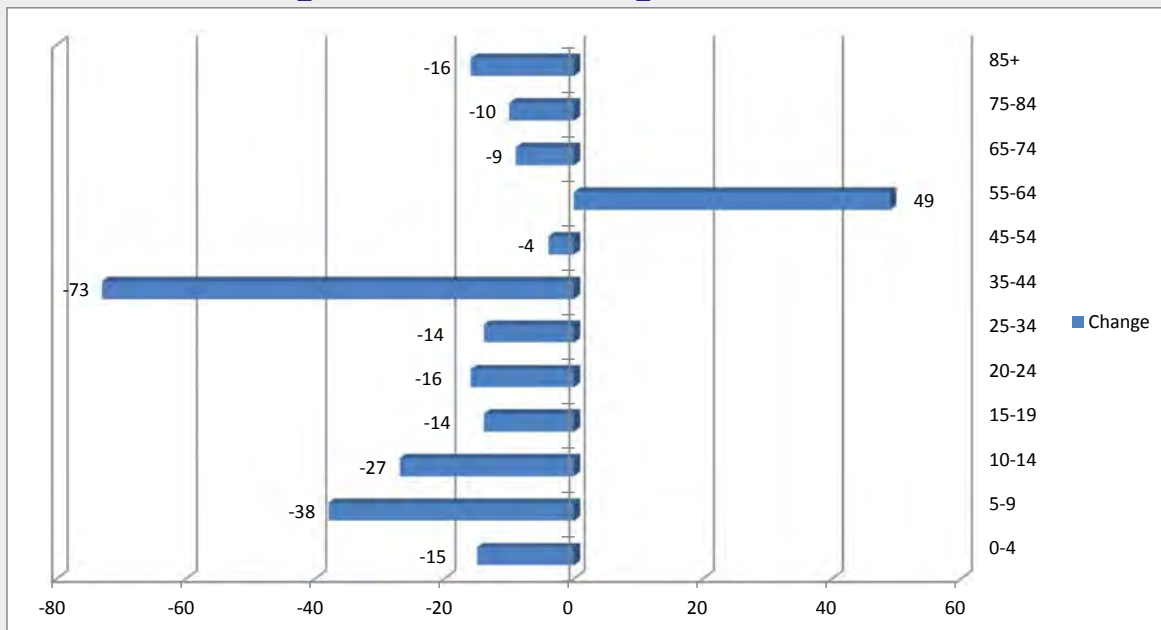
The next two figures display the cohort data in a more graphical manner, making comparisons between years and individual cohorts easier to visualize. Almost all age cohorts incurred losses during the reporting period, with the 55-64 age cohort showing the only increase.

Figure 2. Cohort Totals: 2000 and 2010



Source: M.C. Schaff & Associates, Inc., 2013

Figure 3. Cohort Change: 2000 to 2010



Source: M.C. Schaff & Associates, Inc., 2013

The median age in Hemingford increased from 37.6 in 2000 to 42.2 in 2010. Hemingford (and Box Butte County) witnessed an incredible increase in the median age. Both areas have surpassed a median age of 40. It is when a community is looking at a median age around 40 or greater that there needs to be corrective action taken to increase the younger population to ensure the vitality and sustainability of a growing community.

Table 4. Median Age, Selected Communities: 2000 and 2010

Community	Median Age		
	2000	2010	Change
Hemingford	37.6	42.2	+4.6
Alliance	37.4	39.8	+2.4
Box Butte County	38.2	41.3	+3.1
State of Nebraska	35.3	36.2	+0.9

Source: US Census Bureau, 2013

Race Characteristics

Hemingford, like many rural Nebraska communities, has very little racial diversity. Since 1990, the community's diversity has remained small.

Table 5. Racial Composition: 1990, 2000, and 2010

Race	1990		2000		2010	
	Population	%	Population	%	Population	%
White	903	94.8%	925	93.2%	772	96.1%
Black	1	0.1%	10	1.0%	3	0.4%
Asian	3	0.3%	0	0.0%	0	0.0%
American Indian/Alaska Native	4	0.4%	0	0.0%	10	1.2%
Other	8	0.8%	33	3.3%	1	0.1%
Two or More Races	34	3.6%	25	2.5%	17	2.1%
Total	953	100.0%	993	100.0%	803	100.0%

Source: U.S. Census Bureau, 2013



Housing Profile

Housing statistics identify existing housing characteristics and trends in housing choice displayed by the residents of Hemingford. The primary goal of this profile is to allow the community to determine the issues that may exist and need to be addressed in order to provide safe, acceptable, sanitary, and affordable housing for every family and individual who chooses to live in Hemingford. This analysis will review the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. In addition, the condition of the housing stock will be described, as well as the extent to which residents of all economic means experience a housing cost burden.

Age of Housing Stock

The age of Hemingford's housing stock can reveal a number of things about the population and economic conditions of the past. The condition of the existing housing stock also indicates the level of need for rehabilitation efforts or new construction within the community. Examining the housing stock is important in understanding the overall quality of housing and the way it affects the quality of life within Hemingford. The building pattern of homes in Hemingford directly reflects the population trend of the city. From 1910-1930, the population increased significantly. Accordingly, 35.9% of the housing units in Hemingford were constructed before 1940. These older homes are at risk for deterioration and dilapidation, especially when used for rental units by absentee property owners. These homes will need to be monitored periodically in order to minimize their negative impacts on neighborhoods and residents. During 1970 through 1989, just over 36% of the housing units were added, but more than half of those units were mobile homes brought into the community. Mobile homes have the tendency to deteriorate more quickly than traditional built homes and can cause issues with housing stock if not placed appropriately. Most communities will allow mobile homes only in certain zoning sections of the community to reduce the deterioration and value impact on an entire area.

Housing Trends

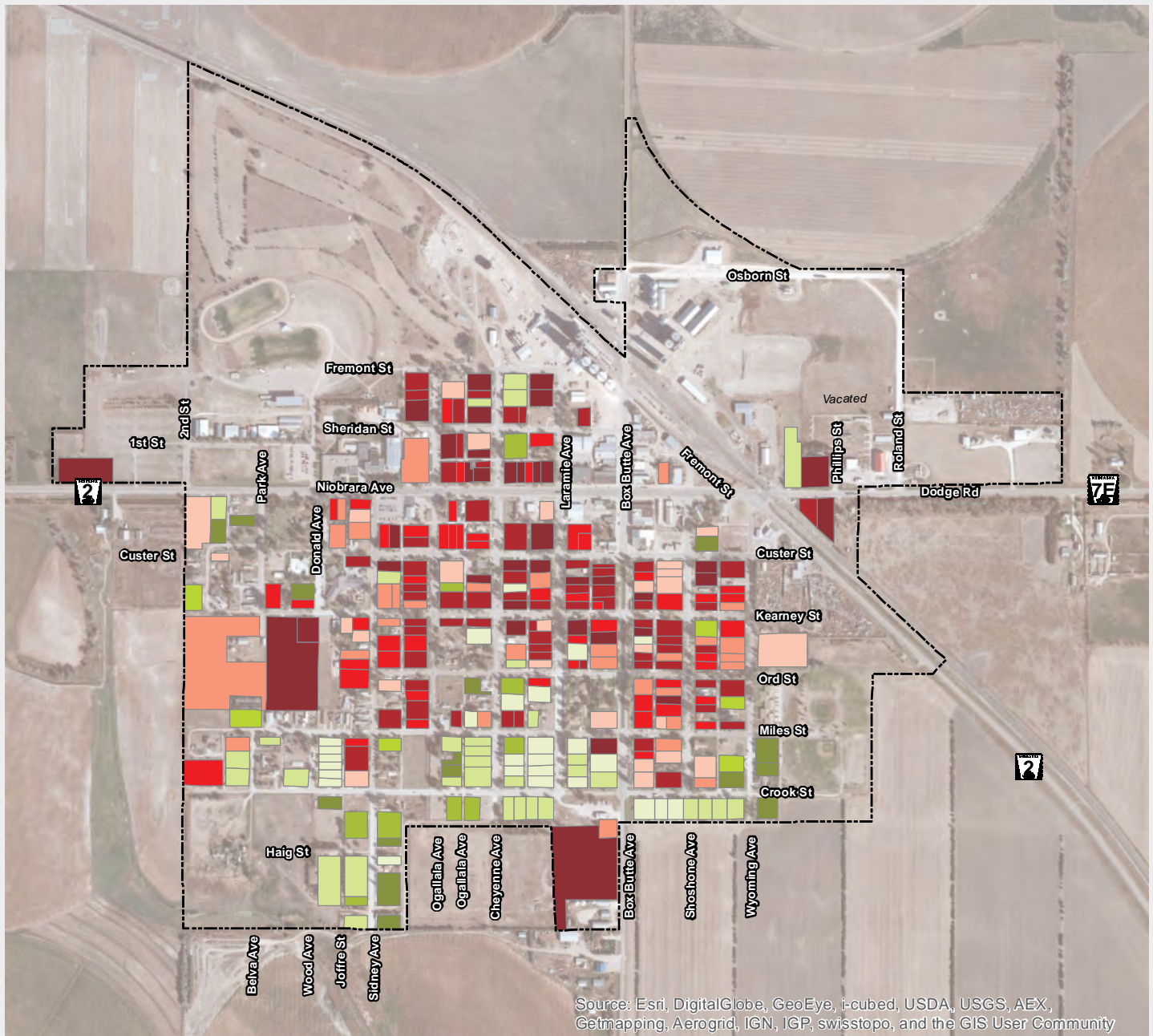
Housing trends can reveal a great deal about the different population groups in the community, and may also indicate a changing level of demand for owner- and renter-occupied housing units. Examining housing trends reveals the overall diversity of the population and the quality of housing within Hemingford.

While the population declined, the number of housing units actually increased by three. This tells us that the persons per household decreased significantly in between 1990 and 2000. However it also tells us that there are not a lot of vacant homes in the community, which makes it difficult for new persons to move to Hemingford.

Beyond age and physical condition, housing adequacy can be measured using two of the U.S. Department of Housing and Urban Development substandard criteria, which are reported using census data. These criteria look at whether a housing unit has either incomplete plumbing facilities (lacking hot or cold piped water, bathtub or shower, or working toilet), or is overcrowded (has an occupancy that exceeds one person per room). The Village of Hemingford has no substandard housing units, which is shockingly rare for any community.



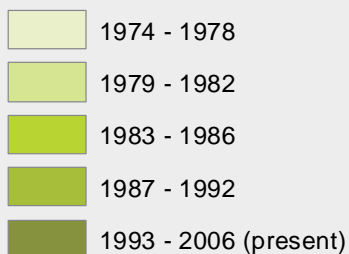
Figure 4. Age of Housing Stock: 1880 - Present



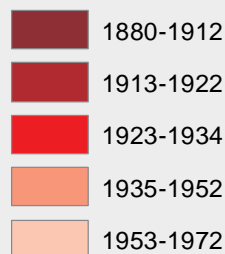
Age of Housing Stock

Structure Age: Less than 40 years

Year Built



Year Built



Village of Hemingford Box Butte County, NE

Data Source: 2011 U.S. Census TIGER



Table 6. Housing Trends: 2000 and 2010

Selected Characteristic	2000	2010	% Change 2000-2010
Population	993	803	-19.1%
Persons in Household	966	775	-19.8
Persons in Group Quarters	31	28	-9.7
Persons per Household - Owner	2.63	2.36	-10.3
Persons per Household - Renter	2.42	2.18	-9.9
Persons per Household	2.58	2.31	-10.5
Total Housing Units	433	418	-3.5
Occupied Housing Units	373	335	-10.2
Owner-Occupied Units	273	253	-7.3
Renter-Occupied Units	100	82	-18.0
Vacant Housing Units	65	83	27.7
Homeowner - Vacancy Rate	2.9%	6.3%	117.2
Renter - Vacancy Rate	16.0%	13.1%	-18.1
Single-Family Units	291	275	-5.5
Duplex/Multiple Family Units	45	31	-31.1
Mobile Homes, Trailer, Other	99	51	-48.5
Substandard Housing Units			
Units Lacking Complete Plumbing Facilities	5	2	-60.0
Median Contract Rent - 2000 and 2010			
Hemingford	\$381	\$389	2.1
Box Butte County	\$411	\$512	24.6
Nebraska	\$491	\$648	31.9
Median Value of Owner-Occupied Units - 2000 and 2010			
Hemingford	\$53,600	\$58,600	9.3
Box Butte County	\$71,700	\$92,100	28.5
Nebraska	\$88,000	\$125,400	42.5

Source: US Census Bureau, 2013



Table 7. Housing Trend Comparison: 2010

Selected Characteristics	Hemingford	Alliance	Bridgeport	Crawford
Population	803	8491	1545	997
Persons in Household	775	8311	1510	971
Persons in Group Group Quarters	28	180	59	32
Persons per Household - Owner	2.36	2.45	2.39	2.14
Persons per Household - Renter	2.18	2.13	2.24	1.89
Persons per Household	2.31	2.34	2.53	2.25
Total Housing Units	418	4075	728	567
Owner-Occupied Units	335	3559	644	470
Owner-Occupied Units	253	2385	459	334
Renter-Occupied Units	82	1174	185	136
Vacant Housing Units	83	516	84	97
Homeowner Vacancy Rate	5.9%	2.2%	2.3%	3.7%
Renter Vacancy Rate	21.7%	19.0%	11.8%	9.9%
Single-Family Units	275	2497	687	412
Duplex/Multiple-Family Units	31	996	26	59
Mobile Homes, Trailer, Other	51	587	106	68
Median Contract Rent	\$343 +/-33	\$370 +/-19	\$345 +/-36	\$278+/-34
Median Value Owner-Occupied	\$58,600 +/--\$6,023	\$89,300 +/--\$8,471	\$76,400 +/--\$9,095	\$61,100 +/--\$9,118

Source: US Census Bureau, 2013

Comparing Hemingford to other communities in the area indicates the village had the lowest residential density, based upon the average number of persons per household. Hemingford has the second lowest contract rent and the lowest median household value of the communities listed.

The details of Hemingford's 2010 housing trends reveal that one- and two-person households held the largest share of all occupied units at 69.5%. Growth has occurred in the one- and two-person households in ownership, but large declines have been witnessed in the 3- and 4- person households (in both ownership and rent). This large decline may show a trend of this age group seeking employment, and residence, elsewhere.



Table 8. Household Tenure: 2000 and 2010

Householder Characteristic	2000				2010				Total Change	
	Own	% Own	Rent	% Rent	Own	% Own	Rent	% Rent	Own	Rent
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	62	22.7%	44	44.0%	70	27.7%	36	43.9%	8	-8
2 persons	95	34.8	15	15.0	103	40.7	21	25.6	8	6
3 persons	46	16.8	18	18.0	28	11.1	11	13.4	-18	-7
4 persons	42	15.4	12	12.0	32	12.6	5	6.1	-10	-7
5 persons	16	5.9	5	5.0	14	5.5	7	8.5	-2	2
6 persons	6	2.2	3	3.0	5	2.0	1	1.2	-1	-2
7 or more	6	2.2	3	3.0	1	0.4	1	1.2	-5	-2
Total	273		100		253		82		-20	-18
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	4	1.5%	11	11.0%	4	1.6%	7	8.5%	0	-4
25 to 34 years	28	10.3	17	17.0	27	10.7	19	23.2	-1	2
35 to 44 years	70	25.6	23	23.0	36	14.2	15	18.3	-34	-8
45 to 54 years	61	22.3	10	10.0	56	22.1	13	15.9	-5	3
55 to 64 years	42	15.4	10	10.0	59	23.3	9	11.0	17	-1
65 to 74 years	33	12.1	10	10.0	37	14.6	6	7.3	4	-4
75 to 84 years	27	9.9	15	15.0	26	10.3	7	8.5	-1	-8
85 and over	8	2.9	4	4.0	8	3.2	6	7.3	0	2
Total	273		100		253		82		-20	-18

Source: US Census Bureau, 2013

Economic and Employment Profile

Economic data are reviewed in order to understand area markets, changes in economic activity, and employment needs and opportunities. This profile will present data based upon employment by industry, household income statistics, income by source, and basic/non-basic analyses. These data will be analyzed to develop a picture of the economic conditions in Hemingford to aid in developing strategies designed to attract appropriate business activity.

Income Statistics

Income statistics for households explain how residents of Hemingford fare when their earning power is compared to each other as well as to other communities. Income statistics are also compared to the consumer price index (CPI) to determine the buying power of residents by relating their earning trend to inflation.

In 2000, 21.7% of Hemingford households earned less than \$14,999. By 2010, that percentage had dropped to 15.0%. Hemingford's proximity to Alliance's high wage job market (primarily in manufacturing and railroad), helps keep some income percentages higher than state averages. In 2010, Hemingford had proportionately more households earning \$75,000 to \$149,999 per year. However, there was a significant drop in the \$50,000 to \$74,999 category.



Table 9. Household Income: 2000 and 2010

Household Income	2000				2010			
	Hemingford	% of Total	Nebraska	% of Total	Hemingford	% of Total	Nebraska	% of Total
Less than \$10,000	52	14.1%	55,340	8.3%	30	10.2%	45,321	6.4%
\$10,000 to \$14,999	28	7.6	43,915	6.6	14	4.8	41,617	5.8
\$15,000 to \$24,999	50	13.6	98,663	14.8	41	14.0	81,800	11.5
\$25,000 to \$34,999	49	13.3	97,932	14.7	32	10.9	83,307	11.7
\$35,000 to \$49,999	73	19.8	122,654	18.4	53	18.1	108,331	15.2
\$50,000 to \$74,999	93	25.2	136,141	20.4	52	17.7	146,702	20.6
\$75,000 to \$99,999	17	4.6	58,361	8.7	40	13.7	90,871	12.8
\$100,000 to \$149,999	5	1.4	36,565	5.5	21	7.2	76,556	10.8
\$150,000 to \$199,999	0	0.0	8,551	1.3	5	1.7	19,998	2.8
\$200,000 and over	2	0.5	8,873	1.3	5	1.7	17,288	2.4
Total	369	100.0	666,995	100.0	293	100.0	711,771	100.0

Source: US Census Bureau, 2008

Housing cost burden analysis provides an even more detailed look at household economic conditions. A housing cost burden is defined by the U.S. Department of Housing and Urban Development as gross housing costs, including utility costs, which exceed 30% of gross household income, based on census data. In 2010, 17.5% of Hemingford's households experienced a housing cost burden. While one of the higher rates in the comparison communities, the figure is still below the state average of 24.5%. Compared to nearby communities, Hemingford had the lowest percentage of residents living with a housing burden. When you compare the housing burden for renters, Hemingford is tied with Crawford for the lowest burden percentage.

Table 10. Household Income Comparison: 2010

Household Income	Hemingford	% of Total	Alliance	% of Total	Bridgeport	% of Total	Crawford	% of Total
Less than \$10,000	30	10.2%	418	11.5%	87	12.3%	30	7.3%
\$10,000 to \$14,999	14	4.8	205	5.6	80	11.3	46	11.2
\$15,000 to \$24,999	41	14.0	508	14.0	78	11.0	70	17.1
\$25,000 to \$34,999	32	10.9	308	8.5	90	12.7	54	13.2
\$35,000 to \$49,999	53	18.1	613	16.9	114	16.1	46	11.2
\$50,000 to \$74,999	52	17.7	702	19.3	81	11.4	86	21.0
\$75,000 to \$99,999	40	13.7	391	10.8	89	12.6	49	12.0
\$100,000 to \$149,999	21	7.2	443	12.2	81	11.4	28	6.8
\$150,000 to \$199,999	5	1.7	39	1.1	5	0.7	0	0.0
\$200,000 and over	5	1.7	6	0.2	3	0.4	0	0.0
Total	293		3663		708		409	
Median Income	\$42,589		\$42,473		\$36,188		\$35,935	
Households	335		3559		644		470	

Source: US Census Bureau, 2013

Table 11. Housing Cost Burden Comparison: 2000

Housing Tenure	Hemingford	Alliance	Bridgeport	Crawford	Nebraska
Owner-Occupied					
Less than 30% of Income	82.9%	85.5%	83.0%	80.0%	77.8%
More than 30% of Income	17.1	14.5	16.9	20.0	21.6
Renter-Occupied					
Less than 30% of Income	60.4	58.2	47.2	68.6	52.5
More than 30% of Income	18.9	36.2	39.6	18.9	39.4
Housing Cost Burden					
Number of Households	59	771	151	93	194,979
Percent of Households	17.5%	21.7%	23.4%	19.7%	24.5%

Source: US Census Bureau, 2013

Personal income can come from several sources other than employment. These other sources usually provide a fixed level of income, which often does not keep up with increases in inflation. In addition, the budget for these sources and number of people receiving an income through them can increase. Therefore, residents who rely on these income sources may experience a housing cost burden or may need additional public assistance. These residents deserve particular attention in order that they are able to live as integral members of the community.

Table 12. Personal Income Source: 2010

Income Characteristics	Hemingford		Box Butte County		State of Nebraska	
	2010	% of Total	2010	% of Total	2010	% of Total
Total Households	297	100.0%	4,803	100.0%	715,703	100.0%
With Earnings	235	79.1	3,920	81.6	587,863	82.1
With Social Security Income	100	33.7	1,488	31.0	195,239	27.3
With Retirement Income	51	17.2	465	9.7	96,964	13.5
With Public Assistance Income						
With Supplemental Security Income	14	4.7	113	2.4	21,282	3.0
With Cash Public Assistance Income	4	1.3	211	4.4	15,091	2.1
With Food Stamps/SNAP Benefits	18	6.1	382	8.0	56,904	8.0
Median Household Income	\$42,589		\$44,404		\$49,342	

Source: US Census Bureau, 2013

Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This analysis identifies the industries that make up the local economy, as well as the degree to which the various occupation groups are found in Hemingford. A comparison of the local economy to that of the county and state reveals how the market in Hemingford fares against these larger markets; we can judge whether or not Hemingford is providing an amount of each industry based upon what is expected within the region. When Hemingford has a larger percentage of an industry than the region, the indication is Hemingford is exporting some of the output in that category. Conversely, when Hemingford has a smaller percentage than the region, the indication is that Hemingford is importing elements of that category in order to make up for expected shortfalls.

