

# YUTAN

*Nebraska*

**COMPREHENSIVE PLAN**

PRESENTED JANUARY 12, 2023



RURAL PLANNING

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## INTRODUCTION

### RESPONSIBILITY TO PLAN

Per Nebraska Revised Statutes (NRS) § 19-901(1), municipal governments in Nebraska are granted the authority to regulate land use within their jurisdiction:

For the purpose of promoting health, safety, morals, or the general welfare of the community, the city council of a city of the first class or city of the second class or the village board of trustees of a village may adopt zoning regulations which regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

### AUTHORITY TO PLAN

NRS § 19-901(2) explains that zoning regulations may not be adopted until a comprehensive plan has been completed, recommended by the Planning Commission, and adopted by the City Council or Village Board of Trustees:

Such powers shall be exercised only after the city council or village board of trustees has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations. The planning commission shall make a preliminary report and hold public hearings on its recommendations regarding the adoption or repeal of the comprehensive development plan and zoning regulations and shall hold public hearings thereon before submitting its final report to the legislative body. Amendments to the comprehensive plan or zoning regulations shall be considered at public hearings before submitting recommendations to the city council or village board of trustees.

A public hearing regarding the recommendation of this Comprehensive Plan as held by the Yutan Planning Commission on this date in 2023:

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The Yutan Planning Commission recommended the adoption of this Comprehensive Plan on this date in 2023:

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A public hearing regarding the adoption of this Comprehensive Plan was held by the Yutan Council on this date in 2023:

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By approving Resolution No. \_\_\_\_\_, the Yutan Council adopted this Comprehensive Plan on this date in 2023:

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## BUILDING THE PLAN

The City of Yutan Plan is organized into chapters based upon the guidance and requirements listed within NRS § 19-903:

The regulations and restrictions authorized by sections 19-901 to 19-915 shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon [documented population and economic projections](#). The comprehensive development plan shall, among other possible elements, include:

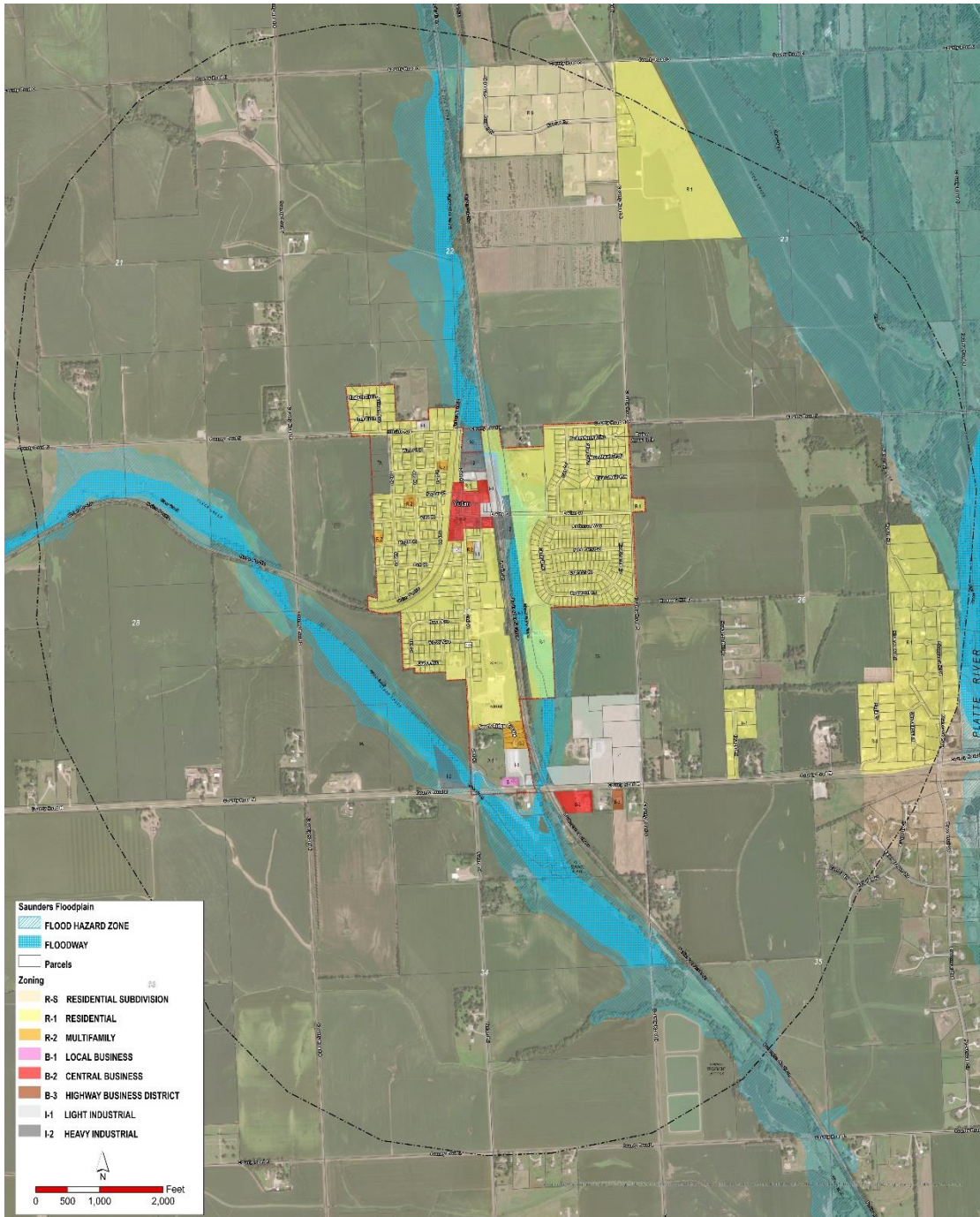
- (1) A [land-use element](#) that designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;
- (2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other [transportation routes and facilities](#);
- (3) The general location, type, capacity, and area served of [present and projected or needed community facilities](#) including recreation facilities, schools, libraries, other public buildings, and public utilities and services;
- (4) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be [appropriate subjects for annexation](#) and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

## JURISDICTION OF THE PLAN

Per NRS §17-1001 (1), the geographical area covered by the City of Yutan Comprehensive Plan includes all land within a one-mile area encompassing the city, “the extraterritorial zoning jurisdiction of a city shall consist of the unincorporated area one mile beyond and adjacent to its corporate boundaries”.

MAP 1.1 on the following page displays Yutan’s corporate boundary and zoning jurisdiction. JEO Consulting Group, Omaha, NE, provides zoning administration services to the City of Yutan. JEO maintains and provides updated versions of the zoning map, which includes all lands within the City of Yutan and its One-Mile Extra-Territorial Jurisdiction (ETJ). The City of Yutan’s land use policies govern all lands within the city as well as its ETJ.

# MAP 1.1 City Extra-territorial (ETJ) Jurisdiction



THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION \_\_\_\_\_ OF ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF YUTAN, NEBRASKA. THIS OFFICIAL ZONING DISTRICT MAP SUPERSEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING DISTRICT MAPS ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

REVISION DATE	DESCRIPTION	REVISION DATE	DESCRIPTION	REVISION DATE	DESCRIPTION

CITY OF  
**YUTAN, NEBRASKA**  
Official Zoning Map

Created By: C. Sloas  
Date: March 2018  
Revised By: M. Mullan  
Revised: December 2021  
Software: ArcGIS Pro 2.5.0  
File: 170720.00

This map was prepared using information from record drawings supplied by JEC and/or other applicable city, county, federal, or public or private entities. JEC does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

## PUBLIC INPUT INTO THE PLAN

The Yutan Community was engaged throughout the planning process.

Four activities invited residents to provide input into the Plan:

1. Community Engagement Kickoff, Summer 2021
2. Stakeholder & Advocate Interviews, Winter, 2022
3. Community Wide Survey, Spring 2022
4. Future Land Use Map Workshop, Fall 2022

### Community Engagement Kickoff:

The community engagement process began with identifying and inviting local stakeholders and advocates to assist with identifying priorities early in the process.

A [stakeholder](#) is defined as any resident that has a vested interest in seeing Yutan continue to grow as an individual community.

An [advocate](#) is defined as any individual involved with the Yutan community that can speak up for stakeholders that are unable to participate in the community engagement process.

On July 27, 2022, the consultant team met with a group of Yutan stakeholders and advocates and explained the planning process. This group of Yutan representatives was then asked to participate in either a focus group conversation or individual stakeholder interview scheduled for the Fall of 2021.




### Stakeholder & Advocate Interviews:

Community research professionals from that University of Nebraska, Kearney Center for Entrepreneurship and Rural Development (UNK-CERD) conducted the interviews and focus group conversations.

The names of the interview participants are not shared as the research process conducted by UNK-CERD requires that the input provided by interviewees remain confidential and anonymous. However, the scripts utilized to conduct each interview/conversation are available.

# Interview Script



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**FOCUS GROUPS**

Scope: Groups of community members in Yutan, NE. Ten questions total to be explored and recorded for documentation. The information derived from these interviews will lead to the development of a comprehensive study, housing study and downtown revitalization plan for Yutan, NE.

1. Structure and set up
  - a. Explain the process
    - i. "Thank you for joining me today for this collaborative process. We will be discussing the community of Yutan. We are researchers from the University and have been contracted by Five Rule Rural Planning to work on initial plans for development enabling Yutan to grow and thrive into the future."
    - ii. "We have pens, paper and water and for you. Are you all comfortable? Do you know each other?"
    - iii. Explain where the restrooms are and any other logistical information.
    - iv. "We do ask that you store personal items under the table. If you have a cell phone with you we ask that you power it off or silence it and do not use it during this session."
    - v. "I am going to share some ideas and give you some scenarios and prompts to stimulate and encourage a good conversation."
    - vi. "I am here as your guide. For the most part I will observe and keep time in between asking some questions."
    - vii. "I encourage you to share ideas and opinions openly and to be positive and respectful when discussing each other's responses. Feel free to respond or ask questions to of each other to lead to a conversation."
    - viii. "We do also ask that you don't share these questions and topics with others in the community as these interviews are ongoing."
    - ix. "As we go through this process, please feel free to stop me if there are any phrases or references that you are unsure of."
    - x. "The information we collect will help inform the design of a community-wide survey for everyone in Yutan to complete."
    - xi. "Your participation in this project is voluntary. By being here, you are consenting to this interview and acknowledge there is no payment or incentive for your participation or responses."
    - xii. "This session will last about an hour is being recorded. However, all information is confidential and used only for our reference purposes when we organize the data."
      1. If asked about confidentiality, you can share: Recording is only for data analysis-report development accuracy. All tapes/digital information will only be stored and privately replayed in the UNK researcher's locked office and will be permanently destroyed upon project completion. Interviews and focus groups will be digitally recorded via portable electronic audio device. Names will NOT be correlated with comments without specific written permission for use of exact quote stating exactly when and where information will be displayed.
    - xiii. "Do you have any questions for me?"

- i. Streets
    - ii. Sidewalks
    - iii. Water System
    - iv. Sewer/Storm drainage
    - v. Downtown
    - vi. Housing
    - vii. Schools
    - viii. Access to Broadband
    - ix. Neighborhoods
    - x. Parks and Recreation
  - e. Can you identify any housing trends in your community such as increase in absentee landlords, mortgage foreclosures, decreasing home values and/or increasing housing prices?
  - f. If I loaned you my MAGIC wand to do one thing that would change or make your community better – what would you do?
  - g. Should there be more incentives to improve existing housing rather than new construction or vice versa?
  - h. What kinds of housing should be planned for individuals/ families moving here?
  - i. Why would you recommend Yutan, NE to a potential new resident?
  - j. Why would you recommend Yutan, NE to a potential new business?
  - k. What public investment do you think will spur the most private investment? (City sets example). (What can the city do to encourage development and growth?)
  - l. If you had to divide up \$1,000,000 (\$1 Million) and invest to improve the community of Yutan and make a good return on your investment, how would you do it? (percentages – easiest way)
  - m. When you think to the future, ten years down the road, what do you envision for Yutan?
4. Finish up
  - a. "Thank you so much for your participation. Do you have any other comments or questions for me?"
5. Probing and clarifying questions following initial responses. These are phrases or questions you might pose to drill down to specific information that will be easily interpreted when coding the data from the interviews.
  - a. What do you mean exactly?
  - b. How do you envision that?
  - c. How can that be accomplished?
  - d. If time allows, you can add "Any thoughts from the group on those answers?" when they finish responding to one of the key, initial questions.



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**STAKEHOLDER INTERVIEWS**

Scope: Individual stakeholders identified for Yutan. The information derived from these interviews will lead to the development of potential community projects in Yutan, NE.

1. Structure and set up
  - a. Explain the process
    - i. "Thank you for joining me today for this interview. We will be discussing the City of Yutan. We have been contracted Five Rule Rural Planning to work on initial plans for development enabling Yutan to grow and thrive into the future."
    - ii. "You are a key stakeholder in Yutan. I am going to ask you some questions about this area. I will give you the perspective to consider when answering if it differs from your personal vantage point."
    - iii. "We do also ask that you don't share these questions and topics with others in the community as these interviews are ongoing."
    - iv. "As we go through this process, please feel free to stop me if there are any phrases or references that you are unsure of."
    - v. "The information we collect will help inform the design of a community-wide survey for everyone in Yutan to complete."
    - vi. "Your participation in this project is voluntary. By being here, you are consenting to this interview and acknowledge there is no payment or incentive for your participation or responses."
    - vii. "This session will last about 30 minutes and is being recorded. However, all information is confidential and used only for the final report to guide our design team as we work with the community."
    1. If asked about confidentiality, you can share: Recording is only for data analysis-report development accuracy. All tapes/digital information will only be stored and privately replayed in the UNK researcher's locked office and will be permanently destroyed upon project completion. Interviews and focus groups will be digitally recorded via portable electronic audio device. Names will NOT be correlated with comments without specific written permission for use of exact quote stating exactly when and where information will be displayed.
  - viii. "Do you have any questions for me?"

- 2. Identification
- a. "Please state your name and share a little information, including your experience with Yutan and how you use the resources."
- 3. Questions (follow up responses to answers are included on some questions – keep in this order)
- a. Tell me about the sense of community in Yutan? (culture, opportunities, connectedness).
- b. What makes you happy about living or working in Yutan?
- c. In your opinion, why do most people choose to live in Yutan?

DEVELOPED FOR YUTAN – FIVE RULE RURAL PLANNING | 11/10/2021



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2. Identification
  - a. "I know you may know each other, but I would like to get a little background. I want to take less than two minutes to state their name and share a little information, including where you live and if you work, do you work in Yutan or outside of the community."
3. Questions
  - a. Explain your experience with Yutan and the resources important to you. (may need probing question to get specific)
    - i. Broad perspective: Anything used or accessed that impacts your life based in Yutan.
  - b. What makes you happy about living or working in Yutan?
  - c. In your opinions, why do most people choose to live in Yutan?
  - d. Let's talk about the QUALITY of housing that is affordable to you and other people in Yutan with average means (\$67,031 is the average household income in Yutan)?
  - e. Great, now, let's talk about the QUANTITY of housing that is available to people of average means?
  - f. Share your perception of "downtown" for Yutan.
    - i. Follow up with: On a scale of 1-5 with five being the most, how satisfied are you with Yutan's downtown district?
  - g. Describe a community you are familiar with that you admire. Explain why.
  - h. Do you want to see Yutan grow or expand?
    - i. Follow up with how do you envision this happening (either growing or staying the same)?
  - i. Why would you recommend Yutan, NE to a potential new resident?
  - j. Why would you recommend Yutan, NE to a potential new business?
  - k. What public investment do you think the city of Yutan could make that would cause the greatest positive result/reaction from the private investors or developers. IN OTHER WORDS...What will spur the most private investment? (City sets example). [What can the city do to encourage development and growth?]
  - l. If I loaned you my MAGIC wand to do one thing that would change or make your community better – what would you do?
  - m. When you think to the future, ten years down the road, what do you envision for Yutan?
4. Finish up
  - a. "Thank you so much for your participation. The last task is to complete the card (hand out the card – don't do this until the end otherwise it will distract them when answering the key questions).

DEVELOPED FOR YUTAN – FIVE RULE RURAL PLANNING | 11/10/2021

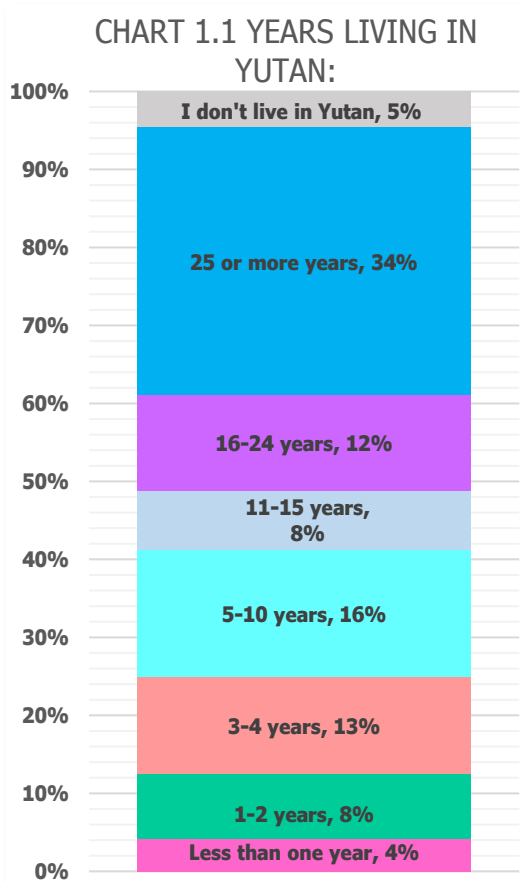


## Community Wide Survey

Survey responses are provided throughout the Plan where applicable. The survey questionnaire displays all the questions asked and is provided in the following pages.

### Survey Summary

The input collected as the result of the interviews impacted the survey questionnaire that was made available to the entire Yutan community. The survey was made available online and in paper copy format in the Spring of 2022. Approximately 370 stakeholders participated in the survey.



The length of time that survey respondents have lived in Yutan affects their answers and the community issues that they believe are priorities for the Yutan City Council.

Sixty-one percent (61%) of respondents have lived in Yutan for less than 25 years, since 1997. That 61% is evenly distributed with slight majorities belonging to those living in Yutan for 5-10 years and 3-4 years.

This survey mix represents residents with deeper ties that can provide insight as to how Yutan can maintain its identity as well as new residents that bring ideas from their previous communities and fresh ideas.

- Roughly half of the respondents have lived in the Yutan area for less than 15 years while roughly half of the respondents have also lived in the area for more than 16 years.
- More than 1/3 of the respondents have lived in the Yutan area for 25 years or more.
- One-quarter of respondents (25%) have lived in Yutan for four years or less.

Respondents were asked to identify their neighborhoods based on the map that was displayed within the survey.

These boundaries were created by the consultant team based upon lines created by 2<sup>nd</sup> Street and Vine Street.

The West Area is the most historic portion of Yutan while the Northeast Area has the newest homes and the largest concentration of industrial uses. The bulk of the city's parks and school are included in the Southeast Area.

Most respondents (76%) live within the City of Yutan, while slightly less than one-quarter live outside. Almost 1/3 of the respondents live within the west area while slightly less than 1/5 live in the northeast area. The west area has the highest concentration of homes and is the oldest part of the community; therefore, it is logical that most responses come from this area.