The percentages of employment by category in Hemingford in 2010 were reasonably similar to that of Box Butte County. There were some fluctuations that resulted in certain industries serving basic or non-basic roles when compared to either of the larger regions. The “Transportation” and “Education/Health” categories employed nearly one-half of Hemingford’s population, a trend that was similar to county trends but different from the state. In order to balance the economy, additional jobs should be sought in those industry categories where Hemingford has a lower percentage than the larger region. The current Hemingford industry composition includes a heavy reliance upon agriculture, transportation and education/healthcare/social services. While the latter two have some influence from Alliance’s industry composition, the agriculture category is owned by Hemingford. By finding creative value-added agricultural businesses, Hemingford can capitalize on the ag industry, while creating new jobs that can help spread out the industrial base of the community.

Commuter Trends

Travel time to work is a factor used to develop an estimation of where workers living in Hemingford are employed. In 2010, 45% of the working population traveled between 20 and 29 minutes to their job, and another 14.7% were traveling 30 to 44 minutes. Being so close to Alliance makes Hemingford an ideal bedroom community for the industrial classifications found in Alliance. That factor shows in these travel times. However, Hemingford is much more than just a bedroom community to Alliance. By seriously considering the needs of these commuters, then building industrial opportunities around those needs, the Village can begin to develop new, attractive job options for those commuters (or spouses who move to Hemingford with the commuter).



Table 13: Industry Category Comparison, 2010

Industry Category	Hemingford		Box Butte County		State of Nebraska	
	Persons Employed	% of Workforce	Persons Employed	% of Workforce	Persons Employed	% of Workforce
Agriculture, forestry, fishing and hunting	45	13.4	479	8.7	44,734	4.8
Construction	20	5.9	260	4.7	60,891	6.5
Manufacturing	15	4.5	621	11.3	100,964	10.7
Wholesale Trade	14	4.2	100	1.8	27,894	3.0
Retail Trade	34	10.1	384	7.0	109,589	11.6
Transportation and warehousing, and utilities	74	22.0	1,346	24.5	56,606	6.0
Information	21	6.2	83	1.5	19,567	2.1
Finance, insurance, real estate and rental and leasing	9	2.7	149	2.7	72,000	7.6
Professional, scientific, management, administrative, and waste management services	2	0.6	195	3.6	76,624	8.1
Educational, health and social services	76	22.6	1,251	22.8	219,766	23.3
Arts, entertainment, recreation, accommodation and food service	5	1.5	166	3.0	71,955	7.6
Other services (except public administration)	16	4.7	323	5.9	42,361	4.5
Public Administration	6	1.8	133	2.4	38,316	4.1
Total	337	100.0	5,490	100.0	941,270	100.0

Source: U.S. Census Bureau, 2008

Table 14: Travel Time to Work: 2000 and 2010

Travel Time	2000	% of Total	2010	% of Total	% Change
Less than 10 minutes	168	39.1%	97	29.7	-9.4%
10 to 14 minutes	54	12.6	29	8.9	-3.7
15 to 19 minutes	12	2.8	18	5.5	2.7
20 to 24 minutes	70	16.3	57	17.4	1.2
25 to 29 minutes	44	40.2	91	27.8	17.6
30 to 34 minutes	63	14.7	26	8.0	-6.7
35 to 39 minutes	3	0.7	0	0.0	-0.7
40 to 44 minutes	0	0.0	0	0.0	0.0
45 to 59 minutes	10	2.3	2	0.6	-1.7
60 to 89 minutes	3	0.7	1	0.3	-0.4
90 or more minutes	3	0.7	6	1.8	1.1
Total	430		327		
Mean Travel Time (minutes)	15.9		18.2		

Source: U.S. Census Bureau, 2013



Community Facility Profile

Community facilities represent the wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to ensure the safety, well being, and quality of life of the residents of Hemingford. Facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet the public need. It is essential for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

The first step is to evaluate the ability of the village to meet the current and future demand, while determining the level of services that will need to be provided in the future. Alternatively, in some instances, there are a number of services not provided by the local or state governments but provided by non-governmental, private, or nonprofit organizations for the community. These organizations are equally important providers of services to the community.

This profile provides a snapshot of public and private facilities, programs, and services available to the residents of Hemingford. This information can be compared to current demands and accepted service standards to determine whether capacity is adequate, as well as identify potential new facilities, programs, or services desired by residents in preparation of future demands. Finally, recommendations for improvements to public facilities and services that do not or will not adequately address residents' needs can be developed.

For review purposes, the community facilities for Hemingford are divided into the following categories:

- Parks and Recreation Facilities
- Educational Facilities
- Police and Fire Protection
- Village Buildings
- Transportation
- Communication Facilities
- Public Utilities
- Health Facilities



Parks and Recreation Facilities

Hemingford is home to four community park areas. Those four include:

- **Main Park:** This park covers two square blocks on the west side of the village. It includes a modern playground, picnic tables, shelters, restrooms, new swimming pool (2006); older basketball courts.
- **Hemingford Sports Complex:** The complex on the southeast corner of the village includes two baseball fields built in 1995.
- **Mini Park:** The mini park is located near the intersection of Dodge Rd and Box Butte Ave.
- **The new Veteran's Memorial:** Not a village park, this American Legion park near the east village entrance was developed by and is now operated and maintained by the American Legion.
- **Golf Course:** The village nine-hole golf course is located on the northwestern edge of the village.

Hemingford is also close to several other recreational features including Box Butte Reservoir, Chadron State Park, and Fort Robinson. Box Butte Reservoir is 10 miles north of the village and offers boating, fishing, camping, and swimming. Chadron State Park is located 30 miles north of Hemingford and includes rental cabins, camping facilities, supervised swimming, 3½ acre lake, rental rowboats, horseback trails, and trout streams. Fort Robinson, Nebraska's largest state park, is located 40 miles north of Hemingford and features on-site lodging and restaurant, trail rides, camping, and historical activities.

Comprehensive Development Plan update — 2020

Parks and Recreation Facilities

Improvements and Developments

The vision of the Village of Hemingford Board of Directors mission is to constantly try to propel the community in a forward motion.

The future of the Swimming Pool Complex is to constantly draw more and more visitors to the pool. The Hemingford Swim Team has grown in the last several years, hence propels the activity at the pool.



Current Swimming Pool Complex (2020)

Above: Opening Day, May 2006

Right: Summer 2013

Below: 2018 Swim Team



*Photos courtesy
Village of Hemingford, 2020*

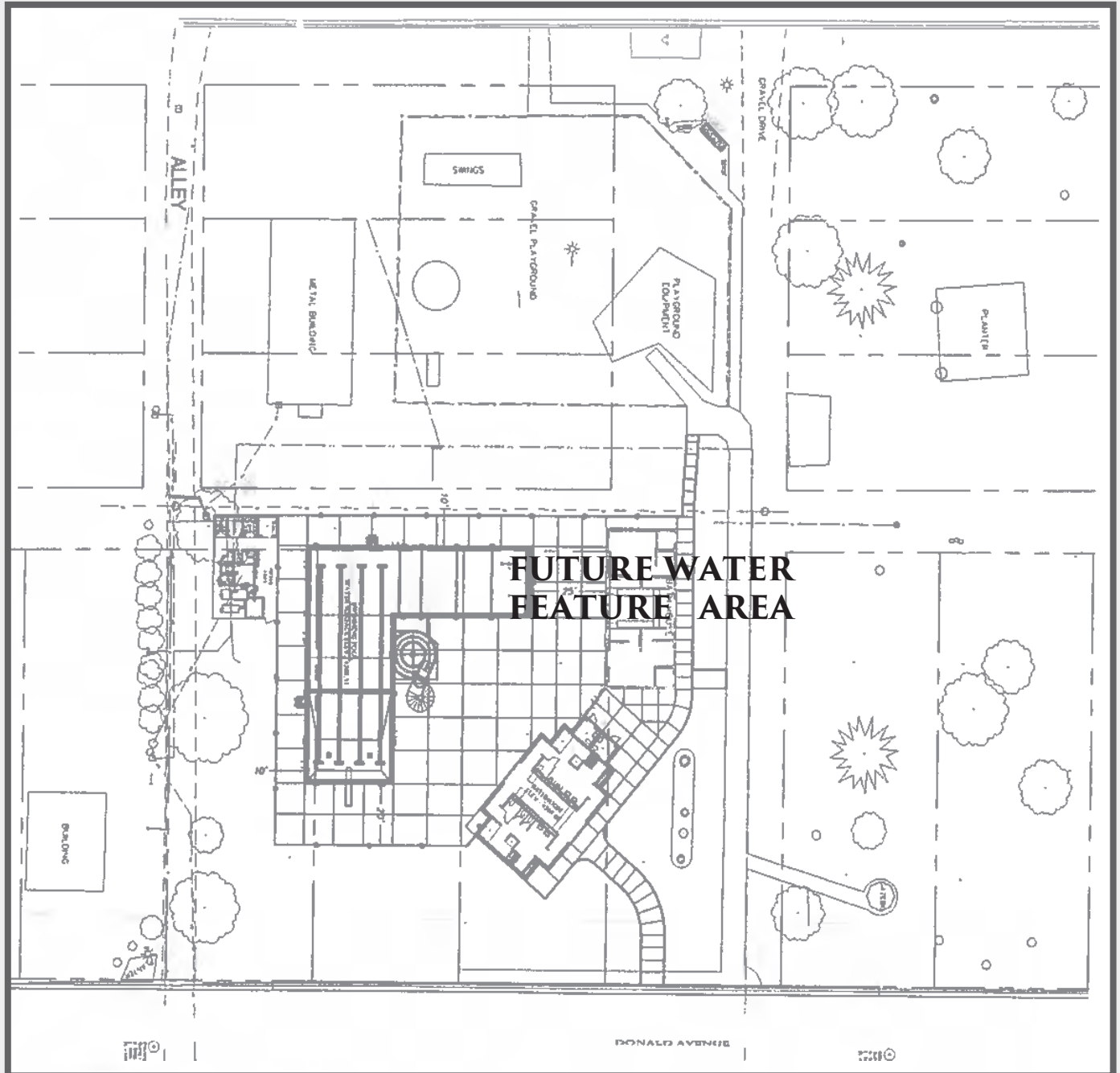
Comprehensive Development Plan update — 2020

Parks and Recreation Facilities

Improvements and Developments

A future endeavor is to add additional water features to the pool area and draw more patrons in for fun and create a much more dynamic area of recreation. With the addition to the pool complex, an element of increased revenue also becomes a reality.

Public and Private funds will be essential to proceed with the new water features; the pool has a fund for future projects — this will be matched with fundraising activities.



Future water feature area

Figure provided courtesy of Village of Hemingford, 2020

Educational Facilities

The Village of Hemingford is served by School District #10 based in the Village. The school system features pre-school through 12th grade and provides a complement of extra-curricular activities for its students. The community has access to higher education opportunities through Western Nebraska Community College, a two-year community college with campuses in Alliance, Scottsbluff and Sidney, and Chadron State College, a four-year institution offering bachelor, masters and limited doctoral degree programs. Both colleges offer on-line coursework and programs readily available to residents of the Village.

Police and Fire Protection

Law Enforcement

The Village of Hemingford employs a police chief and two patrol officers. The community is also served by the Box Butte County Sheriff's department based in Alliance. The sheriff's department includes the sheriff and four deputies, two of which are located in Hemingford. The village is also covered by the Nebraska State Patrol.

Fire Protection

Hemingford is protected by the Hemingford volunteer fire department, a 30-member all volunteer force. The department includes the equipment listed below:

- 2 pumpers
- 3 tankers
- 3 grass rigs
- 2 ambulances
- 2 utility vehicles



Village Buildings

Village Hall

The Village Hall, located at 700 Box Butte Avenue, houses the Village Clerk/Treasurer and Utility Billing Clerk, and provides space for village meetings. The Police Department is located at 618 Box Butte Avenue, adjacent to the Village Hall.

Maintenance Facilities

A village maintenance building is located at 701 Fremont Street and houses the maintenance staff and vehicles.



Transportation

Railroad

Hemingford is located on the main line of Burlington Northern Santa Fe (BNSF) Railways. No commercial passenger service is available, but an average of 80 trains travel through the community on a daily basis as they make their way to and from Alliance, a regional hub for BNSF.

Bus

There is no bus service located within the Village of Hemingford. The nearest depot is located in Ogallala, Nebr., over 2½ hours away. A handi-bus is available on a scheduled basis for residents of the village.

Highways

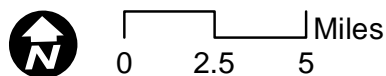
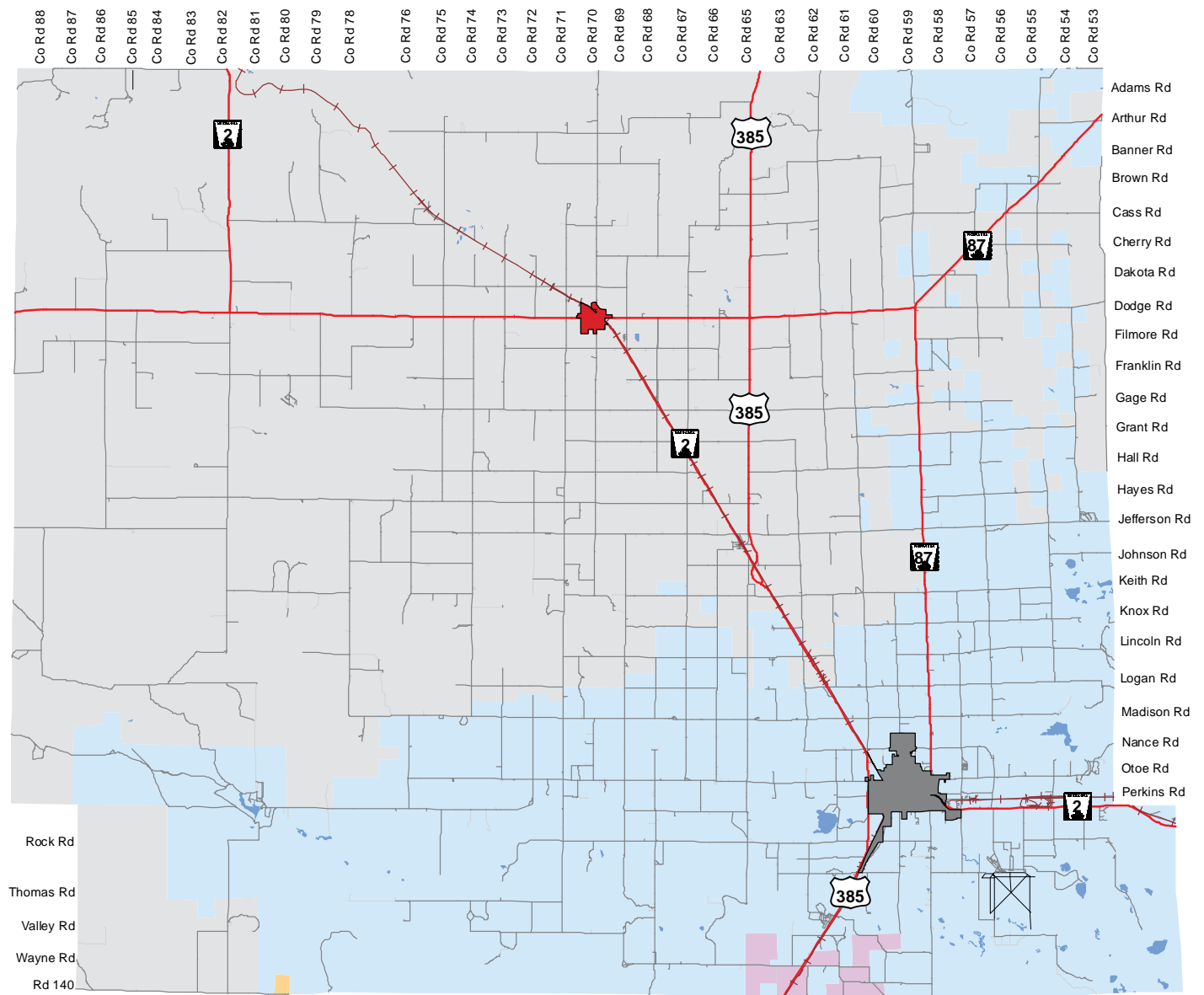
Highway 2 (also known as Niobrara Avenue in Hemingford) and Highway 87 bisect the village.

Air

Two **privately-owned**, grass runways are situated within 7 miles of the Village of Hemingford. Commercial air service is available through Great Lakes Airlines (code share with United and Frontier) at Alliance Municipal Airport. KAIA is located 20 miles south of Hemingford and has three paved runways.



Figure 5. School District Map



Unified School Districts

-  Hemingford Public Schools
-  Alliance Public Schools
-  Bayard Public Schools
-  Bridgeport Public Schools
-  Village of Hemingford