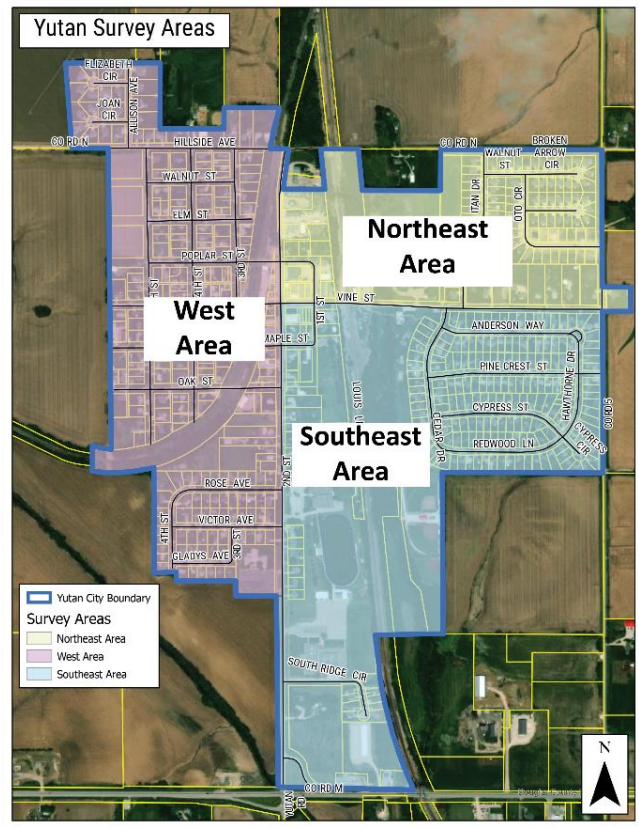
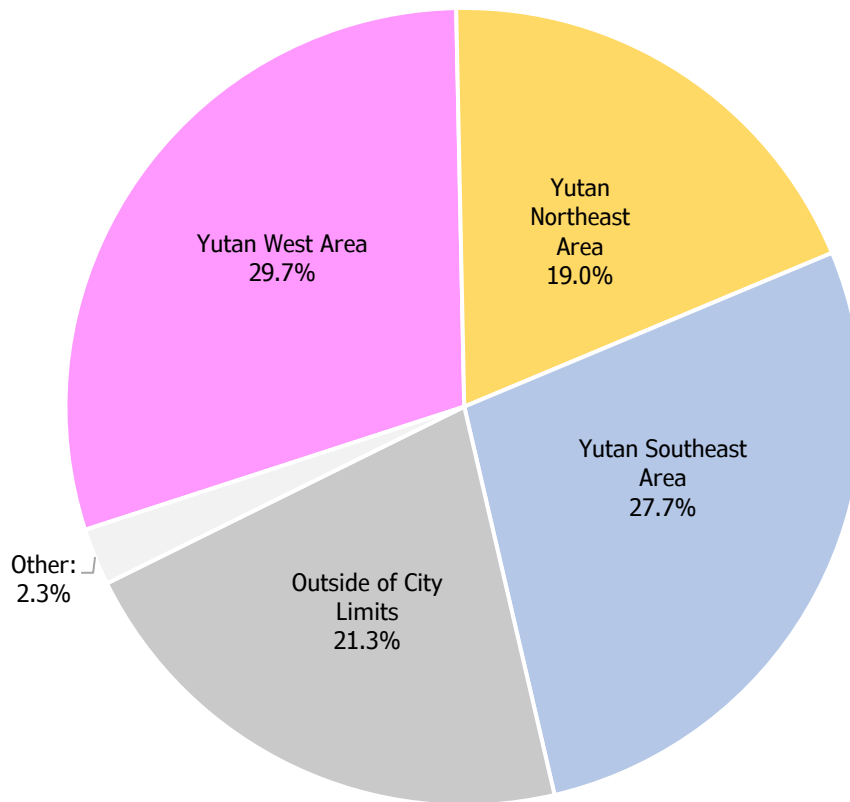


CHART 1.2 DESCRIPTION OF WHERE YOU LIVE:




## Yutan Community - Public Input Survey



The purpose of this study is to gather public input in Yutan that will be useful in the development of the Community Comprehensive Plan, Housing Study, and Downtown Revitalization Plan which will guide the growth and development of the community. Each survey respondent must be at least 19 years old. Only one survey is to be completed per household. Participation in this survey is voluntary and all responses are anonymous and confidential. This research is being conducted by the Center for Entrepreneurship and Rural Development at the University of Nebraska at Kearney. Investigators: Lisa Tschauner, M.S. & Aliese Hoffman, M.Ed. | 308-865-8199

**[only complete one survey per household]**

General Information	<p><b>Age:</b></p> <p><input type="radio"/> Under 19  <input type="radio"/> 19-24  <input type="radio"/> 25-34  <input type="radio"/> 35-44  <input type="radio"/> 45-54  <input type="radio"/> 55-64  <input type="radio"/> 65-74  <input type="radio"/> 75+</p> <p><b>Gender:</b></p> <p><input type="radio"/> Male  <input type="radio"/> Female  <input type="radio"/> Do not wish to answer</p>	<p><b>Annual Household Income:</b>                  (combined income of all people residing in your home)</p> <p><input type="radio"/> Less than \$25,000    <input type="radio"/> \$125,000 - \$149,999  <input type="radio"/> \$25,000 - \$49,999    <input type="radio"/> \$150,000 - \$199,999  <input type="radio"/> \$50,000 - \$74,999    <input type="radio"/> \$200,000 - \$249,999  <input type="radio"/> \$75,000 - \$99,999    <input type="radio"/> \$250,000 or more  <input type="radio"/> \$100,000 - \$124,999</p> <p><b>Residence:</b>                  How long have you lived in Yutan?</p> <p><input type="radio"/> Less than one year    <input type="radio"/> 11-15 years  <input type="radio"/> 1-2 years    <input type="radio"/> 16-24 years  <input type="radio"/> 3-4 years    <input type="radio"/> 25+  <input type="radio"/> 5-10 years    <input type="radio"/> I don't live in Yutan.</p>	 <p>Select where you live?                  (use map for Yutan)</p> <p><input type="radio"/> Yutan West area  <input type="radio"/> Yutan Northeast area  <input type="radio"/> Yutan Southeast area  <input type="radio"/> Outside of city limits  <input type="radio"/> Other _____</p>	<p>Select the top three reasons you currently live or work in Yutan:</p> <p><input type="checkbox"/> Grew up in Yutan  <input type="checkbox"/> My job brought me to Yutan  <input type="checkbox"/> I have family in Yutan  <input type="checkbox"/> Affordable housing  <input type="checkbox"/> Safe community  <input type="checkbox"/> Small town atmosphere  <input type="checkbox"/> Centrally located  <input type="checkbox"/> Access to highways and Interstate  <input type="checkbox"/> Quality of schools  <input type="checkbox"/> Retired here  <input type="checkbox"/> Other _____</p>																																																					
Work Information	<p><b>Employment:</b> Do you work in Yutan?    <input type="radio"/> YES    <input type="radio"/> NO    If NO, skip to next question.</p>																																																								
Work Information	<p>How far is your commute to work?</p> <p><input type="radio"/> Less than a mile  <input type="radio"/> 1-15 miles  <input type="radio"/> 16-25 miles  <input type="radio"/> 26-40 miles  <input type="radio"/> 41+ miles  <input type="radio"/> I work from my home  <input type="radio"/> I don't work a job outside of the home                  (i.e. unemployed, retired, stay-at-home parent)                  If selected, skip the next two questions.</p>	<p>Please tell us where you work/commute?</p> <p><input type="radio"/> Omaha  <input type="radio"/> Lincoln  <input type="radio"/> Mead  <input type="radio"/> Wahoo  <input type="radio"/> Ashland  <input type="radio"/> Other: _____</p>	<p>Tell us of your (primary) work status?</p> <p><input type="radio"/> Full-time (32-50+ hrs/week) employee working for a company or organization  <input type="radio"/> Part-time (15-31 hrs/week) employee working for a company or organization  <input type="radio"/> Independent contractor working on-site for client or customer  <input type="radio"/> Remote employee working full-time (32-50+ hrs/week) from home in Yutan.  <input type="radio"/> Remote employee working part-time (15-31 hrs/week) from home in Yutan.  <input type="radio"/> Contractor/consultant working from my home in Yutan  <input type="radio"/> Other: _____</p>																																																						
Housing Information	<p><b>Housing:</b> Please select the housing that applies to you:</p> <p><input type="radio"/> Own/Purchasing    <input type="radio"/> Rent</p> <p>Estimated home value?                  (use the price you think your home would sell for in the current real estate market for Yutan)</p> <p><input type="radio"/> Below \$50,000    <input type="radio"/> \$200 - \$399  <input type="radio"/> \$50,000 - \$99,999    <input type="radio"/> \$400 - \$499  <input type="radio"/> \$100,000 - \$119,999    <input type="radio"/> \$500 - \$599  <input type="radio"/> \$120,000 - \$149,999    <input type="radio"/> \$600 - \$699  <input type="radio"/> \$150,000 - \$174,999    <input type="radio"/> \$700 - \$799  <input type="radio"/> \$175,000 - \$199,999    <input type="radio"/> \$800 - \$899  <input type="radio"/> \$200,000 - \$249,999    <input type="radio"/> \$900 - \$999  <input type="radio"/> \$250,000 - \$299,999    <input type="radio"/> \$1,000 - \$1,299  <input type="radio"/> \$300,000 - \$349,999    <input type="radio"/> \$1,300 - \$1,499  <input type="radio"/> \$350,000 - \$399,999    <input type="radio"/> \$1,500 - \$1,749  <input type="radio"/> \$400,000+    <input type="radio"/> \$1,750 - \$1,999  <input type="radio"/>    <input type="radio"/> \$2,000 - \$2,499  <input type="radio"/>    <input type="radio"/> \$2,500 - \$2,999  <input type="radio"/>    <input type="radio"/> \$3,000+</p>	<p>Please rate the options/selections on how adequately they support sustainable housing in Yutan.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th colspan="5">SATISFACTION</th> </tr> <tr> <th colspan="5">(CHECK ONE BOX FOR EACH ATTRIBUTE)</th> </tr> <tr> <th></th> <th>NO OPINION</th> <th>POOR</th> <th>FAIR</th> <th>GOOD</th> <th>EXCELLENT</th> </tr> </thead> <tbody> <tr> <td>Apartments/condos to rent.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Houses to rent</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Starter homes to purchase</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Homes to purchase for expansion or upgrade</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lots or land to build a home</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Housing for retired or aging population</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				SATISFACTION					(CHECK ONE BOX FOR EACH ATTRIBUTE)						NO OPINION	POOR	FAIR	GOOD	EXCELLENT	Apartments/condos to rent.						Houses to rent						Starter homes to purchase						Homes to purchase for expansion or upgrade						Lots or land to build a home						Housing for retired or aging population					
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Housing Information	<p>Tell us if you are satisfied with the housing attributes below for people of average means in Yutan:                  (Average = \$67,000 annually per household/\$78,000 annually per family)</p> <p><b>QUALITY</b>    <input type="radio"/> YES    <input type="radio"/> NO       <b>QUANTITY</b>    <input type="radio"/> YES    <input type="radio"/> NO</p>																																																								

Select the incentive programs you think are necessary to: (check all that apply)

Encourage housing upgrades in Yutan?