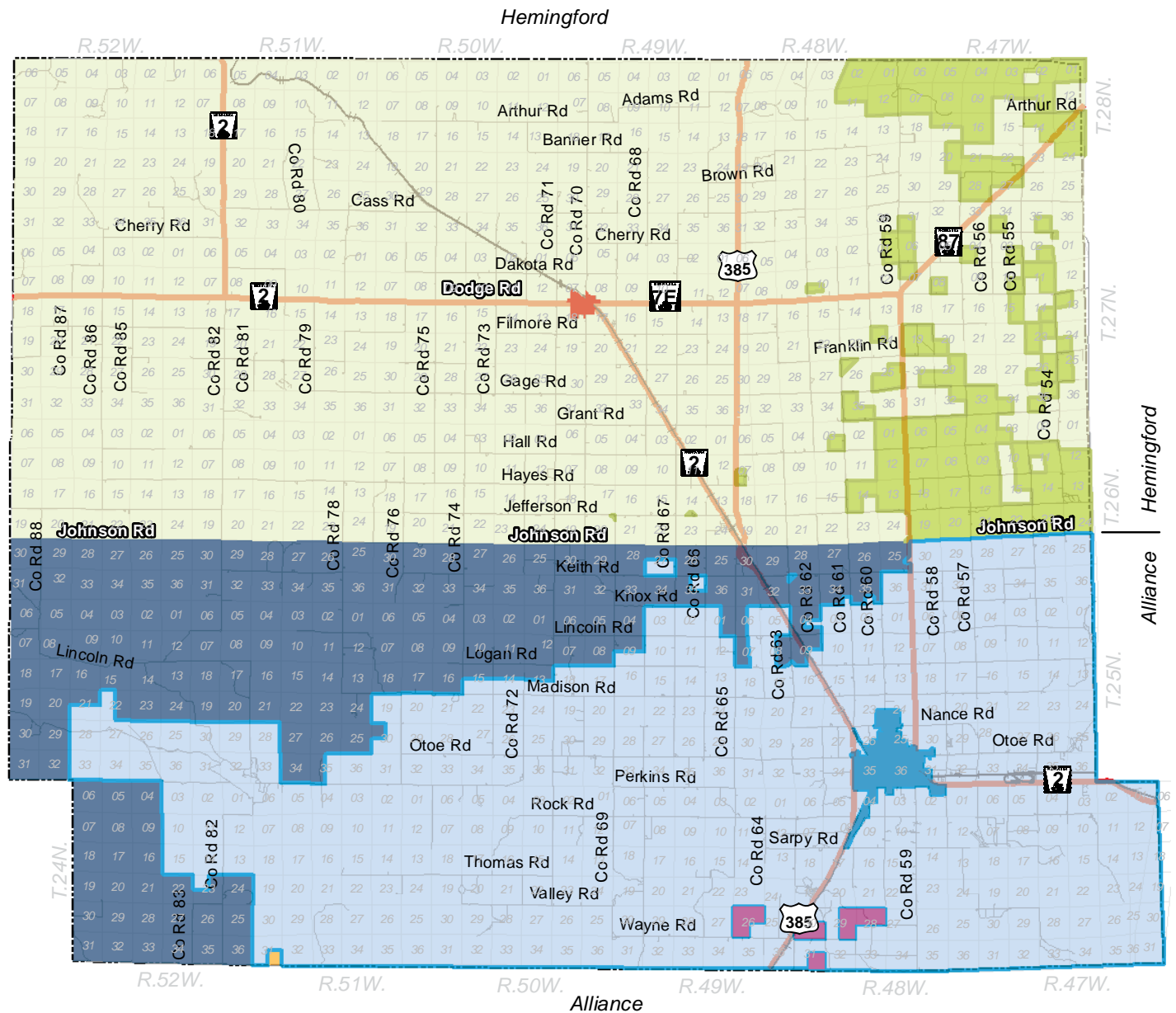


Unified School Districts

**Village of Hemingford
Box Butte County, NE**

Data Source: 2011 U.S. Census TIGER

Figure 6. Fire District Map



0 2.5 5 Miles

Box Butte County Fire Districts

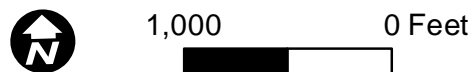
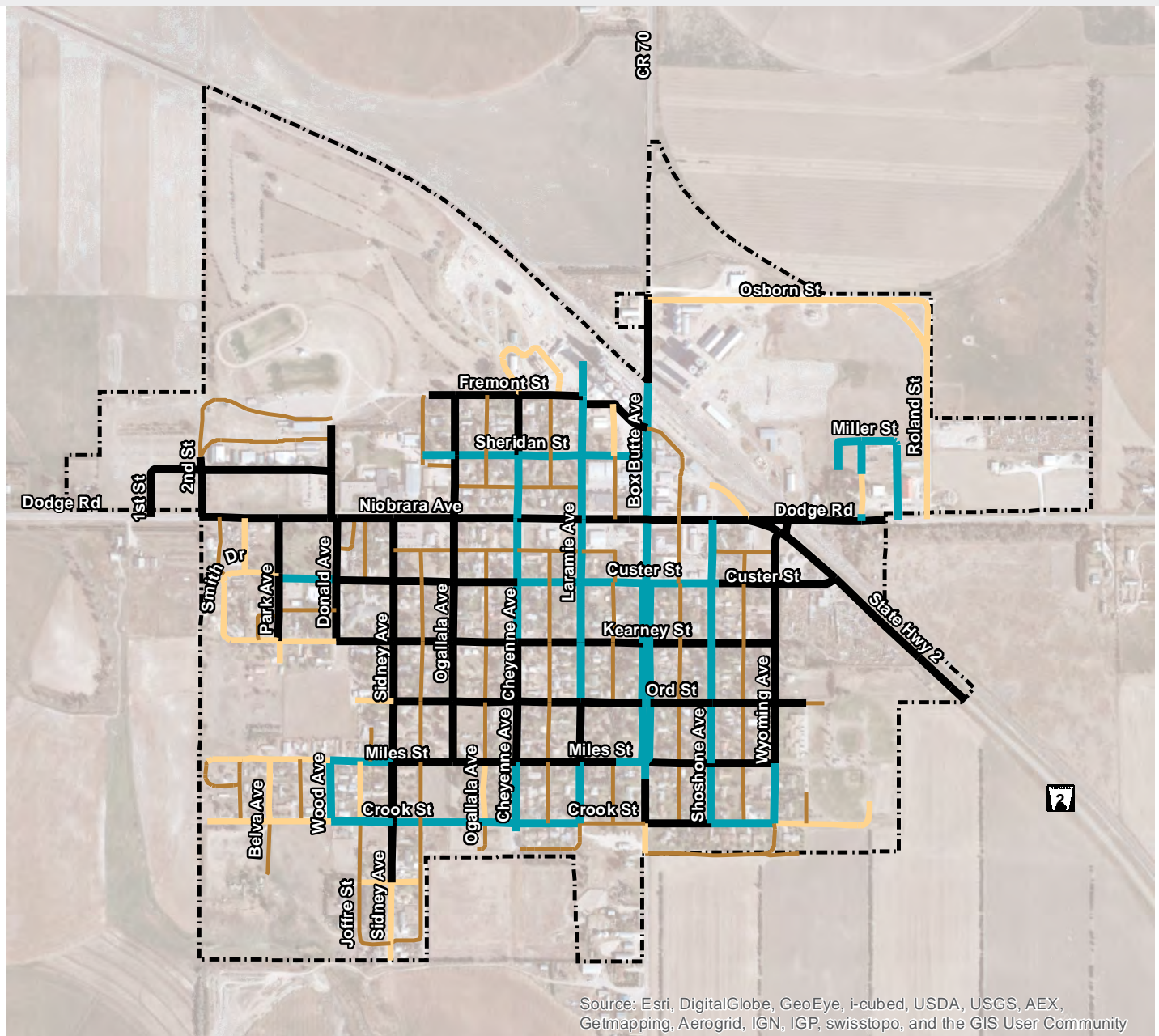
Village of Hemingford Box Butte County, NE

Data Source: 2011 U.S. Census TIGER

- ◆ Hemingford Village Limits
- ◆ Alliance City Limits
- ◆ Bayard SD
- ◆ Bridgeport SD
- ◆ Alliance SD/Hemingford Fire
- ◆ Alliance SD/Alliance Fire
- ◆ Hemingford SD/Hemingford Fire
- ◆ Hemingford SD/Alliance Fire
- +— Railroad
- Highway
- Road
- County Boundary
- Section



Figure 7. Road Surface Type Map



Road Surface Type

Village of Hemingford
Box Butte County, NE

Surface

- Asphalt (12.27 lane miles)
- Concrete (8.10 lane miles)
- Gravel (3.04 lane miles)
- Native Material (0.26 lane miles)



Village of Hemingford

44.2 acres of vehicular travel ways

20.4 acres—Asphalt (46%)
12.2 acres—Concrete (28%)
5.9 acres—Gravel (13%)
5.7 acres—Native Material (13%)

Data Sources:
Mileage widths taken from Lane Mile Report for Hemingford, 1/25/2013; (Reviewed by Village Street Supt., Anthony Krajewski, 3-5-2013)
Mileage lengths taken from GIS features as drawn (NAD83). Aerial: ESRI, Imagery Basemap, available Sep.2013

Figure 8. Sidewalk Type & Condition

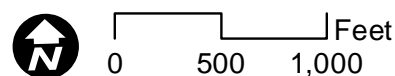
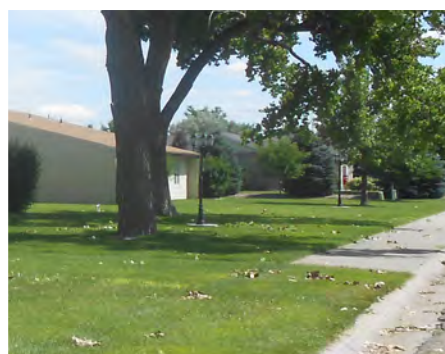


Sidewalk Type & Condition

Observed sidewalk condition during physical site survey completed in September 2013 by M.C. Schaff & Associates.

Village of Hemingford Box Butte County, NE

Data Source: 2011 U.S. Census TIGER



- Hydrography
- Railroad
- Highway
- Street
- Street (Other)

Sidewalk Type—Condition

- Concrete/Asphalt—Good
- Concrete/Asphalt—Fair
- Concrete/Asphalt—Poor
- Gravel/Dirt—Poor
- No Sidewalk

Figure 9. Transportation Signage



- +— Railroad Centerline
- Highway
- Road Centerline
- ⬢ Village of Hemingford

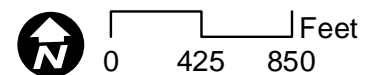
Sign Type

- ⚡ Flashing Railroad Crossing Signal
- ⚡ Railroad Crossing
- 🏫 School
- 🚫 Speed Limit 30 mph
- 🚫 Speed Limit 45 mph
- 🛑 Stop
- Street



Transportation Signage

Village of Hemingford
Box Butte County, NE



Data Sources:
2011 U.S. Census TIGER
1975 Comprehensive Plan, Box Butte County
2014 M.C. Schaff & Associates, Inc.

Communication Facilities

Telecommunications

Mobius Communications, headquartered in Hemingford, provides telephone, internet, and television services. Cellular service is available through various carriers, including Viaero Wireless and Verizon.

Newspaper

The *Hemingford Ledger*, published weekly, is the most subscribed to newspaper in the village. The *Alliance Times Herald*, *Scottsbluff Star-Herald*, and *Omaha World Herald* are also available in the village.

Radio

The strongest Radio stations in Hemingford include:

- | | | |
|-----------|----------|----------|
| • KCOW-AM | 1400KHz | Alliance |
| • KAAQ-FM | 105.9MHz | Alliance |
| • KPNY-FM | 102.1MHz | Alliance |
| • KSDZ-FM | 95.5MHz | Gordon |
| • KCSR-AM | 610KHz | Chadron |

Television

The strongest broadcast television stations in Hemingford include:

- | | | |
|-----------|------------------|-------------|
| • KDUH TV | ABC- Channel 4 | Scottsbluff |
| • KSTF TV | CBS - Channel 10 | Scottsbluff |
| • KTNE TV | PBS - Channel 13 | Angora |



Public Utilities

Electricity

The Village of Hemingford owns its power infrastructure and leases electrical service from Nebraska Public Power District through a substation located on the west edge of Hemingford. NPPD's subtransmission station has a 2,500 kVA, 34.5/4.16kV transformer and serves the entire electrical needs of the village.

Municipal Water System

The Village of Hemingford supplies residents with drinking water service. The village operates five wells with an average depth of 320 feet. The system has a combined pumping capacity of 1,200 gallons per minute and an overhead storage capacity of 210,000 gallons. Groundwater is available for industrial uses. The quality of water in Hemingford does not necessitate the need for a water treatment plant.

Sanitation/Wastewater

The Village of Hemingford owns and operates a sewage lagoon system that was rebuilt approximately 35 years ago (late 1970s to early 1980s), originally built in 1929 to serve a population of 2,000 residents. A storm water system is also owned and operated by the village.

Natural Gas

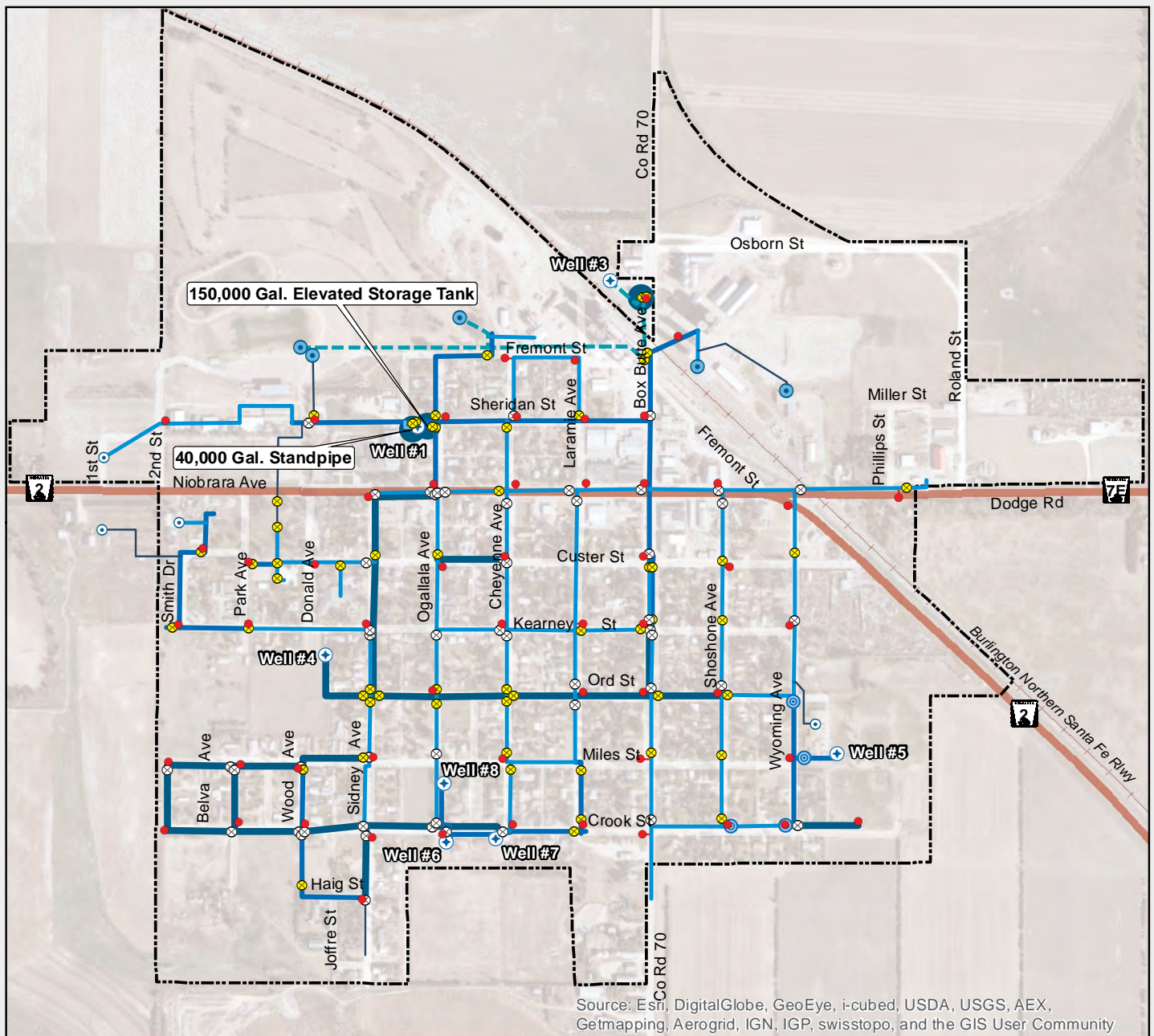
Natural gas is supplied and distributed to the community by KN Energy, Inc., through a two-inch transmission pipeline with an operating pressure of approximately 575 pounds per square inch.

Waste Disposal

The Village of Hemingford is a member of the Solid Waste Agency of Western Nebraska (SWANN). SWANN provides the member communities with collection, transportation, and disposal of solid waste in a landfill 53 miles north of the village.



Figure 10. Water System Utility Map



Water System Utility

Village of Hemingford
Box Butte County, NE

0 500 1,000 Feet



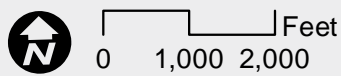
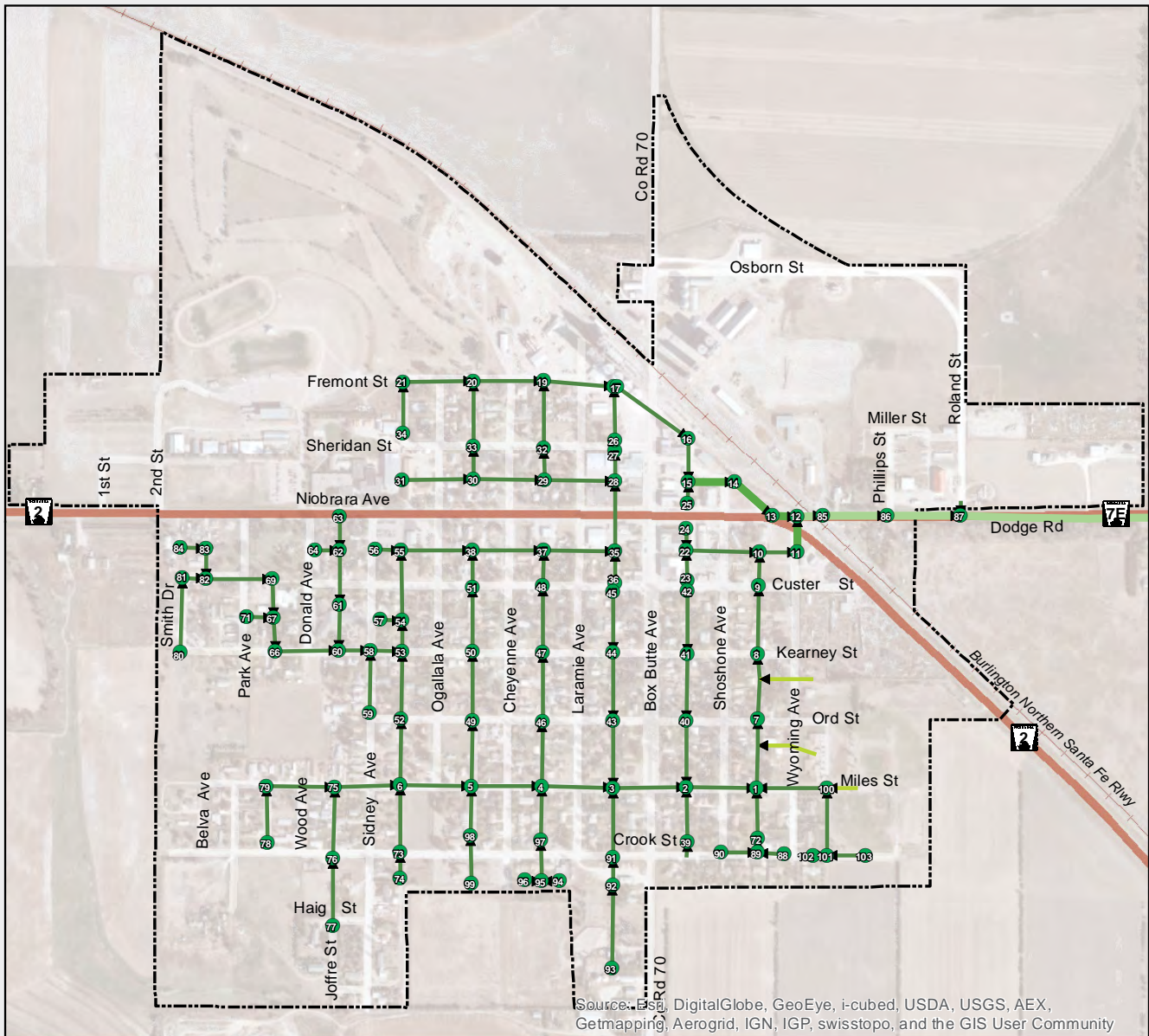
Water Line

- 1366' — 6" Hydrant Lateral
- 2836' — 2" Distribution Main
- 104' — 3" Distribution Main
- 21447' — 4" Distribution Main
- 9833' — 6" Distribution Main
- 9210' — 8" Distribution Main
- 2737' — 6" Irrigation Use Only
- Water Tank (3)
- ⊕ Municipal Well (7)

Valve

- ⊙ Manhole (4)
- ⊗ Post-1990 (51)
- Pre-1990 (56)
- Hydrant (55)
- ⊙ Curb Stop (4)
- ⊙ Water Service (5)
- ◆ Water Structure (1)
- ⊞ Village Limits

Figure 11. Wastewater System Utility Map



Wastewater System Utility

Village of Hemingford Box Butte County, NE

Sewer Line

- 777' → 4"
- 27166' → 8"
- 214' → 10"
- 8132' → 12"
- Sewer MH (100)
- Storage Basin
- Village Limits

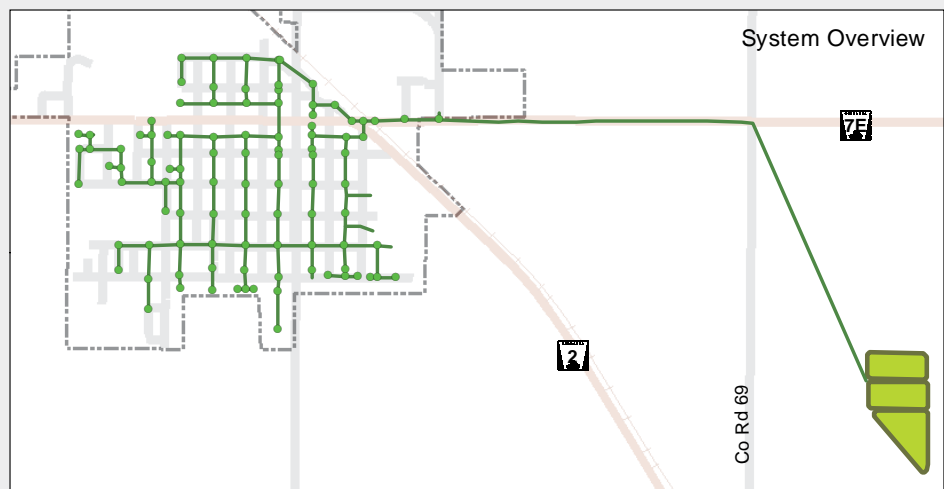
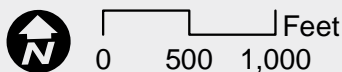
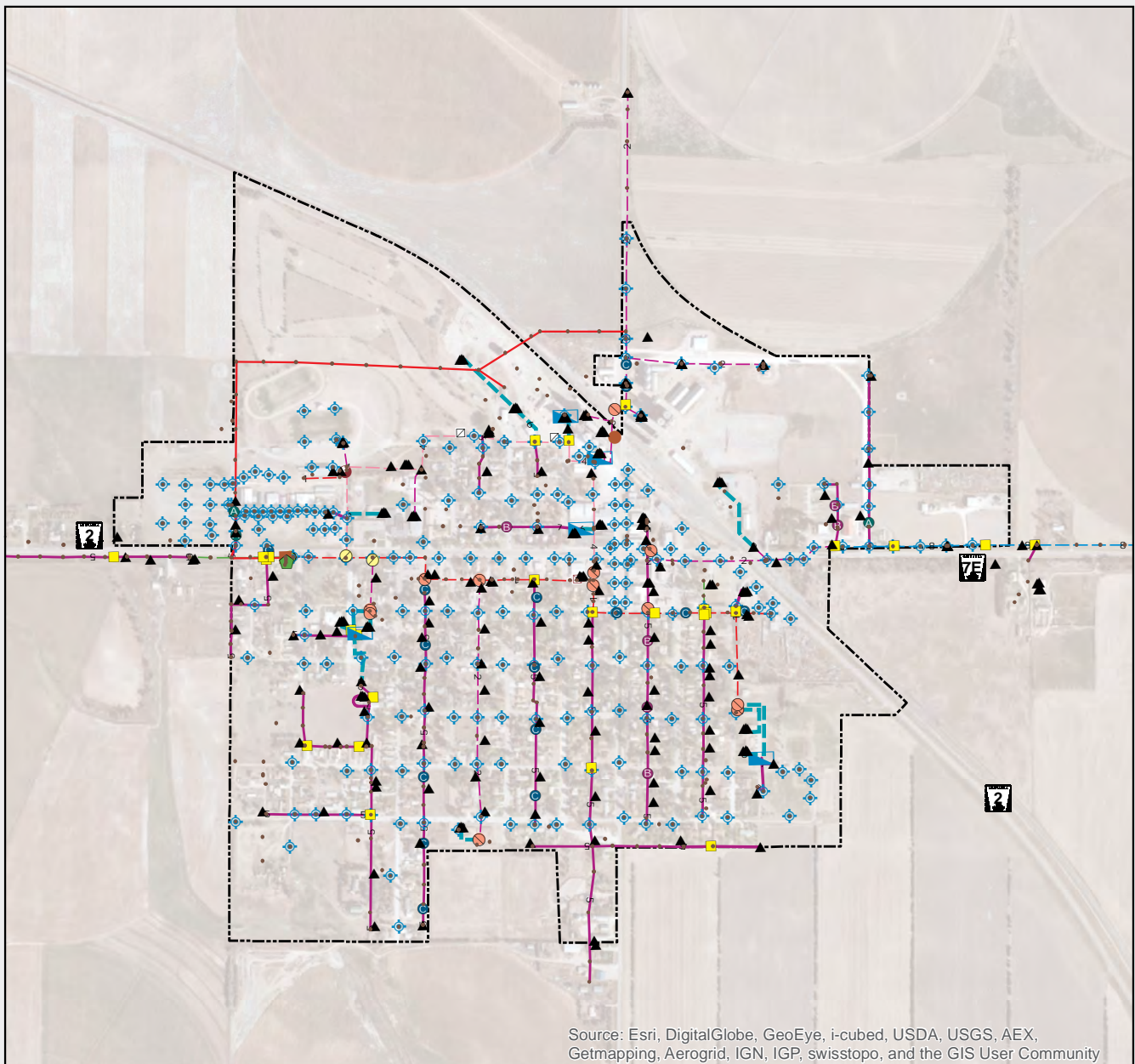


Figure 12. Electrical Distribution Map



Electrical Distribution

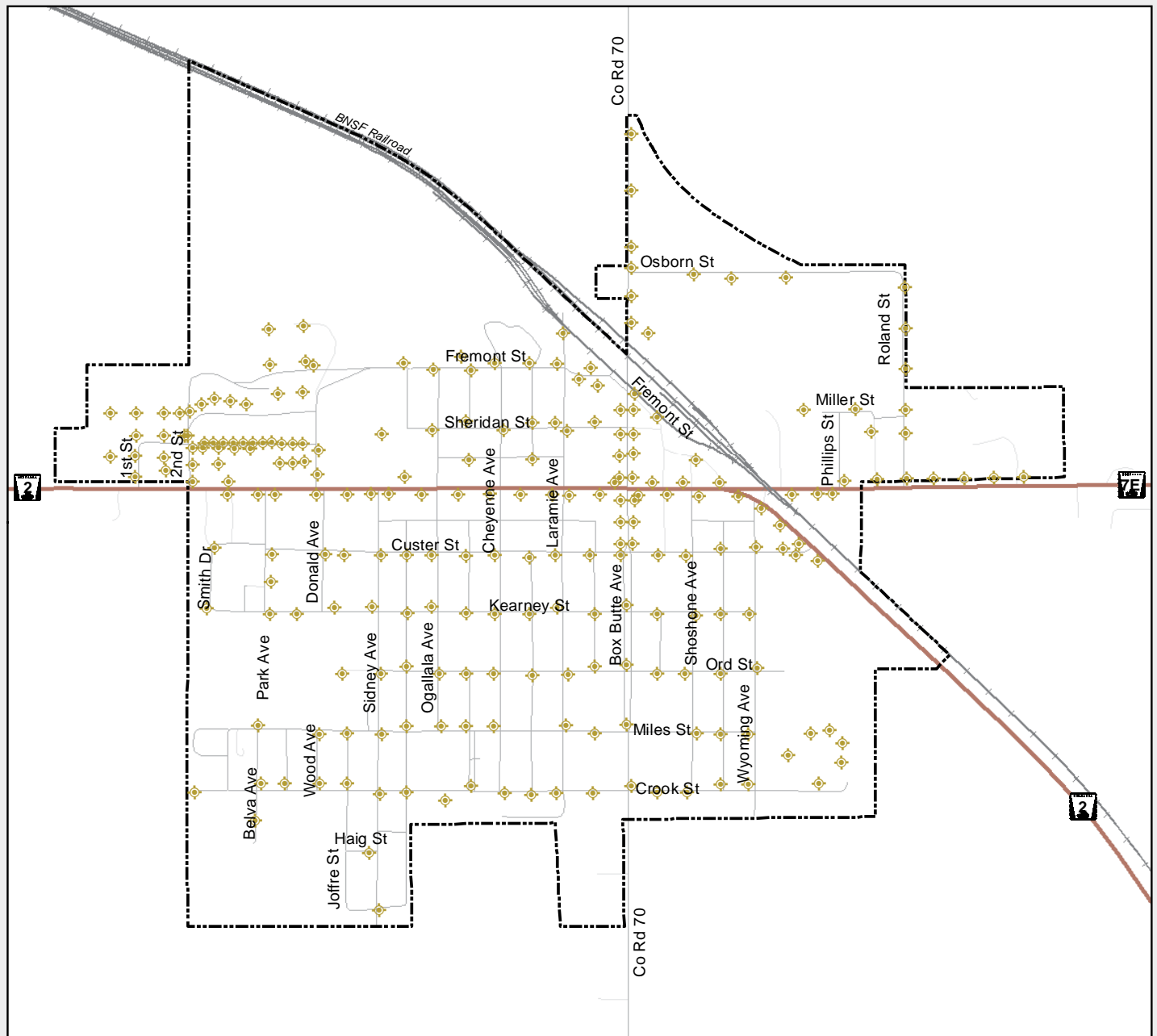
Village of Hemingford Box Butte County, NE

- Pole
- ▲ Transformer
- ◆ Substation 2700KVA 34.5 KV
- Solid Blades 300 Amp N/C
- Solid Blades 300 Amp N/O
- ▢ Sectionalizing Cabinet
- 100 Amp Cutout 3ø
- 300 Amp Cutout 3ø
- Tap Cutout — 30-60 Amp 1ø—2ø
- A Phase Line
- B Phase Line
- C Phase Line
- ◆ Light
- 400 Amp Gang Oil Switch 3ø
- Oil Switch / Manual Operated
- ▢ 150 KOA Capacitor Bank N/O N/C
- ▢ 150 KOA Capacitor Bank N/C
- Recently added Electrical Line
- 1— (1) 1ø 4/0 H, 3ø 266, KCM
- 2— (2) 1ø #2 ACSR N, 3ø #2 ACSR
- 3— (3) 1ø #2 N, 2ø #2 or #4 ACSR
- 4— (4) 1ø 2/0 ACSR N, 3ø 4/0 ACSR
- 5— (5) 1ø #2 ACSR N, 1ø #2 ACSR
- 6— (6) 3ø URD 1/0 STR
- 7— (7) 1ø URD 1/0 STR
- 8— (8) 3ø #4 ACSR, #2 N
- ▭ Village Limits

Data Sources:
Paper Village Electrical Map (Baker & Assoc.)
1975 Comprehensive Plan, Box Butte County
2014 M.C. Schaff & Associates, Inc.

Figure is intended only as a quick reference
to display the type of information available
in the Village Electrical Distribution System
GIS map data layers.

Figure 13. Street Illumination Map



0 500 1,000 Feet

- Lighting (one or more lights)
- Railroad Centerline
- Highway
- Arterial
- Local Street
- Village of Hemingford



Street Illumination

Village of Hemingford Box Butte County, NE

Data Sources:
2011 U.S. Census TIGER
1975 Comprehensive Plan, Box Butte County
2014 M.C. Schaff & Associates, Inc.

Health Facilities

The Hemingford Clinic

The clinic, operated and staffed by Box Butte General Hospital in Alliance, is located at 812 Laramie and provides general medical care to the community. A general practitioner and physician assistants staff the clinic and provide medical care to the village.

The Hemingford Care Center

The Hemingford Care Center, a village-owned facility, has a capacity of 30 care beds and 12 assisted living units. The home, opened in February 1990, is licensed as a Nursing Facility by the State of Nebraska. Physical, occupational, and speech therapy are provided by the Center.

Box Butte General Hospital

Box Butte General Hospital (BBGH), located in Alliance, is a critical access hospital with 25 beds and a staff of over 200 employees who provide a variety of services to the region. Major services include 24/7 emergency, general and trauma surgery, orthopedic surgery, laboratory, medical imaging, diabetic education, dialysis, obstetrics, gynecology, rehabilitation, respiratory therapy, electro diagnostics, wound care, respite care and behavioral health. Currently, BBGH provides five doctors, two advanced practice registered nurses, three certified registered anesthetists, and seven physician assistants. BBGH's multi-specialty clinic provides cardiology, ENT, orthodontics, general surgery, gynecology, plastic surgery, oncology, ophthalmology, orthopedic surgery, oral surgery, physiatry, urology, behavioral health, podiatry, and pulmonology. The hospital also has five Greater Nebraska Medical and Surgical Services clinics. Three clinics are located in the Medical Arts Plaza building in Alliance. Two satellite clinics are located in Hemingford and Hyannis.

Rescue Squad

Thirteen emergency medical technicians (EMTs) in Hemingford respond to emergency calls in an ambulance owned by the village and the Rural Fire Protection District.



Environmental Conditions

In order to formulate a truly valid and “comprehensive” plan for the future of Hemingford, it is necessary to evaluate the natural and man-made conditions that currently exist and discuss how these conditions effect future development. An assessment of environmental conditions allows the community to determine the impacts these factors may have on limiting the locations where various future land uses may be located within the planning jurisdiction of the village. This section of the Comprehensive Development Plan provides a summary of the natural conditions in the community, and how those might directly or indirectly impact future land uses and development patterns in and around Hemingford.

Soil Conditions

The USDA soil survey is commonly used to assist in land use planning decisions. The information provided below was taken from the 2013 Box Butte County soil survey. According to the soil survey, “Planners, community officials, engineers, developers, builders, and home buyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance.” Soil conditions within the growth areas identified by Hemingford can help assess the availability of onsite wastewater treatment systems, which directly affect the viability of proposed developments. The Hemingford area consists mostly of 13 different soil types ranging from 0 to 9% slope. The majority of the soils are loamy and fine sandy in nature.

Topography and Drainage

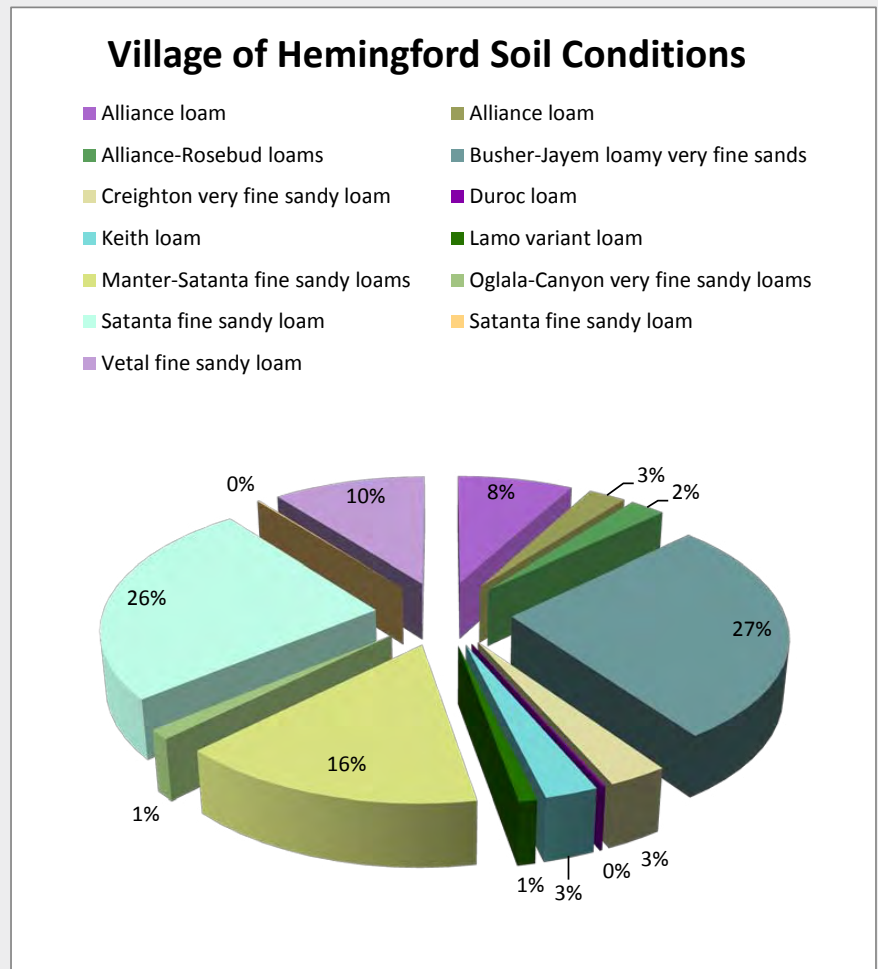
The terrain around Hemingford is considered flat in most areas. The natural surface and groundwater flow is to the south and east of the Village.

The land uses surrounding the community are predominately agriculture, including the use of center-pivot irrigation. This type of intensive agriculture contributes greatly to the presence of agricultural runoff and promotes increased erosion leading to a reduction of water quality. The Hemingford area includes two natural drain systems, but no river structures are present. These waterways and the associated 100-year floodplain are graphically displayed in Figure 16. The 100-year floodplain shown is an estimation of the area that has the chance of flooding once every 100 years, or a 1 percent chance of flooding in any given year.

Ground Water Quality

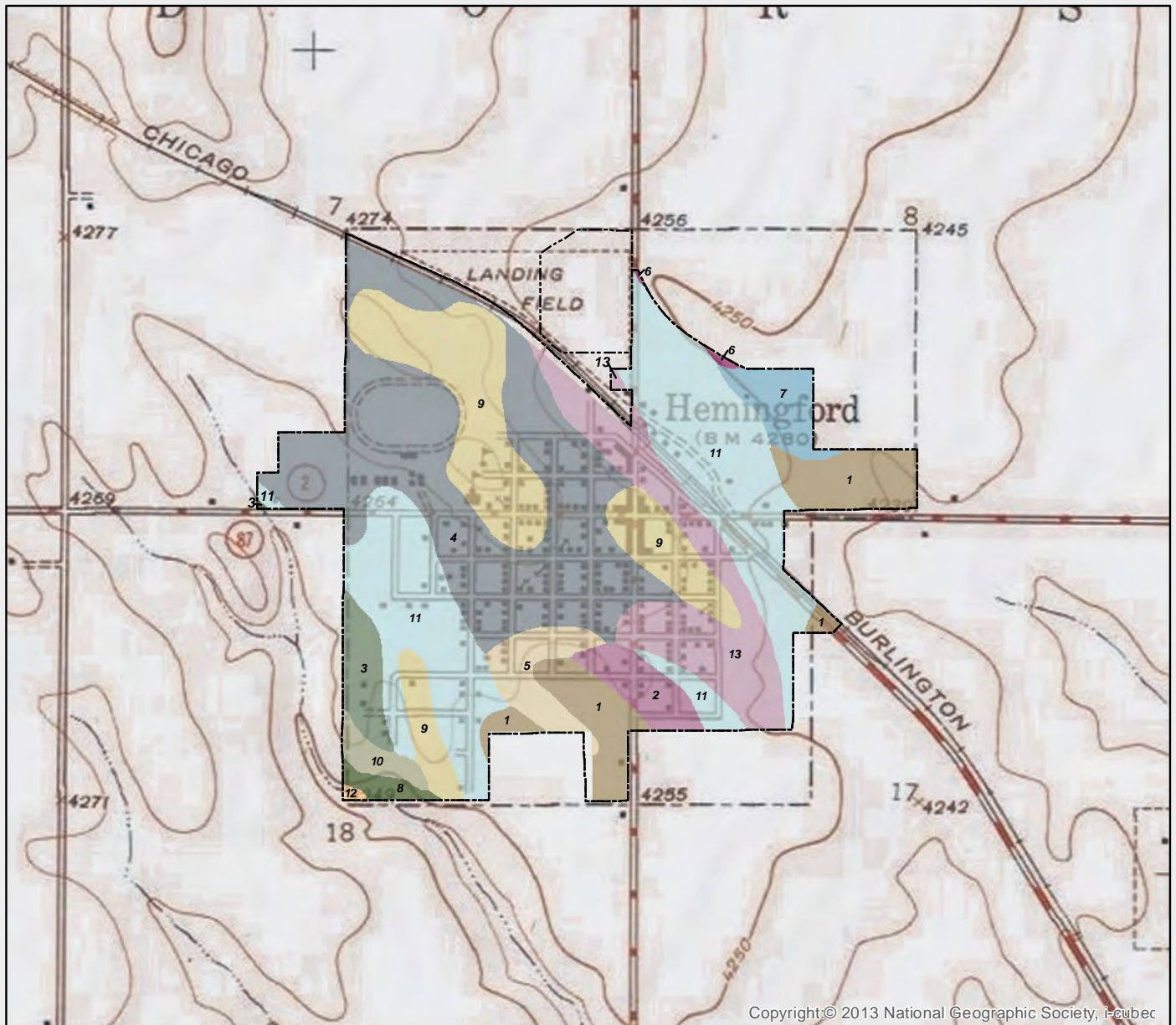
The Village of Hemingford does have a Wellhead Protection Area delineated for the purpose of encouraging proper land use management so as not to negatively affect the groundwater in the areas of the village’s public wells. This area is displayed graphically in Figure 16. The public water supply is tested on a regular basis so as to make sure the water does not exceed the Maximum Contaminate Level (mcl) for any number of different contaminants—the most often found being nitrates.

Figure 14. Soil Conditions



Source: <http://websoilsurvey.nrcs.usda.gov>

Figure 15. Soil Types Map



Soil Types

SSURGO Soils - Village of Hemingford

Soil Type (% Slope)

- Alliance loam (0-1%)
- Alliance loam (1-3%)
- Alliance-Rosebud loams (1-3%)
- Busher-Jayem loamy very fine sands (0-3%)
- Creighton very fine sandy loam (1-3%)
- Duroc loam (occasionally flooded)

- Keith loam (0-1%)
- Lamo variant loam (0-1%)
- Manter-Satanta fine sandy loams (3-6%)
- Oglala-Canyon very fine sandy loams (3-9%)
- Satanta fine sandy loam (1-3%)
- Satanta fine sandy loam (3-6%)
- Vetal fine sandy loam (0-3%)
- Village Boundary

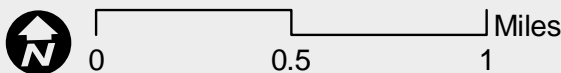
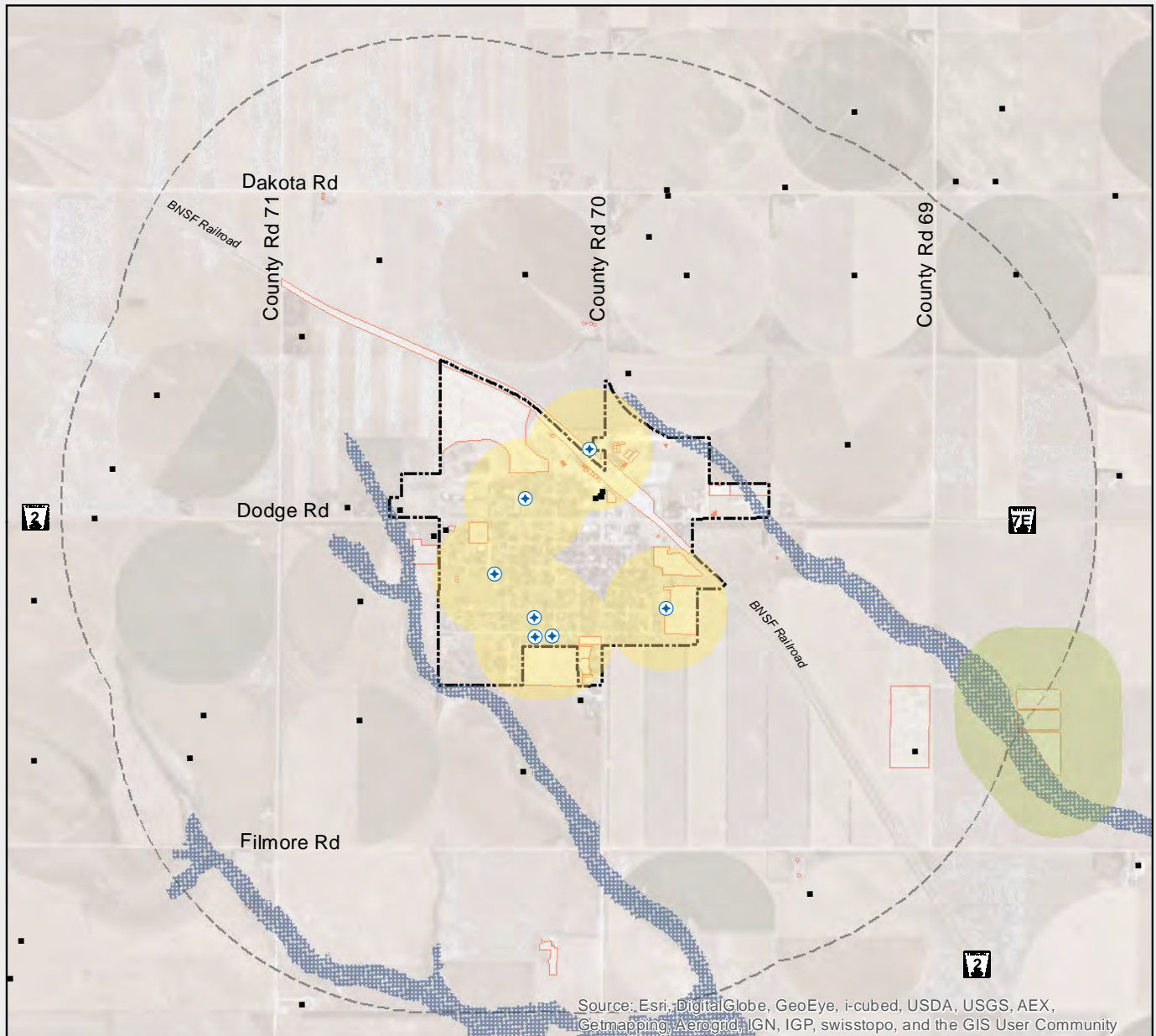
Village of Hemingford Box Butte County, NE

Data Source: 2011 U.S. Census TIGER



Figure 16. Wellhead Protection Area/100 year Floodplain

Source: M.C. Schaff & Associates, Inc., 2013



Wellhead Protection Area/ Flood Hazard Zone A

Village of Hemingford Box Butte County, NE

Data Sources:

2011 U.S. Census TIGER
Aerial: ESRI, Imagery Basemap, available Sep. 2013

Special Flood Hazard has been digitized from a FEMA Firmette, Hemingford, NE.