- No or low interest loan assistance     Forgivable loans or grants  
 Other: \_\_\_\_\_     Incentives should not be offered

Please rank the following changes in the order that will create the most positive to the housing situation in Yutan:

1 = most important  
8 = least important

\_\_\_\_\_ MORE CONSTRUCTION OF MULTI-UNIT HOUSING  
 \_\_\_\_\_ UPDATING OLDER HOUSING UNITS  
 \_\_\_\_\_ NEW HOUSING CONSTRUCTION INSIDE OF ESTABLISHED NEIGHBORHOODS  
 \_\_\_\_\_ NEW HOUSING DEVELOPMENTS OR SUBDIVISIONS  
 \_\_\_\_\_ MORE HOUSING OPTIONS FOR PRE-RETIREMENT OR NEWLY RETIRED SENIORS.  
 \_\_\_\_\_ OTHER (please fill in) \_\_\_\_\_

Encourage new construction in Yutan?

- No or low interest loan assistance  
 Forgivable loans or grants  
 Infrastructure assistance (water, sewer, electricity and streets)  
 Free or low cost lots/land  
 Tax incentives  
 Other: \_\_\_\_\_  
 Incentives should not be offered

WHAT COMMENTS OR SUGGESTIONS DO YOU HAVE REGARDING THE OVERALL HOUSING SITUATION IN YUTAN?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please rate the community elements on how satisfied you are based on your residence.	SATISFACTION (CHECK ONE BOX FOR EACH ATTRIBUTE)				
	NO OPINION	POOR	FAIR	GOOD	EXCELLENT
Community as a whole					
The highways or main entrances					
The residential areas					
Parks and recreation					
Water quality/odor					
Water pressure					
Sidewalks					
Location of downtown					
Downtown businesses					
Downtown aesthetics					
Downtown parking					
Broadband choices					

Please rank the following changes in the order that will create the most positive impact for existing and new citizens in Yutan:

1 = most important  
12 = least important

\_\_\_\_\_ OPTIONS FOR DAYCARE  
 \_\_\_\_\_ MORE RESTAURANTS/FAST FOOD ESTABLISHMENTS  
 \_\_\_\_\_ EXPANDED HIKE/BIKE TRAILS  
 \_\_\_\_\_ COMMUNITY SWIMMING POOL  
 \_\_\_\_\_ EXPAND AND IMPROVE BALL FIELDS  
 \_\_\_\_\_ BUILD A COMMUNITY RECREATION CENTER  
 \_\_\_\_\_ MORE RETAIL AND GROCERY SHOPPING BUSINESSES  
 \_\_\_\_\_ NEW INDUSTRIAL BUSINESSES  
 \_\_\_\_\_ MORE ENTERTAINMENT OR RECREATIONAL ACTIVITIES  
 \_\_\_\_\_ STRONGER COMMUNITY AND CIVIC LEADERSHIP  
 \_\_\_\_\_ IMPROVE STORM SEWAGE INFRASTRUCTURE  
 \_\_\_\_\_ OTHER (please fill in) \_\_\_\_\_

Would you recommend Yutan to a potential new resident?

- YES  
 NO (explain why): \_\_\_\_\_

Would you recommend Yutan to a potential new business?

- YES  
 NO (explain why): \_\_\_\_\_

WHAT COMMENTS OR SUGGESTIONS DO YOU HAVE IN REGARD TO YUTAN?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PLEASE RETURN COMPLETED SURVEY IN THE POSTAGE-PAID ENVELOPE ATTACHED**



### Survey Observations

The charts below display observations that should be referenced at moments when the city's appointed and elected officials must make a recommendation or decision that will impact the entire community.

According to Chart 1.3 Yutan's small-town atmosphere, proximity to Omaha, and the fact that it feels safe are the main reasons people choose to live in Yutan. A large majority of respondents chose small town atmosphere above all other choices. While the proximity to Omaha is a factor that the city has no control over, the local government can take steps to maintain the small-town atmosphere and sense of safety.

**CHART 1.3 TOP THREE REASONS FOR LIVING IN YUTAN:**

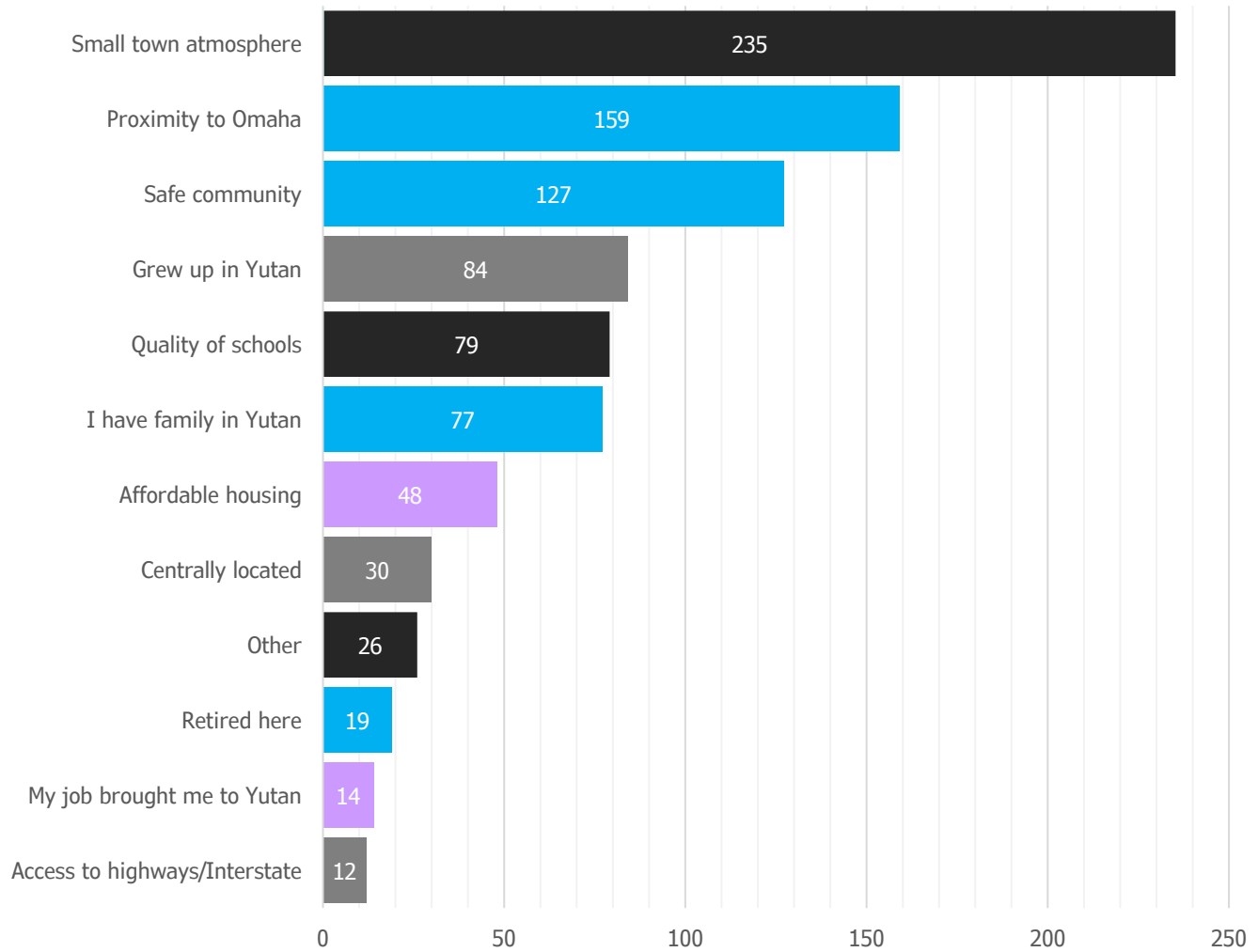
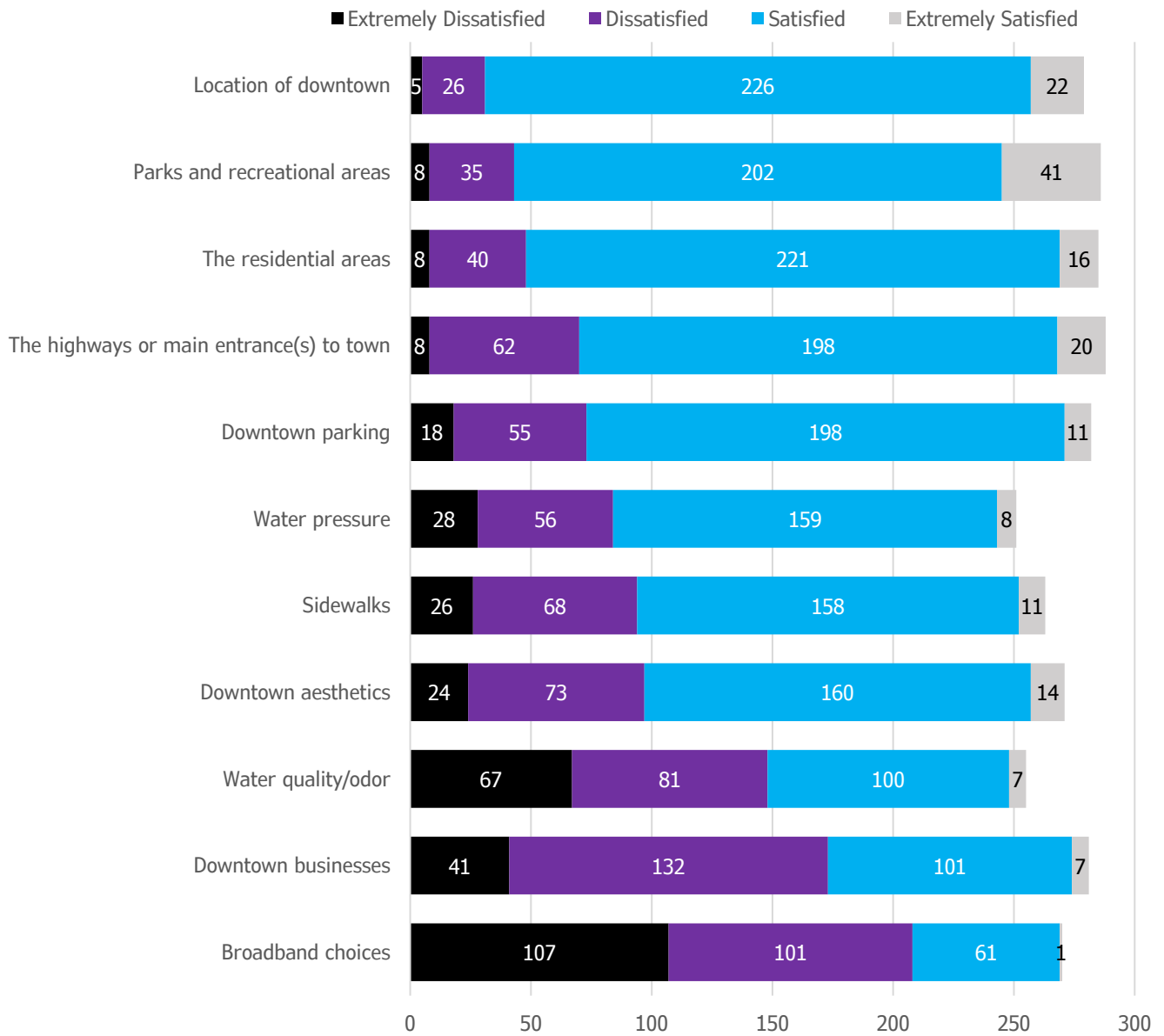