No floodplain determination has been made for the Village of Hemingford area.

Shown are areas designated as Zone A: According to FEMA, Zone A Areas are subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

Mandatory flood insurance purchase requirements and floodplain management standards apply.

- Registered Well
- ⊕ Municipal Well
- Special Flood Hazard (Zone A)
- Village of Hemingford
- Planning Jurisdiction (1 mile)
- Potential Contaminant Source Area

Wellhead Protection Area

- Lagoon, 1000' buffer
- Municipal Well, 1000' buffer

Existing Land Use Profile

The term “land use” refers to the specific type of use located on a parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts on the community. The success and sustainability of a community is directly related to the distribution and relationship of the various land uses as they change over time. The land uses within the village limits of Hemingford were evaluated on a per acre basis, to provide a perspective of the existing development pattern.

Existing patterns of land uses are often fixed in older communities, while development in newer areas is often reflective of current development practices and trends. Overall, development patterns in and around Hemingford have been influenced mainly by the Highway 2 and 87 corridors. These features will likely continue to influence development throughout the course of the planning period.

Existing Land Use Categories

The utilization of land is best described in categories that provide broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Hemingford Comprehensive Development Plan, the following land use classifications are used:

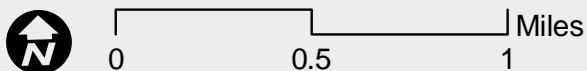
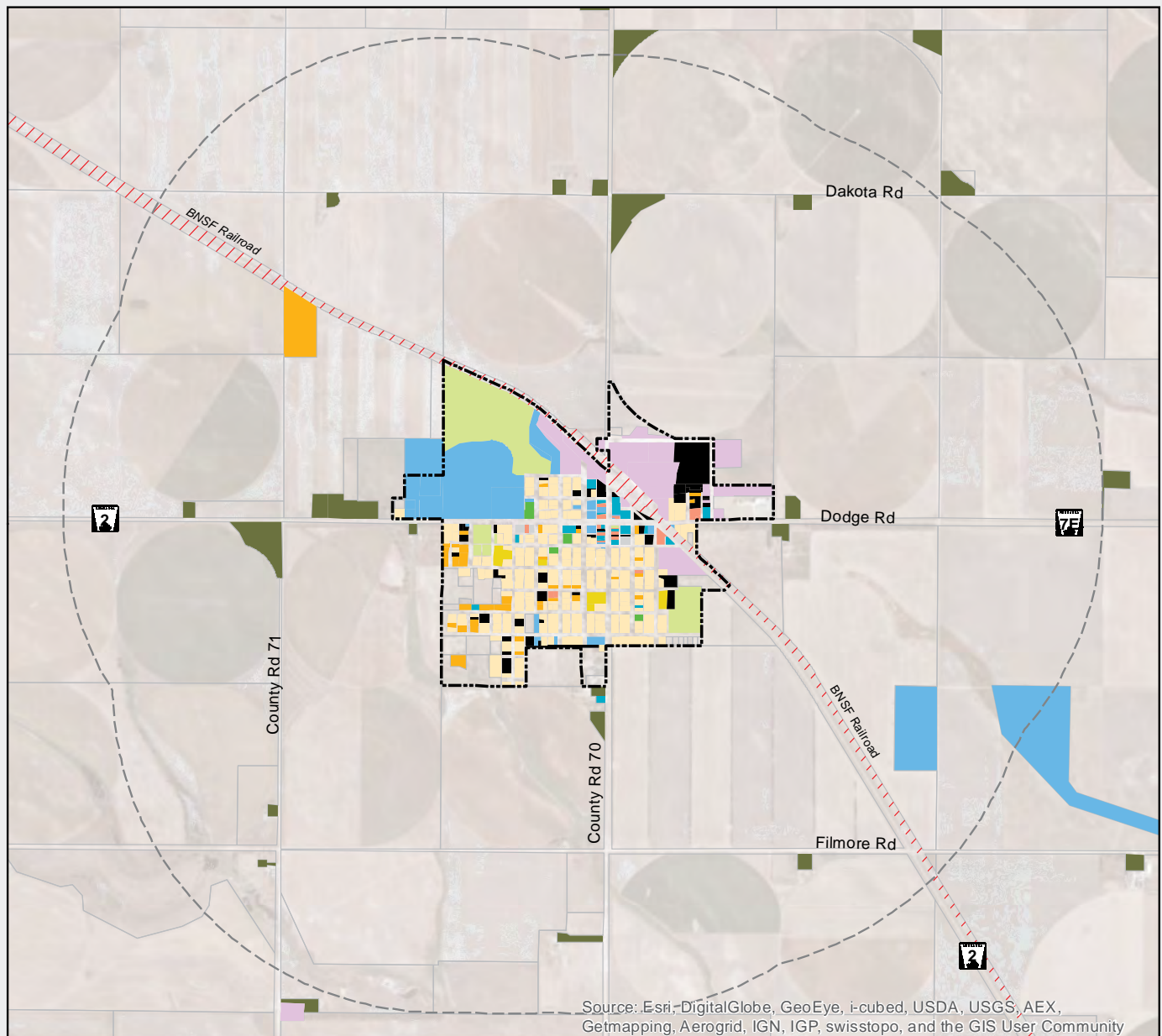
- Single Family Residential
- Multi-Family Residential (including duplexes and apartments)
- Manufactured Housing (including trailers and mobile homes)
- Commercial (including retail and office)
- Industrial (including both heavy and light industrial uses)
- Public/Quasi-Public (including all religious and institutional uses, schools, and colleges)
- Parks and Recreation
- Transportation (including streets, alleys, and other public rights-of-way)
- Agricultural/Open Space/Undeveloped (including all areas without filed plats, and/or undevelopable areas)

Existing Land Use Analysis

An existing land use survey was conducted in order to establish a baseline relationship among the uses found in Hemingford. This survey consisted of driving through the entire city identifying the observed land use for each parcel. The results of the survey were tabulated and serve as the basis for this analysis. The proportion of land dedicated to each use was converted to an acre per 100 persons measurement in order to facilitate comparison between communities and assist in the development of future land use needs and patterns.



Figure 17: Hemingford Existing Land Use Map — 1-Mile Planning Jurisdiction



Existing Land Use 1-Mile Planning Jurisdiction

Village of Hemingford Box Butte County, NE

- | | |
|--------------------------------|------------------------------|
| Village of Hemingford | Mobile / Modular Residential |
| Planning Jurisdiction (1 mile) | Multi Family Residential |
| LandUse | Parking |
| Ag Residential | Railroad |
| Agricultural | Recreation |
| Church | Retail |
| Commercial | Single Family Residential |
| Government / Public | Vacant / Unknown |
| Industrial | |

Data Source:

2011 U.S. Census TIGER
M.C. Schaff & Associates, Inc.

Table 16. Existing Land Use Composition: 2013

Land Use Category	Acres	% Developed Area	% Total Area	Acres/100 Persons
Residential	91.41	26.64%	21.89%	11.4
Single-Family	76.1	22.18%	18.22%	9.5
Multi-Family	4.58	1.33%	1.10%	0.6
Manufactured Housing	10.73	3.13%	2.57%	1.3
Commercial	8.76	2.55%	2.10%	1.1
Industrial	41.21	12.01%	9.87%	5.1
Public/Quasi-Public	56.95	16.60%	13.64%	7.1
Park/Recreation	48.38	14.10%	11.58%	6.0
Transportation	96.41	28.10%	23.08%	12.0
Total Developed Land	343.12	100.00%	82.15%	42.73
Agriculture/Open Space/Undeveloped	74.53		17.85%	9.3
Total Area	417.65		100%	52.01

Source: M.C. Schaff & Associates, Inc., 2013

As of 2013, the village limits of Hemingford included approximately 417.65 acres, 17.85% of which were undeveloped or vacant. Much of this land is on the south end of town and has yet to be platted into lots. The next most prominent land use in the community was single family residential units. Industrial uses also comprised a large portion of the community, and could be even larger should the village annex the manufacturing plant on the village's eastern edge. While there is not a "standard" mix of uses, the community can evaluate its current conditions, and when compared to future preferences, can develop a mix that makes sense. The amount of vacant and undeveloped land in Hemingford is a benefit because it represents opportunities for future growth and development without the need to annex extensively.

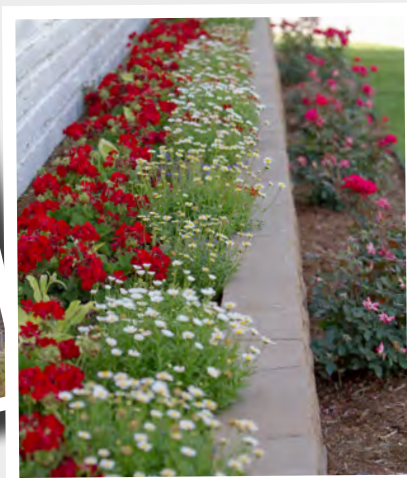
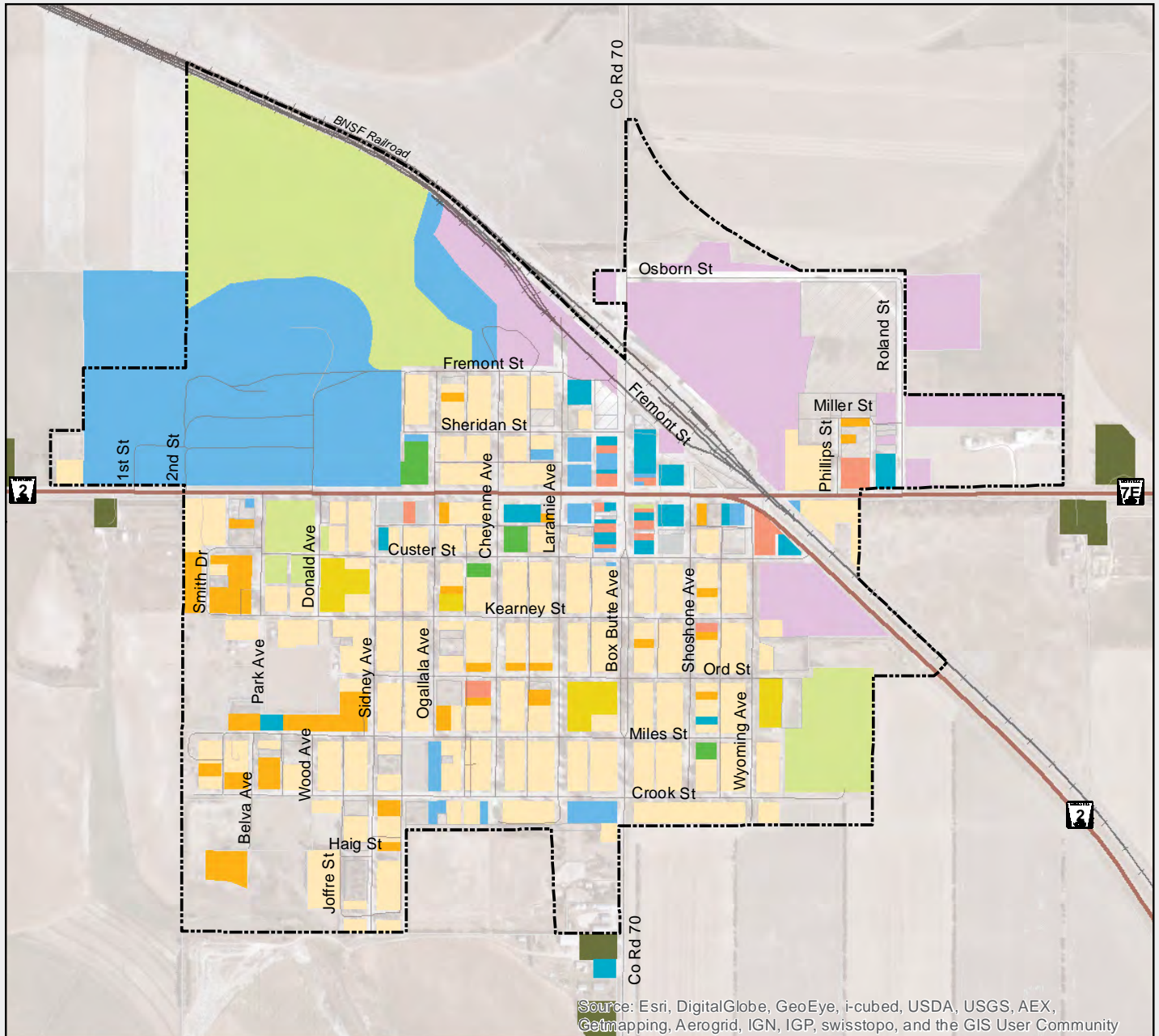


Figure 18. Hemingford Existing Land Use Map



Hemingford Existing Land Use

Village of Hemingford Box Butte County, NE



Data Sources:

2011 U.S. Census TIGER
Aerial: ESRI, Imagery Basemap, available Sep.2013

Figure 19. Hemingford Community Facilities and Land Use

Hemingford, Nebraska

Community Facilities
& Existing Land Use

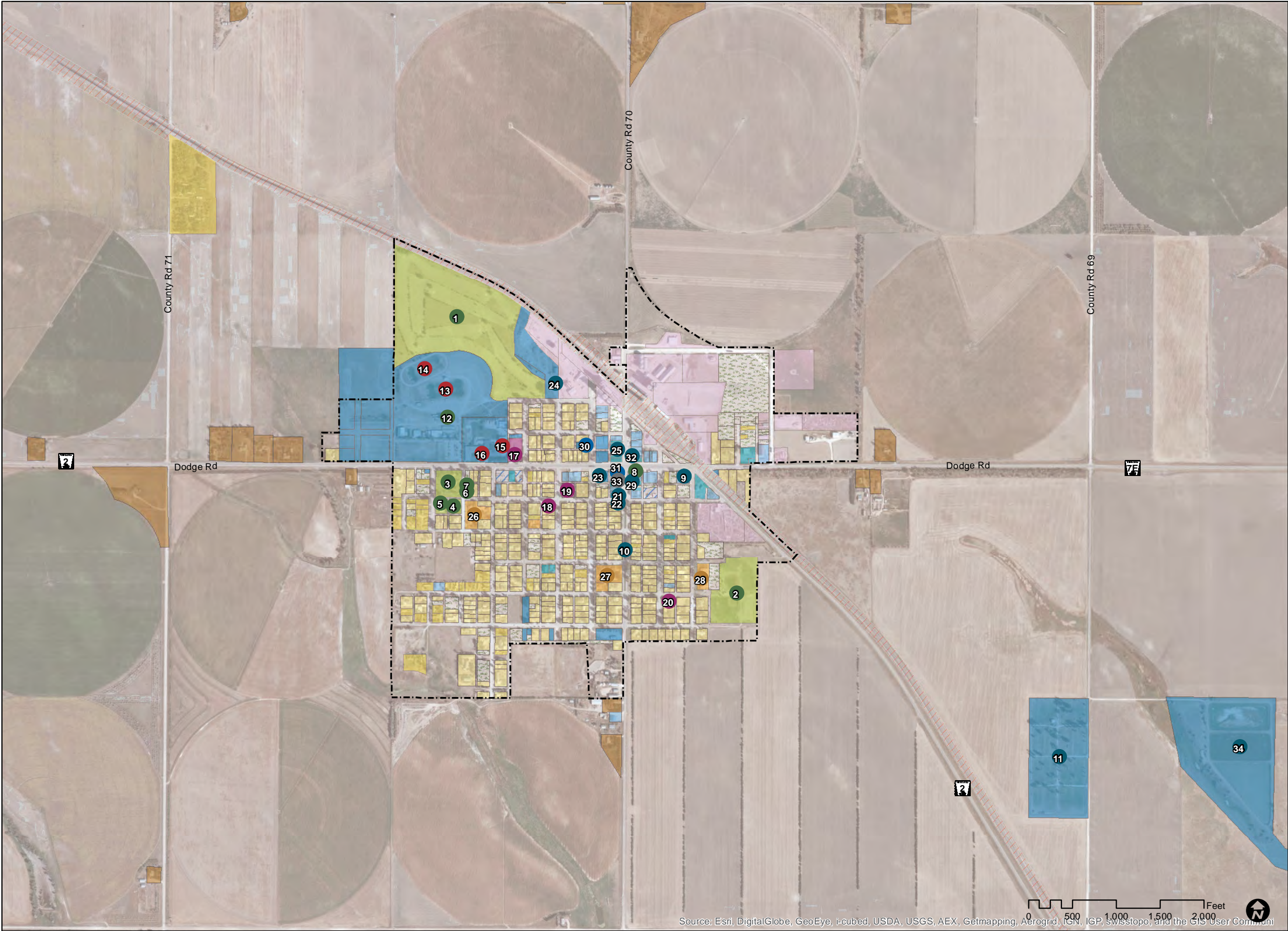
Existing Land Use

- | | |
|------------------|---------------|
| Agricultural | Commercial |
| Vacant / Unk | Retail |
| Ag Residential | Industrial |
| Single Family | Recreation |
| Multi Family | Govt / Public |
| Mobile / Modular | Parking |
| Church | Railroad |

Community Facilities

- 1 1-Public 9-Hole Sand Green Golf Course
- 2 2-Baseball Complex
- 3 3-Main Park
- 4 4-Swimming Pool
- 5 5-Playground
- 6 6-Basketball Court
- 7 7-Basketball Court
- 8 8-Mini Park
- 9 9-Veterans' Memorial Park
- 10 10-Avenue of Flags
- 11 11-Cemetery
- 12 12-Box Butte County Fairgrounds
- 13 13-HS Football Field
- 14 14-HS Practice Field & Track
- 15 15-HPS Gymnasium
- 16 16-Hemingford Public School
- 17 17-Church - St Bridgets Catholic Church
- 18 18-Church - United Church of Christ
- 19 19-Church - United Methodist
- 20 20-Church - Seventh Day Adventist
- 21 21-Village Hall
- 22 22-Police Department
- 23 23-Hemingford Volunteer Fire Department
- 24 24-Hemingford Public Works Shop
- 25 25-Public Library
- 26 26-Hemingford Community Care Center
- 27 27-Hemingford Housing Authority
- 28 28-Wheatridge Court
- 29 29-American Legion
- 30 30-Clinic
- 31 31-Dental Clinic
- 32 32-Post Office
- 33 33-Hemingford Ledger
- 34 34-Outfall Lagoon Treatment Plant

Village Boundary



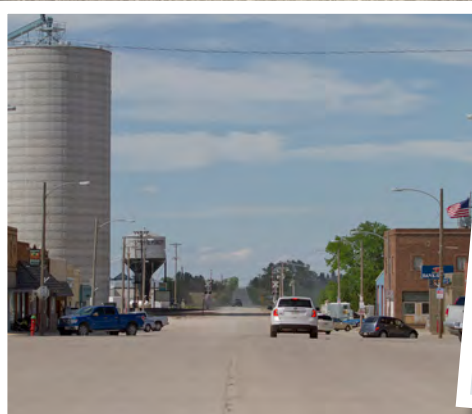
Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

Study Hemingford

Town Hall Meeting

Vision

Goals and Objectives



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PGE PANHANDLE
GEOTECHNICAL &
ENVIRONMENTAL

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Envision Hemingford

Hemingford's Town Hall Meeting

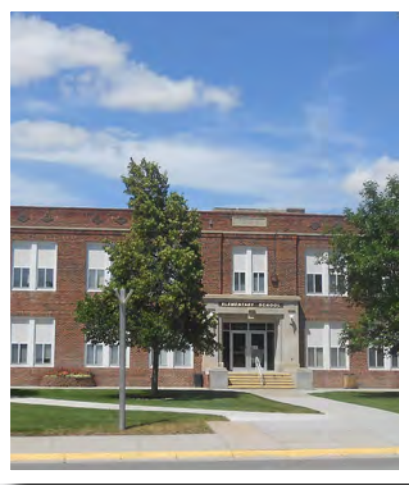
This section of the plan kicks off the ongoing process of visioning. A town hall style public meeting was held in order to gather input from the citizens of Hemingford for the creation of a future vision for the village over the next 20 years. From this meeting, specific goals and policies were developed. These goals and policies become the foundation upon which the future of Hemingford will be built. From here, the village can develop action statements and benchmark criteria to monitor its progress in achieving its goals.

A Town Hall Meeting was scheduled and held at the Rural Fire Hall on September 10, 2013. The meeting allowed the public to voice their opinions on issues (both positive and negative) facing the community. During the meeting, all those attending were asked to participate in a brainstorming session in which those who attended had four questions introduced, which were designed to stimulate discussion and obtain feedback on their perception of Hemingford. After discussing the four questions, the participants were then able to vote on the various topics so as to prioritize a list of the most important issues within the village.

These questions were designed to provide input regarding major issues and needs facing the village by looking at the strengths, weaknesses, and desires it faces. The four questions are:

- What are the positives in Hemingford?
- What needs to be improved in Hemingford?
- What is your vision for Hemingford?
- What needs to be done to accomplish this vision?

After each question was posed, the participants were encouraged to brainstorm and respond with as many answers as possible. Participants were informed that any answer was fair, and that they were not allowed to evaluate the merits of any answer. The purpose of this rule is to encourage participants to offer responses without apprehension, but also because responses that appear outlandish or unreasonable tend to spark ideas from other participants that may not have been raised otherwise. Brainstorming with each question was allowed to continue as long as participants had responses, and previous questions could be re-visited at any time if any participant wanted to add a response.



The following are the results from the four questions.

What are the positives in Hemingford?

Friendly people	Agriculture
School system	County fair location
Progressive communication company	Facilities for seniors
Slower pace / quality of life	Volunteer fire department
Surge of young people returning	Medical clinic
Low crime rate	Competitive Paper
Farmer's Cooperative expansion	Library and swimming pool
Restaurants	Veteran's Memorial
Avenue of Flags/Christmas Diorama	Community support organizations
Panhandle Public Health District founded here	Good main street / low vacancy
Railroad	Churches
People who donate time for causes	Grant writers at Mobius
Handi-Bus	American Legion
Youth Center	Grocery store

What needs to be improved in Hemingford?

Housing	Streets
Infrastructure (mainly due to age)	Vacant lots
Bringing in businesses	Vacant homes / foreclosed homes sitting empty
Workforce education and skill sets	Prosecution of offenders
Development organization/interest in Hemingford	Financing for city projects (budget)
More use of facilities/improving those facilities	Community development (LB840, TIF, etc.)
Hotels/Lodging	Annexation in all four directions
Recreation center like Bridgeport's PWCC	American Legion financial stability

What is your vision for Hemingford?

Community center	School system thriving
New streets	New houses and businesses
Success of new and current businesses	Higher valuations / lower levy
Community appearances and entrances	New housing areas
Improved community facilities	Keeping young people here
Heartland Expressway	Sidewalk improvements
Brighter / more lights on streets	Walkability of town
Lighting in front of school	Recruitment of specific businesses

What needs to be done to accomplish this vision?

More funding vehicles (LB840, USDA, TIF)	Shop locally programs/education
Community development grants and loans	Retiring business owner replacements
Mentoring	School system programs
Communication improvement among Village, residents and businesses	

Hemingford's Vision

Planning for future land uses, facilities, and continuing economic development within Hemingford is an ongoing process of goal setting and problem solving. The focus of the process is to continually gauge public perceptions and desires so that the village is able to monitor the quality of life it provides. Through public participation, planning focuses on ways to solve existing problems within the village, and provides a management tool to help residents achieve a desired future vision.

Developing a future vision for the community through a process called visioning allows the village to evaluate present conditions, identify problem areas, and build a consensus among village residents for the best way to manage future change. The result of the visioning process is a picture of how the residents of Hemingford would like to see the community evolve over the following years. The next step is an evaluation of strengths and weaknesses in the village. Once identified, the residents are able to determine specific items for the village to promote and maintain as well as items that need to be changed so the village can achieve its future vision. This provides the village with a "roadmap" to the future.

Change is constant in every community regardless of the size. Once one characteristic changes in a village, another can become affected by the change. This chain reaction can continue for several steps prior to noticing the changes. Because of this dynamic, the village should develop specific benchmark criteria against which change and development are measured. Armed with a set of benchmark criteria, the village can monitor the effects of change at a specific level. This will enable the village to guide patterns of change towards the future vision.

Hemingford's Goals and Objectives



This section will examine specific goals and objectives for Hemingford based on the results of the Town Hall Meeting, an assessment of the community facilities, and other information discussed in the profile section of this plan. Goals and objectives are visioning tools that are essential to the future of the community and need to be monitored on a regular basis. As specific goals and objectives are achieved, the community needs to establish additional goals and objectives, to tackle new issues that may have arisen. To be successful in achieving the goals and objectives set forth, it is critical to define what is meant by these terms.

Goals are broad-based statements of the ultimate result of the change being undertaken. Goals are desires, necessities, and issues to be attained in the future and should be established in a manner that allows them to be accomplished. Goals are the end-state of a desired outcome that play a factor in the establishment of objectives or policies within a community. To attain certain goals, the Village may need to modify or change some aspects of them through the course of time.

Objectives are the steps or actions performed in order to attain specific goals. Objectives should be measurable through both specific levels of achievement and in terms of time. Objectives can be established in a way that assigns specific activities to specific individuals and/or public bodies. Policies can also be a derivative of objectives where regulations are implemented.

Goals and objectives are “measuring” tools for guiding growth and dealing with development issues. The goals and objectives of this plan are sufficiently detailed to be referred to when considering individual zoning, subdivision, or public improvement matters. They provide specific direction to assist in making the daily, incremental decisions that ultimately lead to the full implementation of the Comprehensive Development Plan. The goals and objectives ensure the Comprehensive Plan accomplishes the desires of Hemingford’s residents. For this reason, this section of the plan is a compilation of local attitudes generated through the Town Hall Meeting and public meetings of the steering committee and planning commission. If followed, development or improvements in the community will have a direct link to residents’ stated interests. Therefore, these goals and objectives should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Plan. Likewise, they should be kept up to date to reflect the current attitudes of the community and its residents as unknown issues and challenges face the community in the future.

Economic Development



Goal: The Village of Hemingford will promote and encourage economic activity by supporting existing businesses while searching for incentives and mechanisms that will assist new business development.

Objectives:

- Develop a recruitment system to attract needed services and professionals to the community.
- Develop a business transition program to help retiring business owners find potential buyers.
- Create an alumni tracking resource to encourage high school graduates to return to the community.
- Create a list of potential annexation targets that fit with community needs, comprehensive plan/zoning, and Village requirements.
- Work with funding agencies to develop a ‘financial toolbox’ that can be used to improve the community, target business selection or expansion, and grow the population of the Village.



Land Use



Goal: The Village of Hemingford will manage land uses in a cost-effective and efficient manner that supports economic development and maintains Hemingford’s small town character.

Objectives:

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing village limits.
- Locate commercial and industrial development in areas of the community that have adequate infrastructure present and do not infringe on residences.
- Provide protection for residential areas from commercial and industrial development using screening, landscaping, and other buffering methods.
- Provide for land use policies that are flexible and will allow certain uses to be mixed together; these uses typically include certain commercial uses mixed with lighter industrial or residential uses.
- The development of new land use districts should minimize nonconformities with existing uses.
- Provide and promote proper areas of town for both residential and commercial expansion.
- Encourage the development of subdivisions currently platted but not yet built.

Transportation/Walkability



Goal: The Village of Hemingford will develop and maintain a transportation system that improves access and circulation for all modes of travel within the community.

Objectives:

- Through community participation, an inventory and analysis of the existing sidewalk conditions needs to be completed.
- An improvement program for the sidewalk system needs to be developed that improves and connects the sidewalks in the community and makes intersections handicap accessible.
- Establish specific maintenance schedules for the streets within the community.
- The village needs to stay informed about possible upgrades or alterations to Nebraska Highway 2.
- Develop a trails plan that connects the community to adjacent recreational areas and communities.
- Develop a plan to improve the unpaved streets in completed subdivisions.

Housing



Goal: The Village of Hemingford will promote adequate affordable housing, and ensure the existing housing stock in the community is maintained and preserved.

Objectives:

- Utilize available grants and low-interest loans from the Nebraska Department of Economic Development Nebraska Affordable Trust Program and/or CDBG program for housing improvements.
- Expand on community clean-up days and build/maintain pride within the Village.
- Develop a program of identifying owners of vacant lots and/or deteriorated properties to work towards putting these properties into the ownership of individuals that intend to improve the properties.
- Develop a set of nuisance ordinances directed at maintaining one's property so as not to detract from the surrounding properties.
- Investigate the feasibility of an independent living development that does not contain income limitations or funding restrictions.



Infrastructure



Goal: The Village of Hemingford will continually evaluate the existing infrastructure to determine the necessity for updates and improvements to provide adequate services to its citizens.

Objectives:

- Complete inventories for all infrastructure elements, including water, wastewater, electricity, and streets.
- Identify funding sources that will assist the community in upgrading the infrastructure system.
- Develop a set of subdivision regulations that ensures new development provides adequate water and sewer infrastructure.

Public Health and Safety



Goal: The Village of Hemingford will continue to support the volunteer fire department, to ensure adequate services and response times to the citizens of the Village. The Village will work to create/ maintain a safe and healthy environment for its residences, including forward-thinking emergency plans.

Objectives:

- The Village Board will continue to support and promote community efforts in fundraising for continuous upgrades of equipment and provide training to support the volunteer fire department.
- Promote the creation and enforcement of nuisance and other existing ordinances relating to issues such as noise, weeds, and unsafe and dilapidated housing.
- Begin identifying structures in need of demolition and work with stakeholders in the community to complete this process on an ongoing basis.
- Evaluate and update, if necessary, the Emergency Management Plan for the Village that guides necessary procedures in the event of natural and/or manmade disasters.
- Develop a Hazard Mitigation Plan for the village that will identify projects the village can undertake in order to lessen the damage or loss of life in the event of a natural disaster.
- Develop a set of zoning regulations that separates conflicting land uses and provide for proper setbacks from each other and public right-of-way.



Environmental



Goal: The Village of Hemingford will continuously recognize the importance of maintaining environmental conditions within and surrounding the community, such as surface water and groundwater sources, floodplains, and air quality.

Objectives:

- Future developments should be constructed while maintaining natural topographical features, drainage ways, and tree cover.
- Establish/maintain a community-wide recycling program.
- Organize a 'spring cleanup' to include collection of household hazardous waste.

Community Plans and Connections



Goal: The Village of Hemingford will work with Box Butte County, other entities and stakeholders to implement programs that provide effective planning for all future developmental activities affecting the community. The Village will facilitate efforts for future review and updating of the Comprehensive Development Plan and its supporting documents through continuous public participation.

Objectives:

- Execute an annual or biannual review of the Comprehensive Development Plan, Zoning Ordinance, and Subdivision Regulations.
- Develop an ongoing educational program relating to community planning and development issues so that residents are informed about planning decisions and become more familiar with any new developments in and surrounding the community.
- Continually recruit and educate residents for service on the planning commission, and other city bodies as needed.
- Continue to inform the residents of Hemingford of the various activities within and around the community including Box Butte County through newsletters, website, etc.
- Expand the Village website to include development information, business opportunities, and special event information. Special attention should be given to various forms of social media including Facebook, Twitter and Instagram.

Plan Hemingford

Transportation Plan

Future Land Use Plan

Annexation



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ENVIRONMENTAL

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Comprehensive Plan
Village of Hemingford

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Transportation Plan

Across the country, communities are becoming actively involved in enhancing the connections between transit and local quality of life. Transportation networks tie a community together and link that community to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians to all parts of the community. The transportation component of this plan focuses on four areas:

- Composition of the existing transportation and circulation system,
- Usage patterns of the circulation system through Hemingford,
- Integration of the village streets with the County and State transportation system,
- The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles and pedestrians within the village, including major projects that ensure implementation of the Land Use Plan.

Emphasis will be given to the improvement and development of both motor vehicle and pedestrian systems in the village. These systems are classified as motor vehicle roads; and pedestrian routes (sidewalks, paths, crossings, etc.). The implementation of this plan during the planning period will result in the continued safe and efficient movement of vehicles and pedestrians within Hemingford.

Transportation Planning and Land Use

Land use and transportation create a pattern for a community's future development. An improved or new transportation route generates a greater level of accessibility and may affect the surrounding land values thus altering how that land is utilized in the future. In contrast, land use shapes the demand for new and improved transportation facilities. Regardless of what is built first, the higher intensity land use or the new road improvement, they will always go hand in hand.

The adequacy of a community's transportation and circulation system has a substantial impact on the rate and pattern of its future growth and development. To ensure the transportation system is able to expand efficiently and remain consistent with the Land Use Plan requires long-range planning efforts. The transportation and circulation needs depend upon how closely the street network can be matched to the existing land use pattern. It is important that the future land use pattern be considered along with the existing pattern when decisions regarding street classifications are determined. The street system consists of an ordered hierarchy of roads based upon purpose and traffic demand, which in turn, forms the basis for a classification system and appropriate design standards.

In general, the greater the transportation demands for a particular land use, the greater its need for a site near major transportation facilities. Commercial activities are the most sensitive to accessibility since their survival depends upon the ease in which potential buyers can travel to their location. In this case, accessibility refers not only to the distance which must be driven but also to the ease with which the particular site or use can be found and convenient parking. Thus, commercial land uses are generally located near the center of their market area along highways or at the intersection of arterial streets. The clustering of commercial uses is also an advantage because it creates an image, which is more easily remembered and it allows the joint use of parking facilities (i.e. strip malls and business downtown areas).

Industrial uses are also highly dependent on transportation access, but in a different way. Visibility is not a great concern for an industrial site compared to a retail store. Industrial uses often need access to more specialized transportation facilities, such as railroad lines, highways and roads built to handle large truck traffic.



Transportation and Circulation Financing Issues

The primary sources of information utilized in the maintenance and development of the transportation and circulation system are (1) the Village of Hemingford “One and Six Year Program for Street Improvements”, (2) the State of Nebraska Department of Roads “One and Five Year Highway Program”, (3) Village Engineering Studies and (4) community input. These State and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

Municipal “One and Six Year Program for Street Improvements” are reviewed and adopted by the local unit of government to address the issues of proposed road and street system improvements and development. Upon approval of these plans by the Board of Public Road Classifications and Standards, the governmental units are eligible to receive revenue from the Nebraska Department of Roads and the State Treasurers Office, which must be allocated to municipal road improvement projects.

The “One and Five Year Highway Program”, developed by the Nebraska Department of Roads, establishes present and future programs for the development and improvement of State highways. The One-Year Program includes highway projects scheduled for immediate implementation, while the Five-Year Program identifies highway projects to be implemented within five years or sooner if scheduled bids and work for one-year projects cannot be awarded and constructed.



Street and Road Classification System

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as “all public highways and roads outside the limits of any incorporated municipality,” and Municipal Streets as “all public streets within the limits of any incorporated municipality.” Neb. Rev. Stat. § 39-2102 (RRS 1998)

The functional classifications are used to define typical traffic patterns and jurisdictional responsibility. The functional classifications for Rural Highways are defined by state statute as follows:

Interstate, which shall consist of the federally designated National System of Interstate and Defense Highways;

Expressway, which shall consist of a group of highways following major traffic desires in Nebraska which rank next in importance to the National System of Interstate and Defense Highways. The expressway system is one which ultimately should be developed to multilane divided highway standards;

Major Arterial, which shall consist of the balance of routes which serve major statewide interests for highway transportation. This system is characterized by high-speed, relatively long distance travel patterns;

Scenic-Recreation, which shall consist of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geographical, historical, geological, recreational, biological, or archaeological significance, or areas of scenic beauty;

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;

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;

Local, which shall consist of all remaining rural roads, except minimum maintenance roads; and

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

Neb. Rev. Stat. § 39-2103 (R.R.S.1998) (emphasis added).

The Nebraska Statute further states certain rural highways classified under subdivisions (1) to (3) of section 39-2103 “should, combined, serve every incorporated municipality having a minimum population of one hundred inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subdivision (4) of this section, should serve the major recreational areas of the state.” Sufficient commerce is defined in Neb. Rev. Stat. §39-2103 as “a minimum of two hundred thousand dollars of gross receipts under the Nebraska Revenue Act of 1967.” In other words, every incorporated municipality with a population of 100 or more, or one that has sufficient commerce, should be served by either (1) an Interstate, (2) an Expressway, or (3) a Major Arterial. All major recreation areas of the State should be served by any of these three rural highways, or by a Scenic-Recreation highway.

The functional classifications for Municipal Streets are defined by state statute as follows:

Interstate, which shall consist of the federally designated national system of interstate and defense highways;

Expressway, which shall consist of two categories: Extensions of Rural Expressways and some Additional Routes which serve very high volumes of local traffic within urban areas;

Major Arterial, which shall generally consist of extensions of the rural major arterials which provide continuous service through municipalities for longdistance rural travel. They are the arterial streets used to transport products into and out of municipalities;

Other Arterial, which shall consist of two categories: Municipal Extensions of Rural Other Arterials, and Arterial Movements Unique to a Municipality’s Own Complex, that is streets which interconnect major areas of activity within a municipality, such as shopping centers, the central business district, manufacturing centers, and industrial parks;

Collector, which shall consist of a group of streets which collect traffic from residential streets and move it to smaller commercial centers or to higher arterial systems; and

Local, which shall consist of the balance of streets in each municipality, principally residential access service streets and local business streets. They are characterized by very short trip lengths, almost exclusively limited to vehicles desiring to go to or from an adjacent property.

Neb. Rev. Stat. § 39-2104 (R.R.S.1998) (emphasis added).



The method by which streets and roads are classified depends upon their location and use. In the case of Hemingford, streets and roads are classified under the Municipal Streets functional category system.

The jurisdictional responsibility the Village of Hemingford has is defined in Neb. Rev. Stat. § 39-2105 as follows:

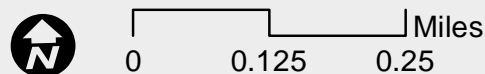
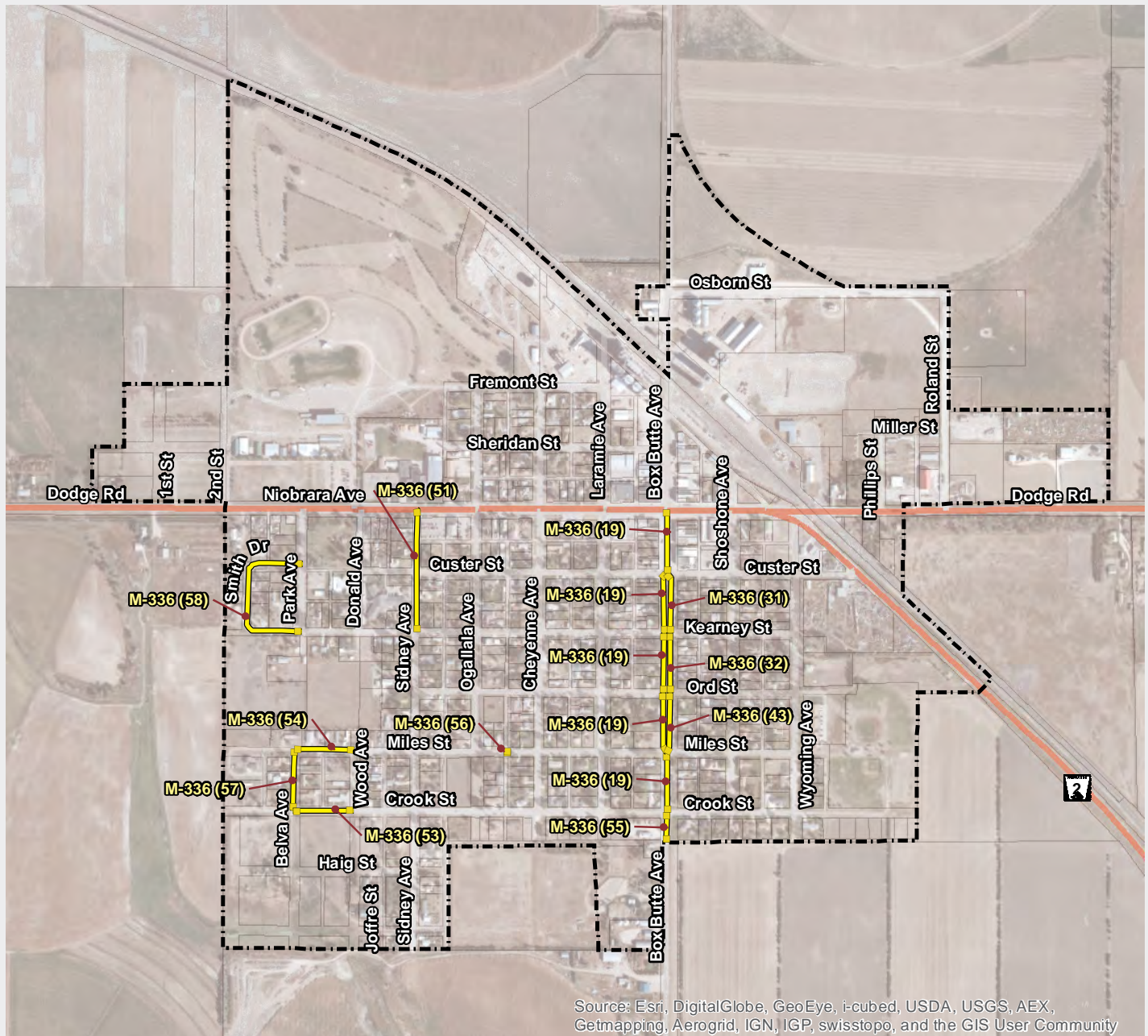
“(3) The various incorporated municipalities shall have the responsibility for the design, construction, reconstruction, maintenance, and operation of all streets classified as expressway which are of a purely local nature, that portion of municipal extensions of rural expressways and major arterials which exceeds the design of the rural portions of such systems, and responsibility for those streets classified as other arterial, collector, and local within their corporate limits.”