Chart 1.4 below tells how satisfied residents are with numerous elements of the community.

From a **public facilities/infrastructure perspective**, residents are **most satisfied** with the parks & recreational areas and their own neighborhoods and **least satisfied** with the water and sidewalks.

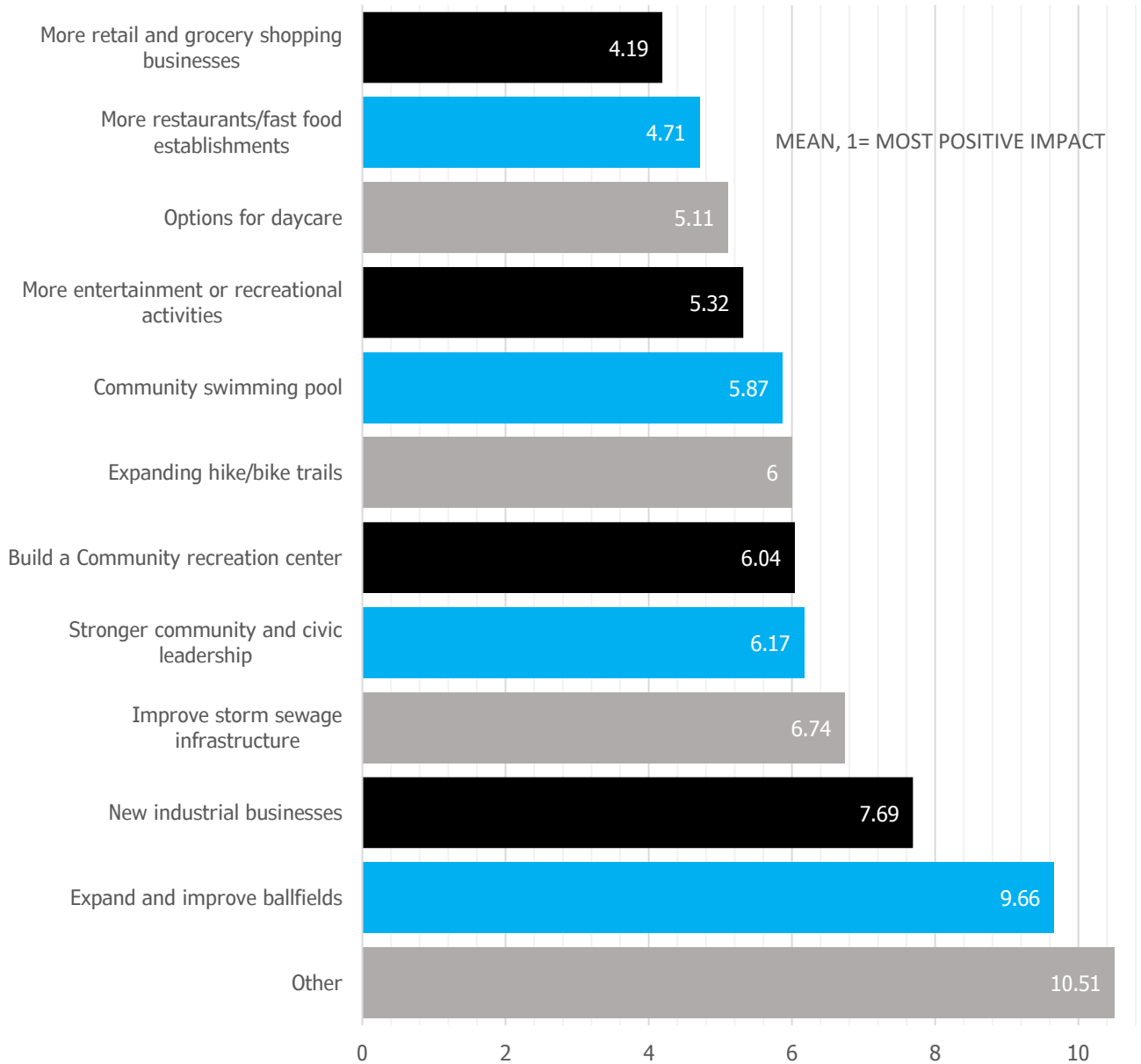
From an **economic development perspective**, residents are **most satisfied** with the location of the downtown district, the highways and main entrances that bring people into town, and the amount of parking available in the downtown and least satisfied with businesses in the downtown and the choices for broadband.

**CHART 1.4 SATISFACTION WITH EACH COMMUNITY ELEMENT  
(BASED ON RESIDENTIAL LOCATION)**



According to Chart 1.5, increasing the amount of retail businesses, eating places, and daycare options would make the biggest, positive impact on the quality of life for residents. Improving recreational facilities were rated lower.

**CHART 1.5 RANKING THE LEVEL OF POSITIVE IMPACT EACH CHANGE WOULD HAVE ON THE COMMUNITY**

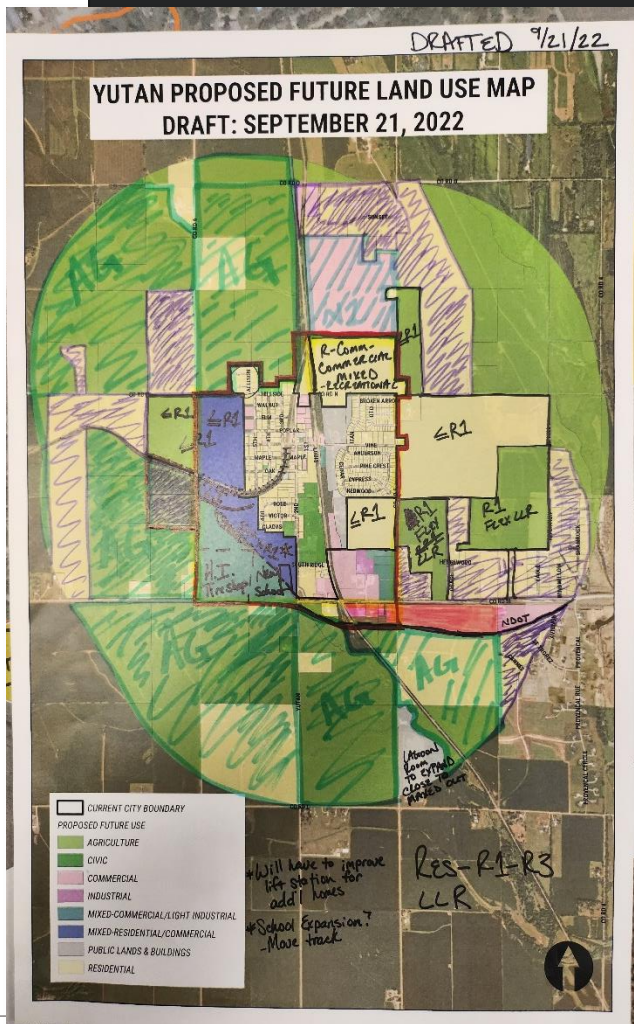
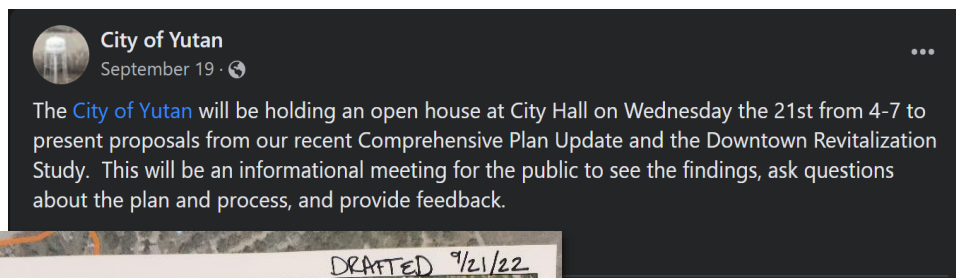


## Future Land Use (FLU) Map Workshop:

In the Fall of 2022, the design team completed a work session to incorporate previous inputs and craft a future land use map that could accommodate pending growth while also preserving Yutan's unique identity as a safe community with a small-town atmosphere.

Prior to the comprehensive plan being updated, a downtown revitalization planning process was underway. An observation from that downtown planning effort pointed to the need for connecting the downtown not only to the community, but also connecting the entire community. The need to connect the community was the basis for most conversations that took place at the Workshop.

The drawings below are only representative of considering all potential options and brainstorming. They are not presented as final concepts that were adopted or recommended by any of the city's appointed and elected officials.