The State of Nebraska has jurisdictional responsibility for all roads classified as interstate, expressway, and major arterial under the Rural Highway classification, and all roads classified as interstate under the Municipal Streets system. The jurisdiction over any municipal extensions of these classifications transfer to the municipality whenever the road exceeds the design standards of the road leading into the municipality. Neb. Rev. Stat. § 39-2105 (1) (R.R.S.1998). When the design of rural road differs at different points, the responsibility of the State is limited to the lesser of the two designs, and the municipality is responsible for the remainder of the design.

Scenic-Recreation roads remain under jurisdiction of the governmental subdivision that had jurisdiction prior to the time the road was designated as Scenic-Recreation. Neb. Rev. Stat. § 39-2105 (4) (R.R.S.1998).

Figure 20. One- and Six-Year Transportation Plan (2013)

Source: M.C. Schaff & Associates, Inc., 2013



1 & 6 Year Transportation Plan (2013)

- 1 & 6 Year Plan**
- Village of Hemingford
 - 1—Year
 - 6—Year
 - Highway
 - Streets

**Village of Hemingford
Box Butte County, NE**

Village-wide Handicap Access, M-336 (33)
Village-wide Crack Sealing, M-336 (44), Partially Complete
Village-wide Asphalt Recycle and Laydown, M-336 (52)

Data Sources:
 Transportation Plan information taken from City's most current
 1 & 6 Year Plan completed by Baker & Associates, Inc. dated
 January 2009, (Updated to 2013)
 Aerial: ESRI, Imagery Basemap, available Sep. 2013

Hemingford's Future Transportation Plan

The Village of Hemingford's Future Transportation Plan is depicted graphically in *Figure 23: Future Land Use Map*. That map shows the existing and future street layout and *Figure 26: Roads—Functional Classification & ADT* depicts classifications for the village's transportation system including possible street/road projects.

Future Land Use Plan

The Future Land Use section and Transportation section provide tools to guide future development in Hemingford. The concepts for these tools are based upon the village's existing conditions and projected future conditions. The Future Land Use Plan also assists the community in determining the type, direction and timing of future growth and development. The criterion used in this plan reflects several elements, including:

- The current use of land within and around the community
- The desired types of growth including location of growth
- Physical characteristics, opportunities and constraints of future growth areas
- Current population and economic trends affecting the community

Hemingford should review and understand the above criteria when making decisions about the future use of land within the planning jurisdiction. Upon reviewing this information, the Hemingford Planning Commission should decide upon a population growth rate upon which to base its future land use and public service needs.

If a plan designates far more land than is needed for future development, then it is providing insufficient guidance necessary for land use decisions. This can result in inefficient and costly public or private investment decisions, loss of natural resources and agricultural land, and a widely separated development pattern that may erode Hemingford's sense of community. The plan must provide a balance between these issues, by providing an adequate supply of development sites while guiding both development and public investment decisions.

Less arbitrary and more efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This plan acknowledges that these factors play an important role in the growth and development of a community. The Future Land Use section is intended to be a general guide to future land use that will balance private sector development with the concerns, interests, and demands of the overall local economy.

Future Land Use District Classifications

Transitional Agricultural (TA)

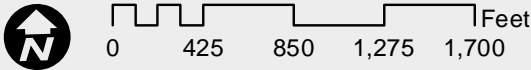
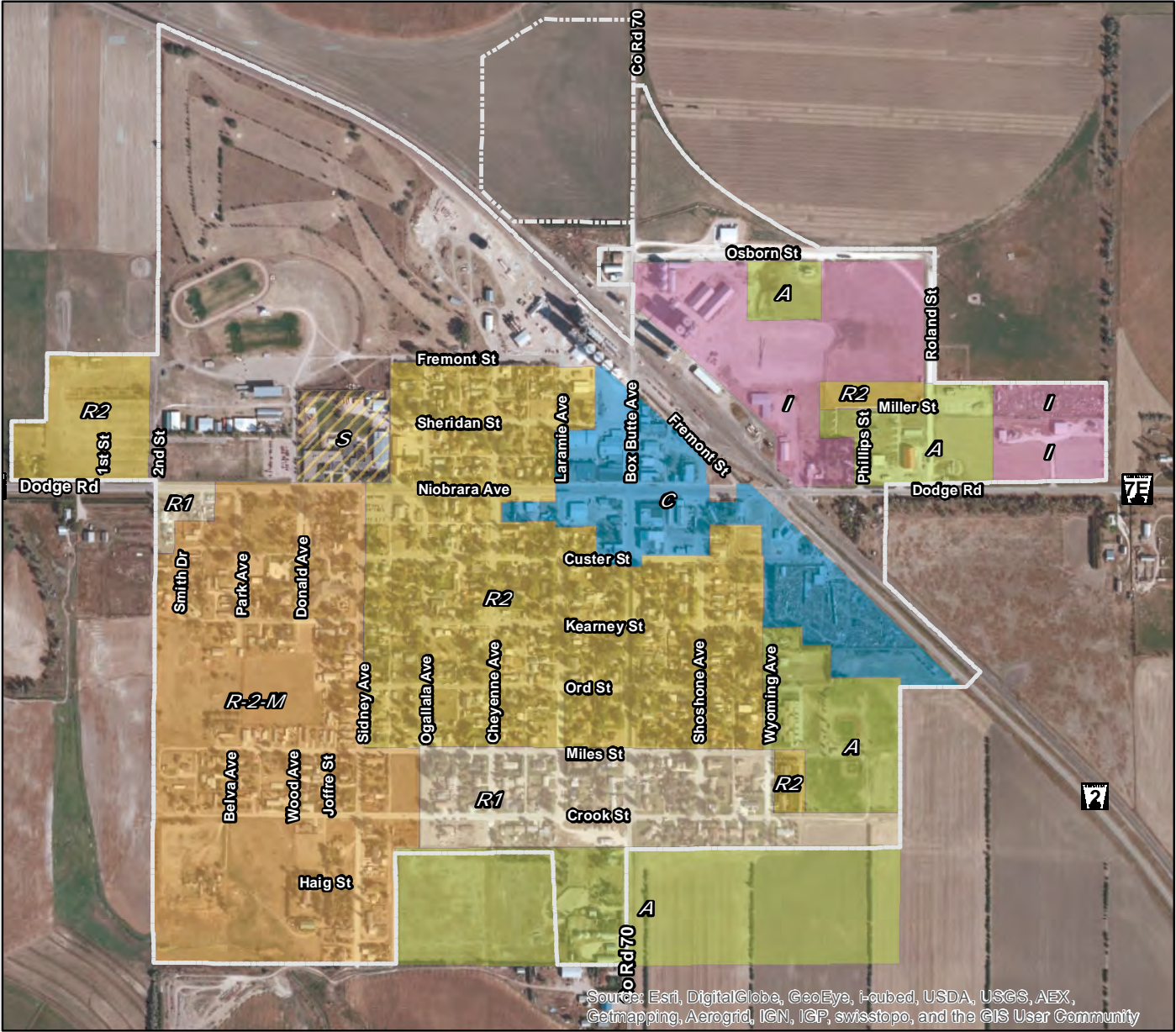
The Transitional Agricultural area is intended for traditional agricultural uses around the perimeter of the community. However, new livestock feeding operations should be located outside the one-mile extraterritorial jurisdiction of Hemingford. Types of allowable uses within this area include:

- Agricultural uses
- Existing agricultural uses, within corporate limits, are subject to the "grandfathering" laws of the State. As development occurs, agricultural uses on that property should be eliminated from within the corporate limits.
- No new agricultural uses to be established within corporate limits
- Limitations on confined animal feeding operations
- Residential acreages



Figure 21. Hemingford Zoning Map

Source: M.C. Schaff & Associates, Inc., 2013



Zoning

Village of Hemingford
Box Butte County, NE

Data Source: 2011 U.S. Census TIGER



- | | |
|------------------|--------------|
| Village Boundary | Agricultural |
| R-1 | Commercial |
| R-2-M | Industrial |
| R-2 | School |

Low Density Residential (LDR)

The Low Density Residential area is intended to accommodate residential development, similar to new residential subdivision designs located in larger communities. Lot sizes can vary, but typically will range from one-half up to 5 acres. Types of allowable uses within this area include:

- Single-family dwellings, including accessory uses
- Elderly and/or retirement housing facilities
- Public and Quasi-Public uses

Medium/High Density Residential (MHDR)

The MHDR area is intended to accommodate denser residential development. This is the primary residential land use within Hemingford. During the planning period, it is not anticipated that development of denser residential uses such as apartment buildings will become a major issue; therefore, there is no need to separate the residential uses into Medium and High Density areas.

The typical density of these areas should be approximately 3 to 6 dwelling units per acre. However, under special circumstances using the Conditional Use Permit process, greater densities may be allowed. Types of allowable uses within this area include:

- Single-family dwellings (minimum lot of 6,000 sq. ft. per dwelling)
- Multi-family dwellings
- Duplexes, Triplexes, etc.
- Elderly and/or retirement housing facilities
- Public and Quasi-Public

Commercial (C)

Commercial areas are intended to meet the daily retail and service needs of nearby residents. It's important to allow uses that would draw from a community-wide or regional area when they are designed in a manner that is harmonious with the rest of the community.

Uses that would be acceptable include:

- Personal services such as dry cleaners, hairdressers, optical services
- Finance, insurance, real estate, banks, securities brokers, insurance agents
- Public/Quasi-Public Uses such as municipal offices, and clubs/organizations meeting halls
- Larger commercial developments requiring on site (off-street) parking
- Supplying goods and services to residents requiring fast transactions such as:
 - Restaurants
 - Laundry mats
 - Restaurants
 - Car repair

Within the existing downtown area, further limitations include:

- Retail consistent with existing establishments in the downtown business area
- Vehicle spaces will be accommodated primarily by on-street parking
- Structures will tend to have zero-setback requirements in this area

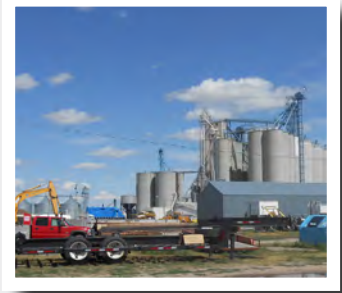


Industrial (I)

The Industrial area is intended to accommodate less intensive manufacturing and or storage facilities. Types of allowable uses within this area include:

- Small scale production/machining
- Operations with minimal odors, noise and other pollution and water usage; in the case of a light industrial facility
- Full scale wholesaler / distributors
- Grain storage facilities
- Warehousing facilities

Large scale industrial areas should be designed and developed as one large industrial park with several building sites or as one major facility that consumes the entire area.



Public/Quasi-Public (P)

The public and quasi-public area is located where a large amount of land is required for public uses. Depending on compatibility with surrounding land uses, public and quasi-public land uses may be allowed within all land uses areas. These areas include the public school's ground and facilities, village facilities, the water and wastewater treatment facilities, as well as churches and non-profit social organizations. Types of allowable uses within this area include the continuation of existing public and quasi-public uses.



Parks / Recreation (PR)

The parks and recreation area is intended to accommodate parks and recreation facilities for the community. Parks and recreation areas encompass all public or private parks, outdoor recreation, and open space—including golf courses, Box Butte County Fair facilities, and State Parks. Depending on compatibility with surrounding land uses, park and recreation land uses may be allowed within other land uses areas. This area accommodates all existing facilities. Further designations should only occur as developers identify specific park locations within subdivisions or as the village acquires property designed to be park and recreation specific.



Land Use Suitability Criteria

How will this plan be implemented? The major assumption of this Plan is:

“Specific development criteria will be adopted to help guide builders, investors and community leaders in making good decisions concerning the future of Hemingford.”

These criteria will be specific statements that:

- Describe the relationship between/among land uses.
- Establish criteria or design standards that new development must meet.
- Minimize land use conflicts between neighboring land owners.
- Create consistent characteristics within each land use district.

Land Use Transitions

New development should provide, if needed, any screening, buffers, or additional setback requirements, when located next to existing uses. Screening or buffers may be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are done along streets, alleys or natural features (streams, railroads, etc.) whenever possible.

Community Growth

New development should, to the greatest extent possible, be contiguous to existing development or services. This would allow for the logical and cost effective extension of streets and utility services. The village may authorize non-contiguous development if:

- The developer pays for the “gap” costs of extending services from the existing connections to the proposed development.
- The extension would open up needed or desirable areas of the community for additional growth.
- Issues related to adjacent/transitional agriculture are properly addressed.

The Future Land Use Plan is one of the three statutory requirements of a Comprehensive Development Plan, as stated in the Nebraska State Statutes. The Land Use Plan, along with the Transportation Plan provides the necessary tools to direct future development in Hemingford. The Land Use Plan is based upon existing conditions and projected conditions for the community.

Community Entrances

First impressions of the community are made at the entrances. These impressions are critical to a community’s overall image. New development should have larger set backs and higher landscaping standards when located at any of the entrances to the community. This in turn, with appropriate sign regulations along the major transportation corridors into and from the village, will promote a better community image and improve the quality of life in the Village of Hemingford.



Annexation

As the village grows in size it must look for opportunities to extend its borders to provide a superior quality of life for its residents. To do this, the State of Nebraska has established a process for communities to expand their municipal boundary into areas that are contiguous to the community provided such actions are justified. However, this power should be used when development becomes urban rather than rural in nature. In addition, State Statutes restrict annexation to land that is within 500 feet from the village limits of the municipal boundary.

There are three ways annexation can be pursued:

- Property owners can request annexation.
- The municipality can annex any contiguous or adjacent tracts, lots, or roads that are urban or suburban in nature.
- At the time land is platted adjacent to Hemingford’s Village Limits should be annexed at the time of approval of the final plat.

In the case of the first method, the property owner must submit a plat prepared by a licensed engineer or surveyor. The plat must be approved by the Village Engineer and filed with the Clerk along with a written request signed by all owners of record for the proposed annexation properties.

To pass an annexation ordinance, a majority of affirmative votes are required by the governing body at each reading of the ordinance. A planning commission recommendation is also needed prior to the governing body’s consideration. The certified map is then filed with the County Assessor, County Clerk, and Register of Deeds along with a certified copy of the ordinance. The village then has one year to adopt a plan for the extension of services to residents or occupants of the annexed area.

Areas for Potential Annexation near Hemingford

The Village of Hemingford is fortunate that it can grow in almost any direction at the current time. By studying the most pressing needs of the Village, it is suggested Hemingford consider annexing three distinct areas at this time.

North Hemingford

The area immediately northwest of the village boundary (just west of Box Butte Avenue) has the best chance of development. The parcel contains a great opportunity to set the growth mechanism into action. This parcel is labeled Parcel A on the map on page 64.

South Hemingford

An independent living complex would fit nicely into a parcel of land marked as Parcel B on the map on page 64. By annexing this area, the development could benefit from funding mechanisms only available to property within the village boundaries of the Village.

East Hemingford

With development rapidly occurring just north of Parcel C on the map on page 64, annexation may help create more interest in this area. If infrastructure is easily extended to the site, it would likely become a smaller commercial or industrial park with immediate access to the main business district of Hemingford.

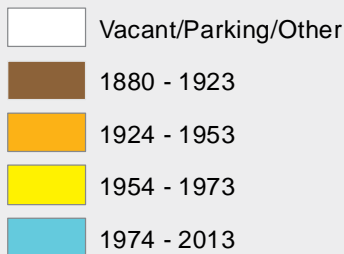


Figure 22. Age of Structure

Source: M.C. Schaff & Associates, Inc., 2013



Structure Year Built



Age of Structure

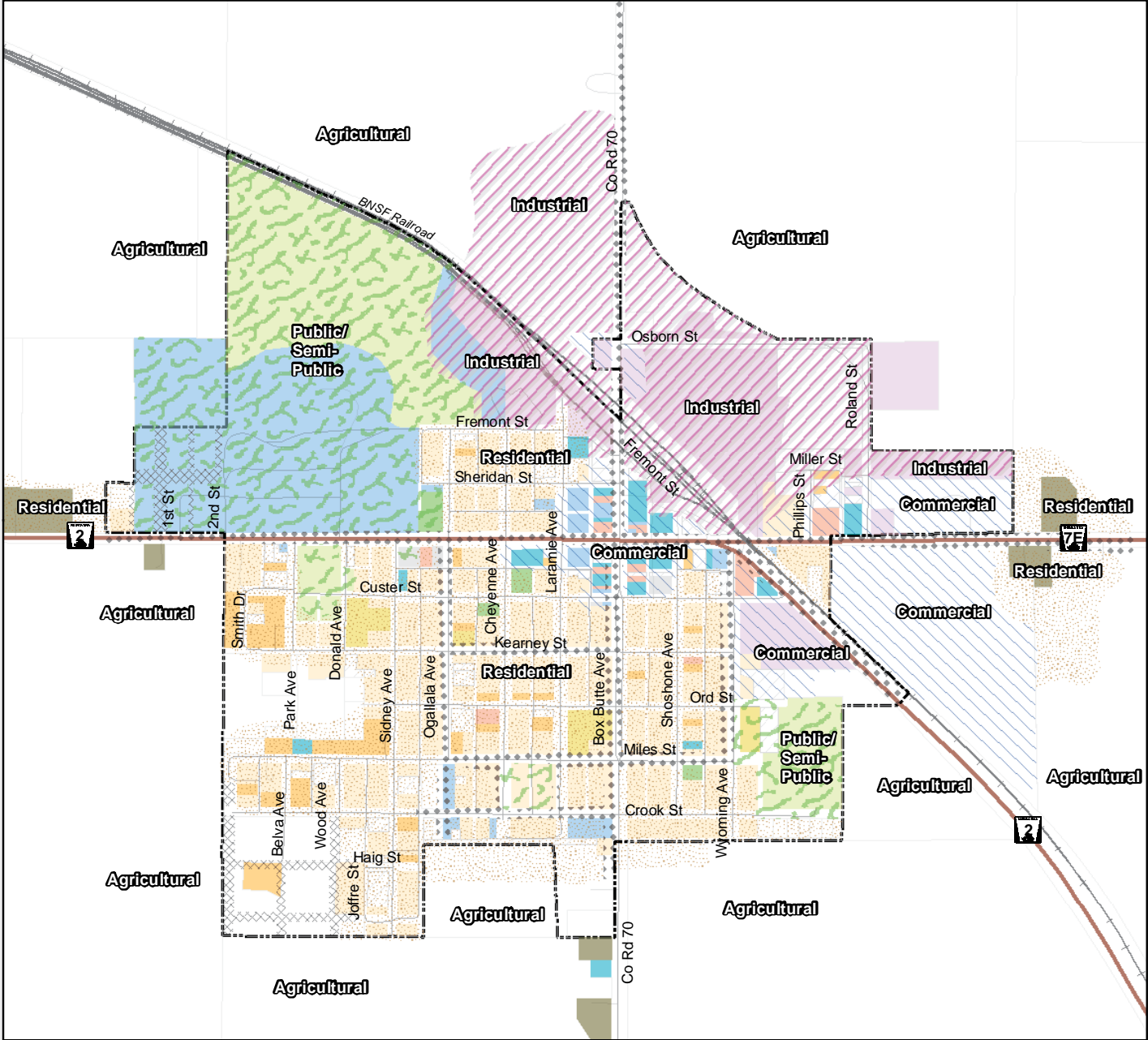
Village of Hemingford
Box Butte County, NE

Data Source: 2011 U.S. Census TIGER

Observed parcel use during physical site survey
completed in September 2013 by M.C. Schaff &
Associates.