## DECISION TO PLAN

By creating and adopting this Comprehensive Plan, the Yutan City Council is choosing to actively plan, work toward, and create a healthy community that protects the legacy of past residents, creates a thriving community for current residents, and preserves the natural and built environment for future residents.

Someone is sitting in the shade today because someone planted a tree a long time ago.

~Warren Buffett

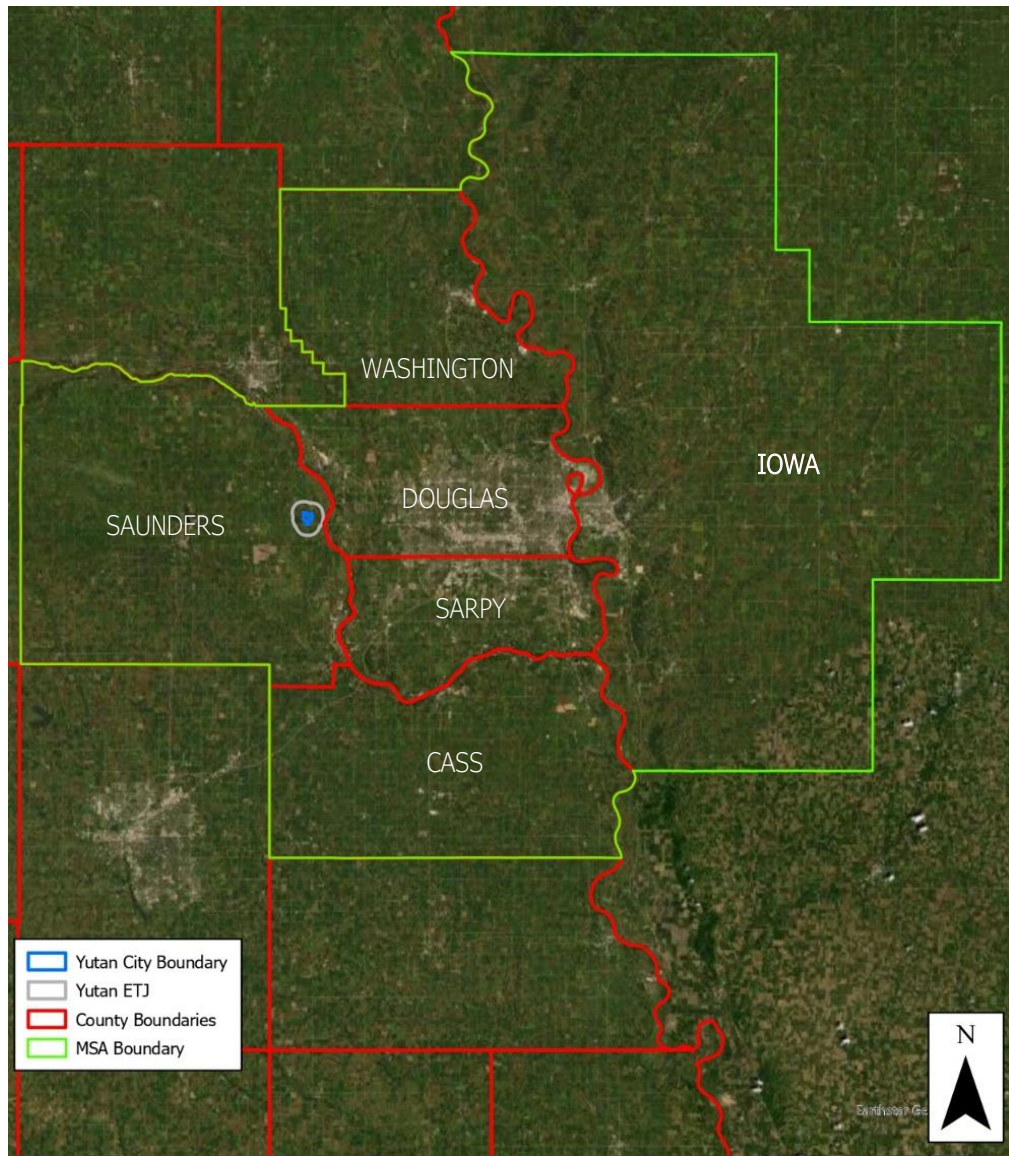
## DOCUMENTED ECONOMIC AND DEMOGRAPHIC PROJECTIONS

### OMAHA-COUNCIL BLUFFS METROPOLITAN STATISTICAL AREA (MSA)

The main source of demographic and economic information guiding this plan was collected from the United States Census Bureau, which includes Saunders County in the MSA.

Yutan is located within Saunders County. Growth trends for similar communities provide insight as to how Yutan is growing when compared to other municipalities with similar populations. Other Nebraska municipalities that are compared to Yutan included: Louisville, North Bend, and Springfield.

**MAP 2.1 Omaha Council Bluffs Metropolitan Statistical Area**



DEMOGRAPHIC CHARACTERISTICS

**Population trends based on census data:** Population counts, and estimates provided by the U.S. Census Bureau are displayed below to compare population trends for Yutan and other comparable municipalities in this region.

**Regional Population Trends**

Table 2.1a and Chart 2.1a compares population patterns for Yutan with comparable communities in the region. From 2000-2010, Yutan was the only community to experience population loss. Since 2010, all communities that were considered reported an increase in population. While all communities grew from 2010-2020, those with the most significant increases were Waterloo and Louisville. Yutan was third with an annual growth rate of 1.7%.

**TABLE 2.1a GROWTH RATE COMPARABLE CITIES**

	2000	2010	ANNUAL GROWTH RATE, 2000-2010	2020	ANNUAL GROWTH RATE, 2010-2020
YUTAN	1,229	1,154	-0.6%	1,347	1.7%
LOUISVILLE	1,049	1,106	0.5%	1,425	2.9%
NORTH BEND	1,219	1,241	0.2%	1,453	1.7%
SPRINGFIELD	1,451	1,343	-0.7%	1,582	1.8%
WATERLOO	445	725	6.3%	1,066	4.7%

SOURCE: 2000, 2010 & 2020 DECENNIAL CENSUS

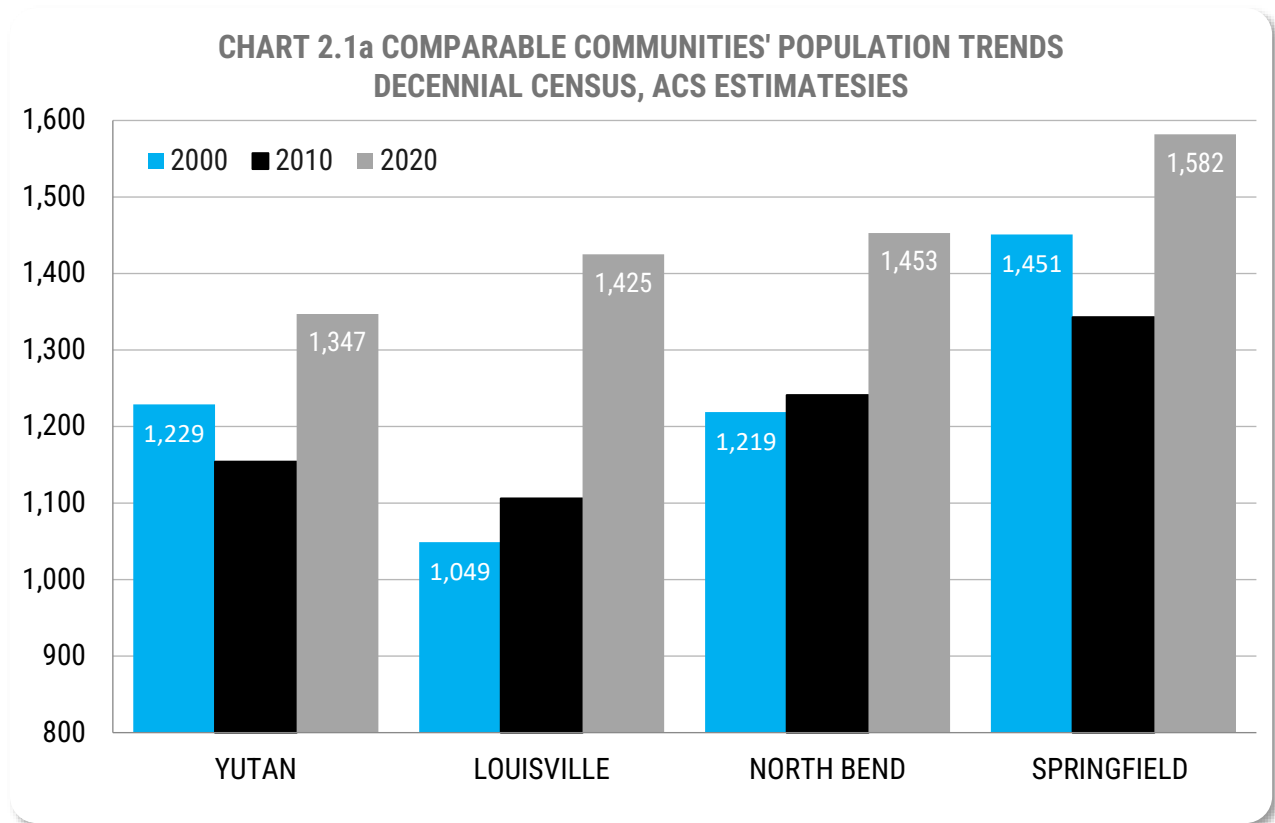


TABLE 2.1b GROWTH RATE SAUNDERS COUNTY COMMUNITIES & COUNTY					
	2000	2010	ANNUAL GROWTH RATE, 2000-2010	2020	ANNUAL GROWTH RATE, 2010-2020
CEDAR BLUFFS	636	459	-2.8%	744	6.2%
CERESCO	923	1,083	1.7%	1,343	2.4%
YUTAN	1,229	1,154	-0.6%	1,347	1.7%
ASHLAND	2,261	2,469	0.9%	2,834	1.5%
WAHOO	3,949	4,418	1.2%	4,520	0.2%
SAUNDERS COUNTY	19,830	20,543	0.4%	21,356	0.4%