Figure 23. Future Land Use

Source: M.C. Schaff & Associates, Inc., 2013



LandUse

Ag Residential

Agricultural

Church

Commercial

Govt / Public

Industrial

Mobile / Modular

Multi Family

Parking

Recreation

Res

Retail

Single Family

Vacant / Unk

Village Limits of Hemingford

Future Land Use

Village of Hemingford
Box Butte County, NE

Data Sources:

2011 U.S. Census TIGER
S.O.P.P. (Box Butte County Comprehensive Plan, 1975)



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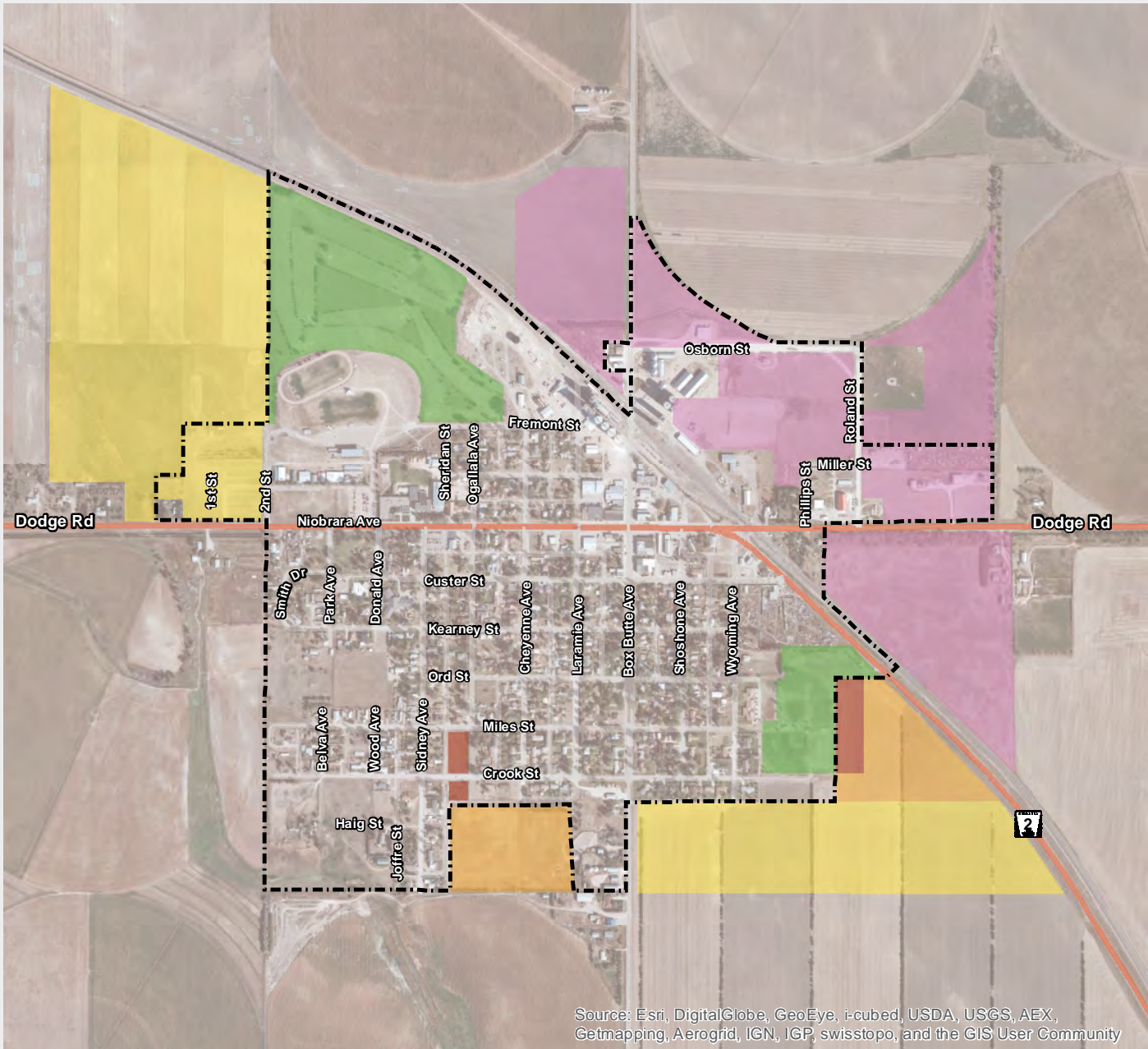
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Figure 24. Target Areas for Development

Source: M.C. Schaff & Associates, Inc., 2013



Target Areas for Development

Village of Hemingford Box Butte County, NE



0 1,000 2,000 Feet



Village Limits



Highway



Streets

Target Areas for Development



Independent Living



Single Family Residential



Multi-Family Residential



Light Industrial



Recreation

Data Sources:

Aerial: ESRI, Imagery Basemap, available Sep.2013



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AND ASSOCIATES, INC.

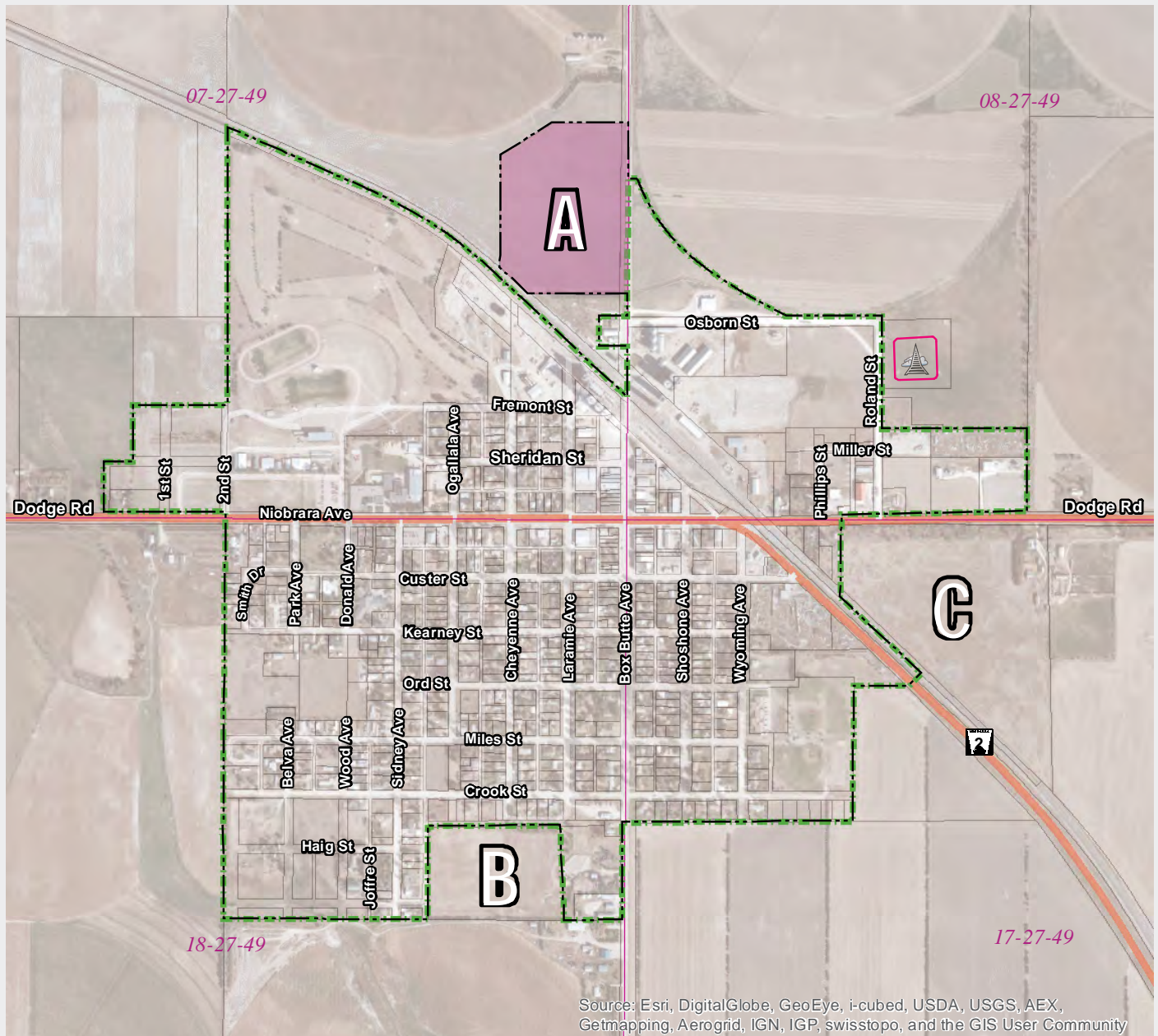
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Comprehensive Plan
Village of Hemingford

Figure 25. Areas for Potential Annexation, Proposed Annexation, Proposed Village Limits

Source: M.C. Schaff & Associates, Inc., 2013



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



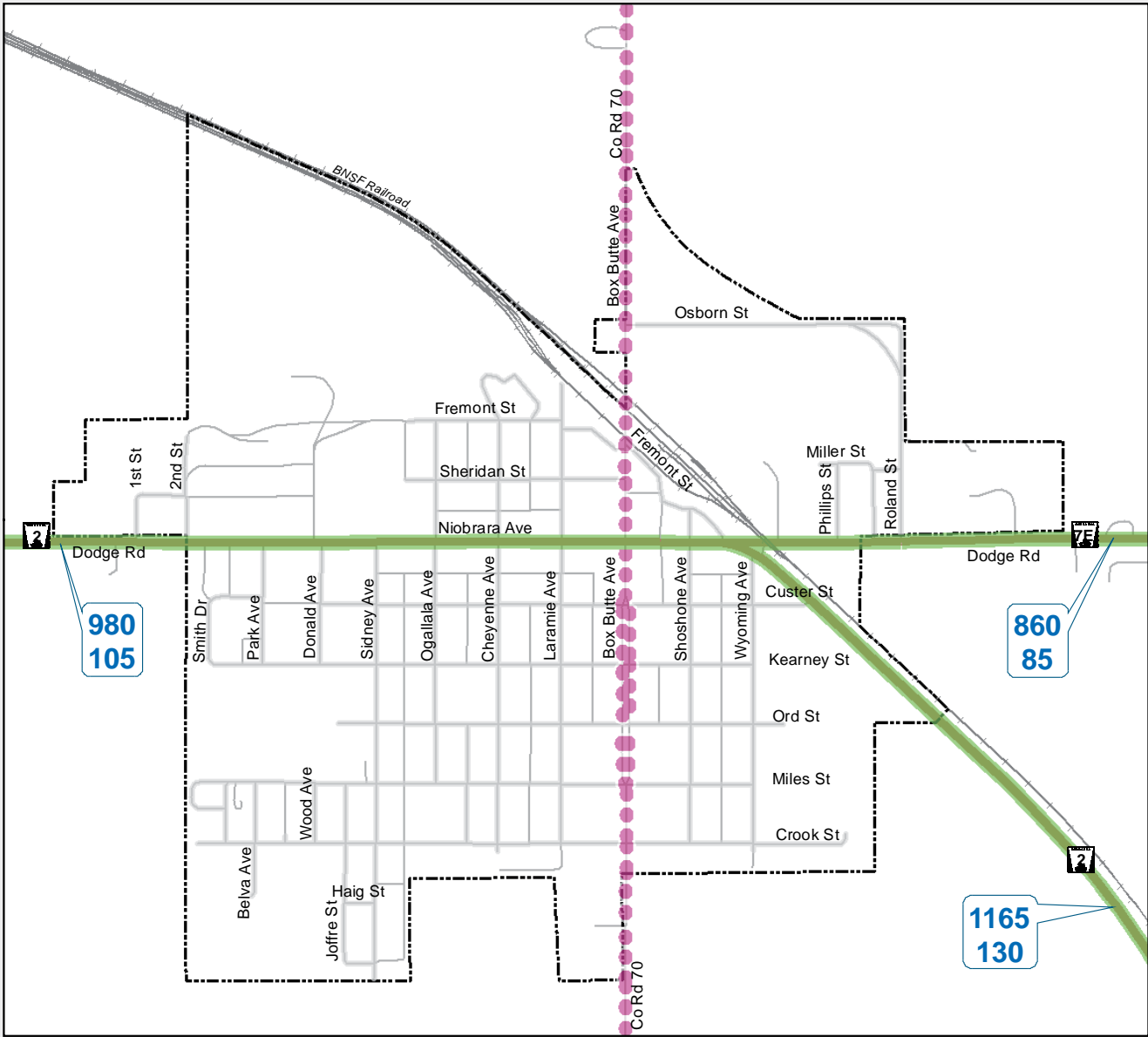
- Proposed Annexation
- Proposed Village Boundary
- Current Village Boundary
- Section
- Tower
- Highway

Areas for Potential Annexation Proposed Annexation & Proposed Village Boundary

**Village of Hemingford
Box Butte County, NE**

Figure 26. Roads—Functional Classification & ADT

Source: M.C. Schaff & Associates, Inc., 2013



NOTE: All streets not otherwise indicated are classified as local.

Roads—Functional Classification; ADT

Village of Hemingford
Box Butte County, NE

- +— Railroad Centerline
- Highway
- Road Centerline
- ⬢ Village of Hemingford

NDOR 2012 State Highways
Traffic Flow
Annual Average Daily Traffic (ADT)

Total Vehicles
Heavy Commercial Vehicles



Functional Classification

- Rural Minor Arterial
- Rural Major Collector (County)
- Local

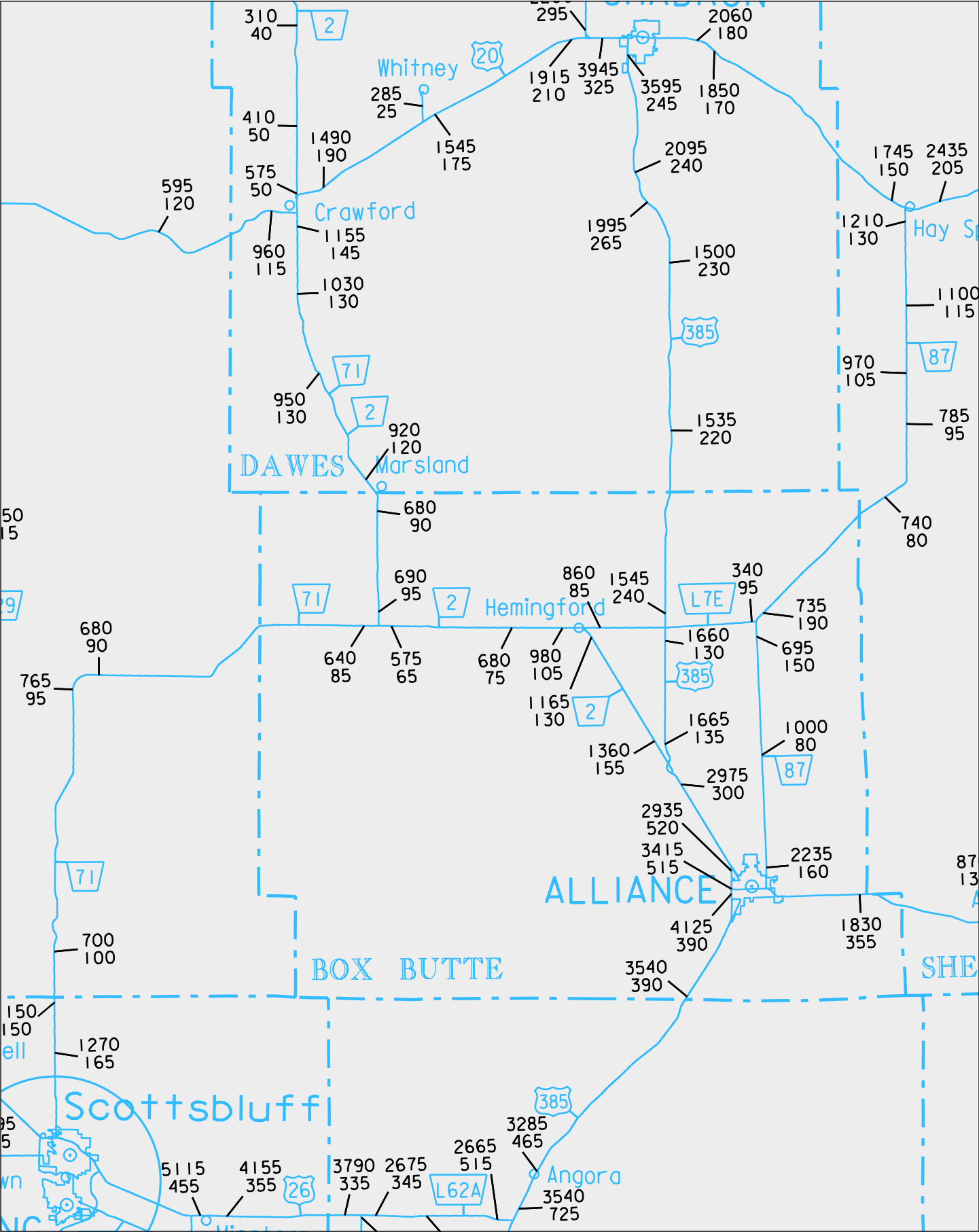
DATA SOURCES:

2011 U.S. Census TIGER
1975 Comprehensive Plan, Box Butte County
2014 M.C. Schaff & Associates, Inc.

2008 NDOR National Functional Classification Maps:
http://www.transportation.nebraska.gov/maps/func-class/nat-cty-cty/nfc_BoxButte_County_Cities.pdf
2012 NDOR State Highways Traffic Flow Map
<http://www.transportation.nebraska.gov/maps/Statewide%20Traffic%20Flow%20Maps/2012-Statewide-Traffic-Flow-Map.pdf>

Figure 27. NDOR Countywide Traffic Flow Map: 2012

Source: M.C. Schaff & Associates, Inc., 2013



Grow Hemingford

Plan Implementation

Plan Maintenance

Recommendations

Public Education



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Comprehensive Plan
Village of Hemingford

page 67

Plan Implementation

Carrying Out Hemingford's Future Plan

Successful community plans have the same key ingredients: ideas, consensus, hard work, and the utilization of each of these things to solve the community's challenges. This section of the plan contains the inspiration of the Village officials and residents who have participated in the planning process. Nevertheless, the ultimate success of this plan remains in the dedication offered by each and every resident to stick to the plan and update it when ideas and consensus change.

There are numerous goals and objectives in this plan. It is recommended to review the relevant goals during planning and budget sessions. However, it is also recommended that the Village select elements of the plan for immediate action—the goals of highest priority, which are described below as the Action Plan.

Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the action agenda in Hemingford.

Support Programs for the Action Agenda

Four programs will play a vital role in the success of Hemingford's plan. These programs are:

- Capital Improvements Financing—an annual predictable investment plan that uses a six to ten-year planning horizon to schedule and fund projects integral to the plan's implementation.
- Zoning Regulations—updated land use districts allow the Village to provide direction for future growth.
- Subdivision Regulations—establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
- Plan Maintenance—reviewing the Plan annually and conducting a major review every five years will allow the Village flexibility in responding to growth and a continuous program of maintaining the plan's viability.

Plan Maintenance

Annual Review of the Plan

Maintaining a relevant, up-to-date plan is critical to the Village's planning success. To sustain the confidence of both public and private sectors, the Village must evaluate the effectiveness of planning activities and, most importantly, make mid-plan corrections on the use of Village resources so as to keep the Plan current. Thus, an annual review should occur whereas the Village Board, the Planning Commission, residents, and staff are able to review the plan and recommend any necessary changes.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes and if the recommended policies are still valid for the Village and its long-term growth.



The Planning Commission should hold a public hearing on this report to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan;
2. Identify any changes in the status of projects called for in the plan; and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen that could necessitate revisions to the plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the plan. The Village Board or Planning Commission shall compile a list of proposed amendments received during the year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens.



Unanticipated Opportunity

If major, new, innovative development opportunities arise that impact several elements of the plan and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. When considering amending the plan due to unanticipated opportunity, the village would need to follow the same procedures they would if amending the plan due to the yearly review, which includes public participation/input into the decision.

Methods for Evaluating Development Proposals

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent neighborhood
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or negative impact that may affect adjacent properties, or the Village at large, if the request is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- Consideration of professional staff recommendations

Recommendations

Immediate Recommendations

- Adopt the Comprehensive Development Plan.
- Recruit to fill the open positions on the Planning Commission.
- Annex project sites with the most immediate potential for development.

Short Term Recommendations

- Create social media connections for the Village with the goal of increasing access to information and recruiting alumni to return.
- Work with property owners and residents to maintain residences so as to maintain an attractive town.
- Look to annex existing businesses and work to draw in more commercial business.
- Determine the feasibility and processes for utilizing economic development funding mechanisms like Tax Increment Financing, LB840 and USDA Rural Development funds.
- Work with Box Butte Development Corporation to entice them to take a greater interest in promoting Hemingford in their recruitment activities.

Long Term Recommendations

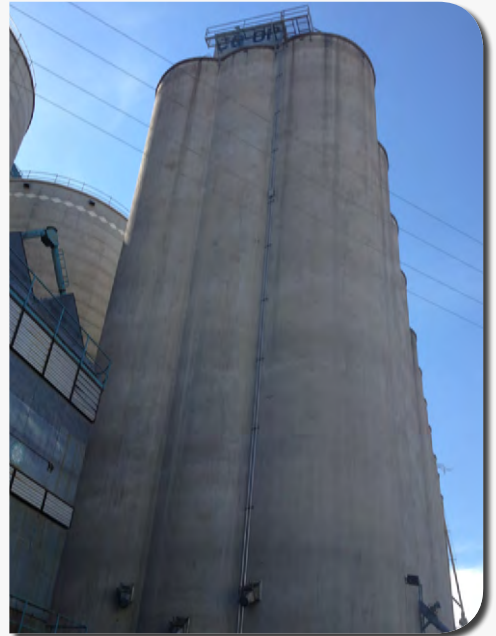
- Begin to look outside of the current village limits for areas where expansion of the village might be best suited, particularly for additional residential.
- Work on marketing the village to businesses and developers as a great place to live and work.
- Continuing recommendations of Comprehensive Plan.
- Develop an annual public education program for residents, businesses, and property owners that provides information about the ongoing planning process and how they can be involved.
- Organize an annual 'town hall meeting' to evaluate how implementation strategies are working, if goals and objectives are being achieved, and to identify new issues.

Public Education

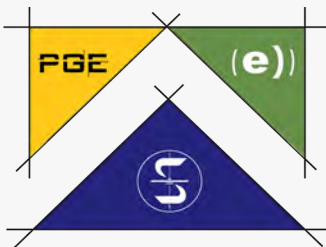
Finally, broad public support and involvement is necessary in the development and use of any implementation policy or program. If adequate support is to be developed, a permanent program educating residents is necessary. People who understand the needs and ways of meeting those needs of the community must take the initiative to stimulate the interest and the understanding required to ensure action is taken. The Village Board of Hemingford should annually strive to implement an active public participation process by creating an educational process on land use issues.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of two or more public agencies or private organizations can be coordinated. Frequently, constraints prevent organizations from working with one another (i.e. financial resources, legal authority, restriction of joint uses of facilities, etc). Efforts should be made to bridge this gap with open communication, cooperation, and the realization that the issue at hand could benefit the health, safety, and general welfare of the residents in Hemingford.





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