SOURCE: 2000, 2010 & 2020 DECENNIAL CENSUS

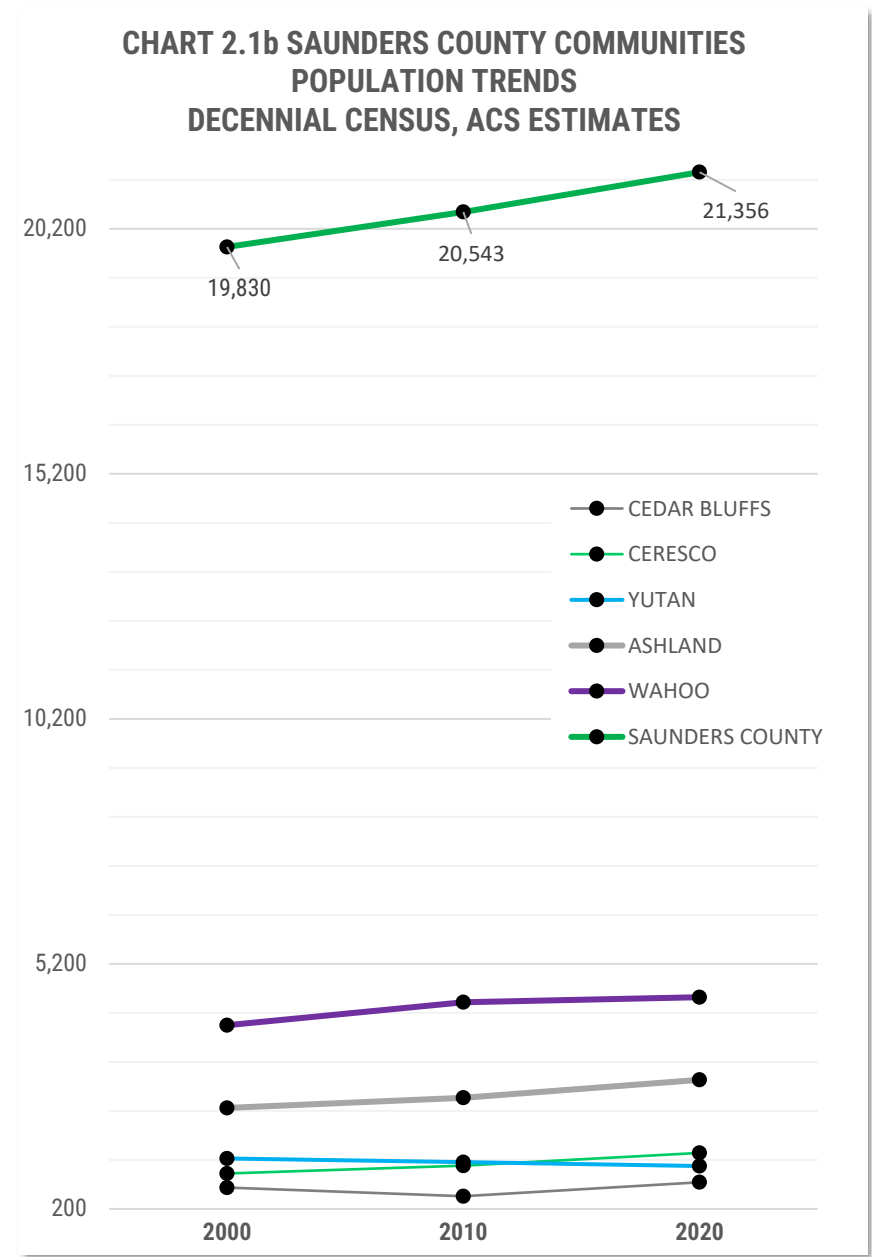


Table 2.1b and Chart 2.1b compares Yutan to other communities in Saunders County and with Saunders County as well. From 2000-2010, Yutan and Cedar Bluffs were the only communities to report population loss.

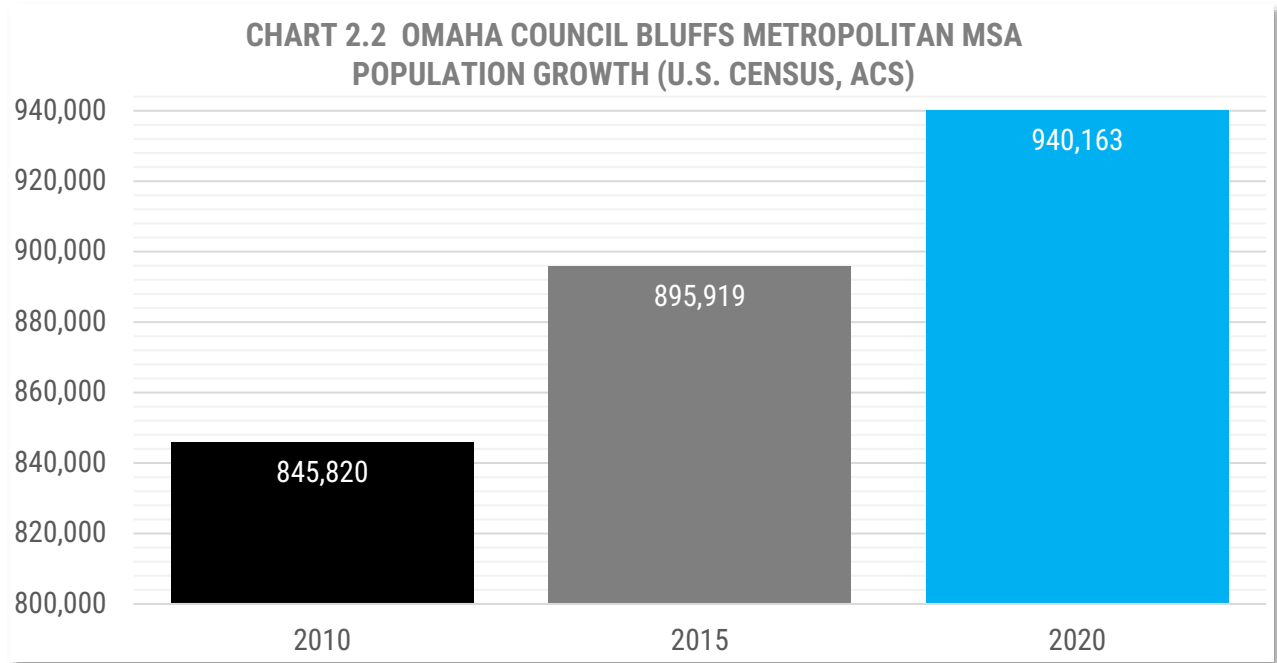
However, both communities recovered that loss and reported higher population counts in 2020 than in 2000. Except for Wahoo, every community experienced a double-digit annual growth total.

Saunders County surpassed 20,000 residents in 2010 and reported a second straight period of growth in 2020.

Chart 2.2 on the following page displays that the population of the MSA has consistently grown as well.

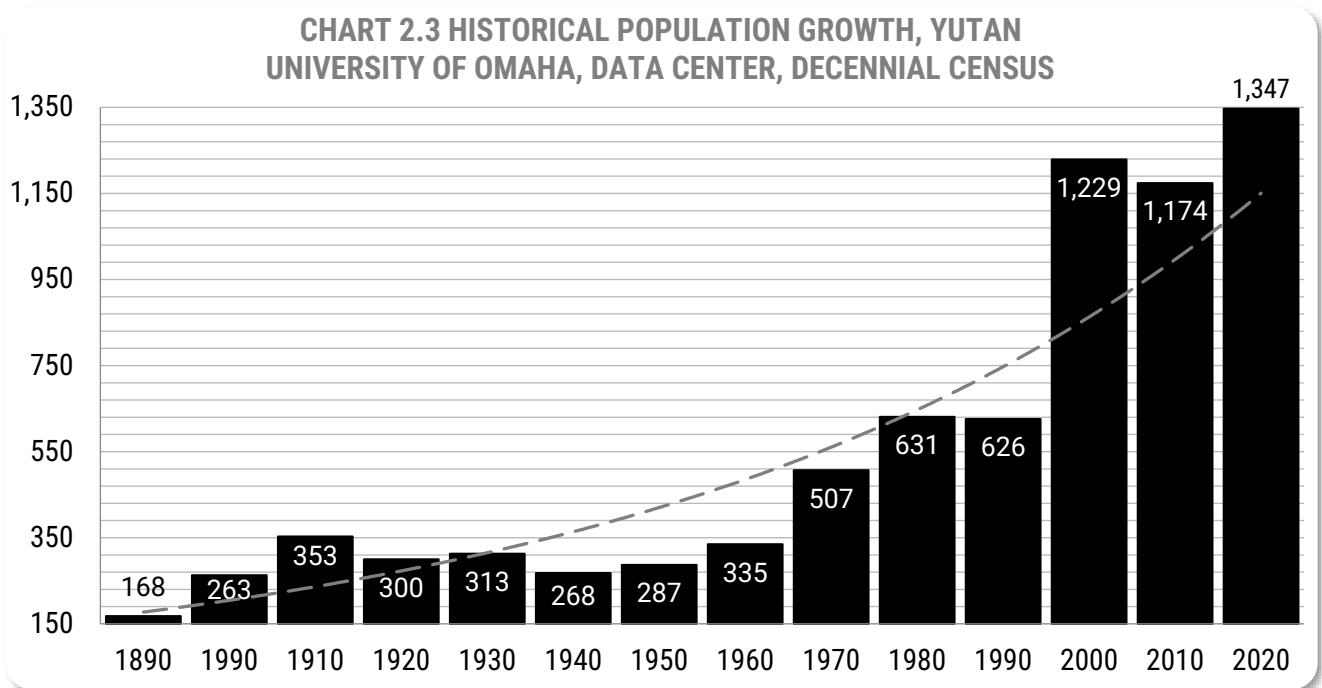
These tables and charts indicate that Yutan is in a region that has seen significant population growth since 2000 and will most likely continue to grow.

According to the Metropolitan Area Planning Agency in Omaha, NE, the MSA is expected to reach a population of 1 million by 2024.



**Historic Population Growth**

Yutan has seen periods of cyclical population loss and gain since the city’s population was first recorded in 1890. Yet, during the 1990s, the city’s population almost doubled then shrank slightly in the early 2000s and then grew steadily from 2010-2020, adding roughly 17 residents (seven households) per year from 2010-2020.



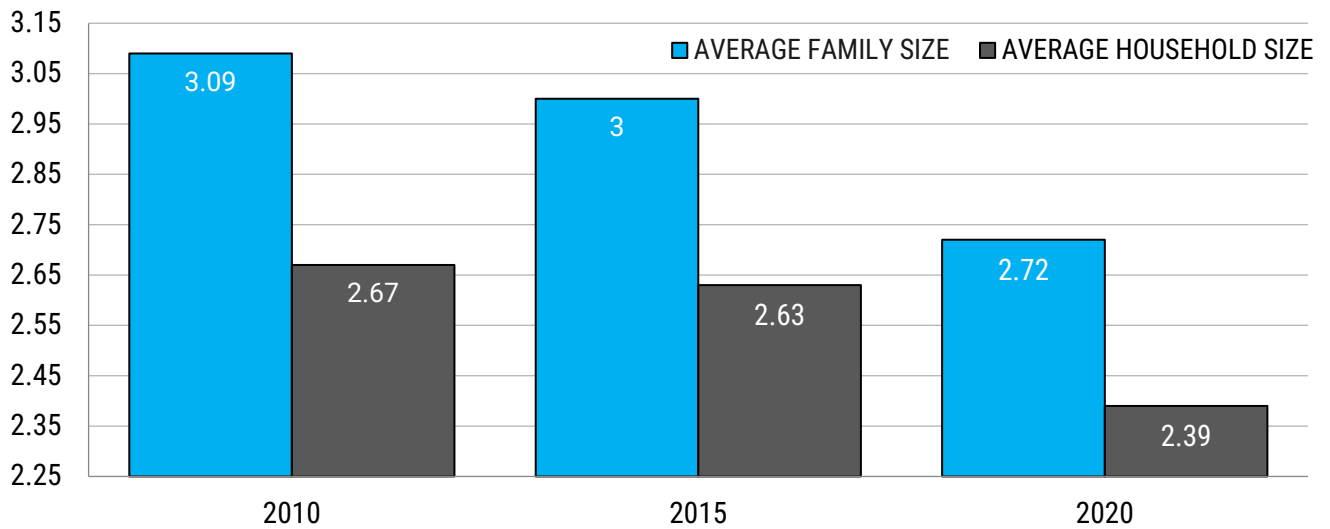
### Families and Households

**Families** are defined by the U.S. Census Bureau as a group of two or more people related by marriage or adoption residing together.

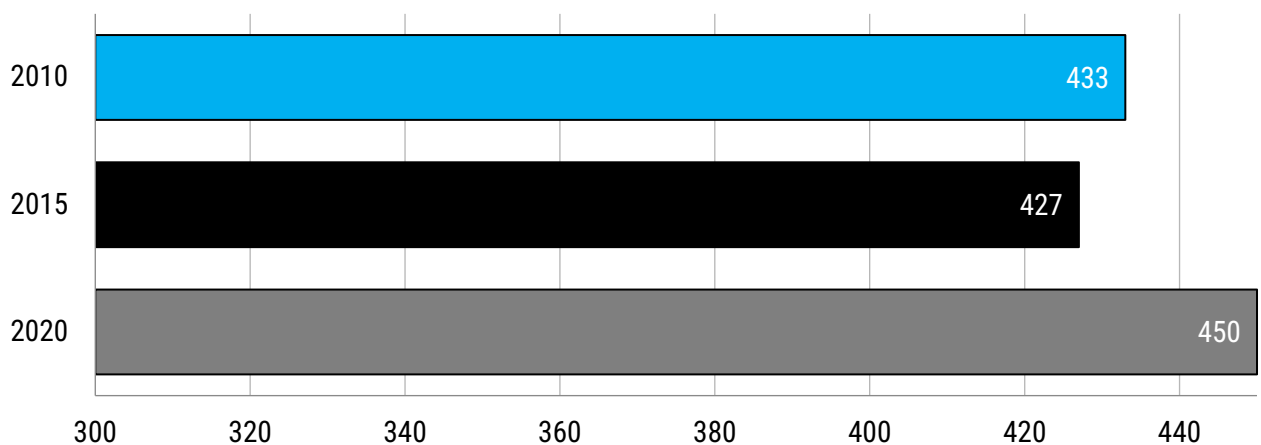
**Households** are defined as all people who occupy a housing unit. According to American Community Survey (ACS) estimates, family size and household size have both decreased overall since 2010.

Chart 2.4 points to the size of households and families while Chart 2.5 demonstrates the number of households in Yutan. While chart 2.4 suggests that both that the average family and household size are decreasing, the number of households has increased from 2010-2020.

**CHART 2.4 CHANGE IN AVERAGE HOUSEHOLD AND FAMILY SIZE (US CENSUS, ACS)**

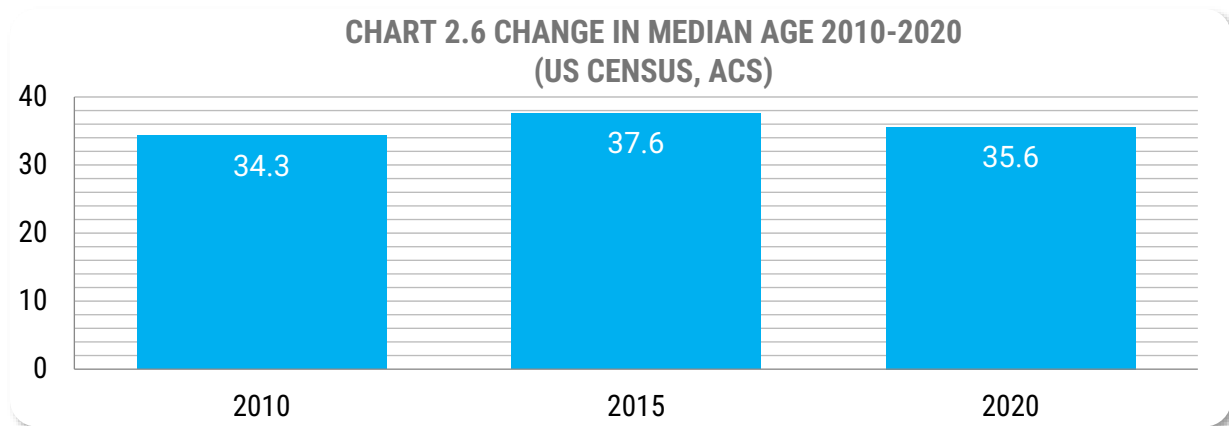


**CHART 2.5 NUMBER OF HOUSEHOLDS (US CENSUS, ACS)**



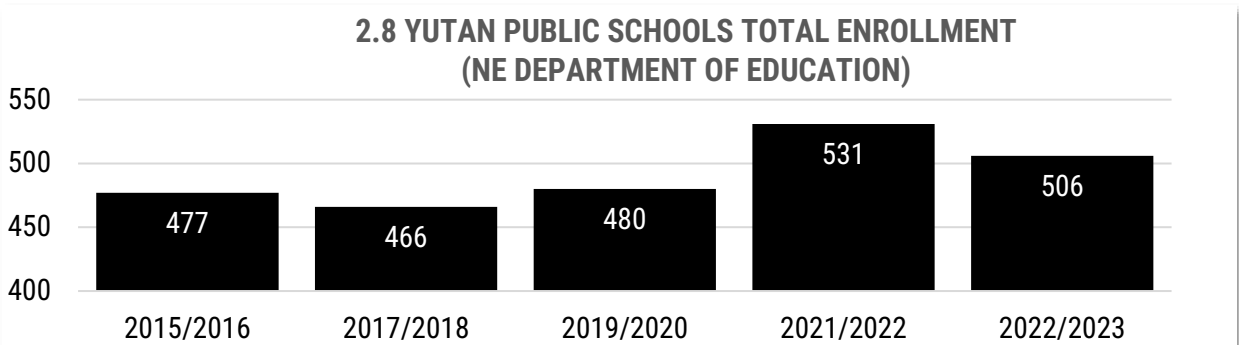
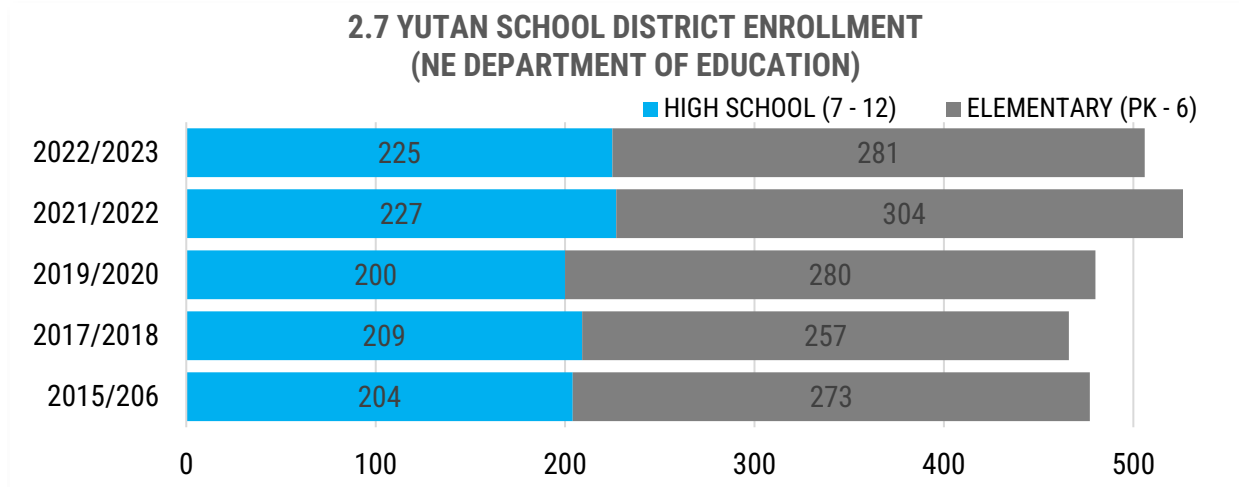
### Median Age

Typically, decreases in household and family size are linked to an increase in the overall age of the community. However, in Yutan, the **median age** spiked slightly in 2015 then dropped again from 2015-2020.

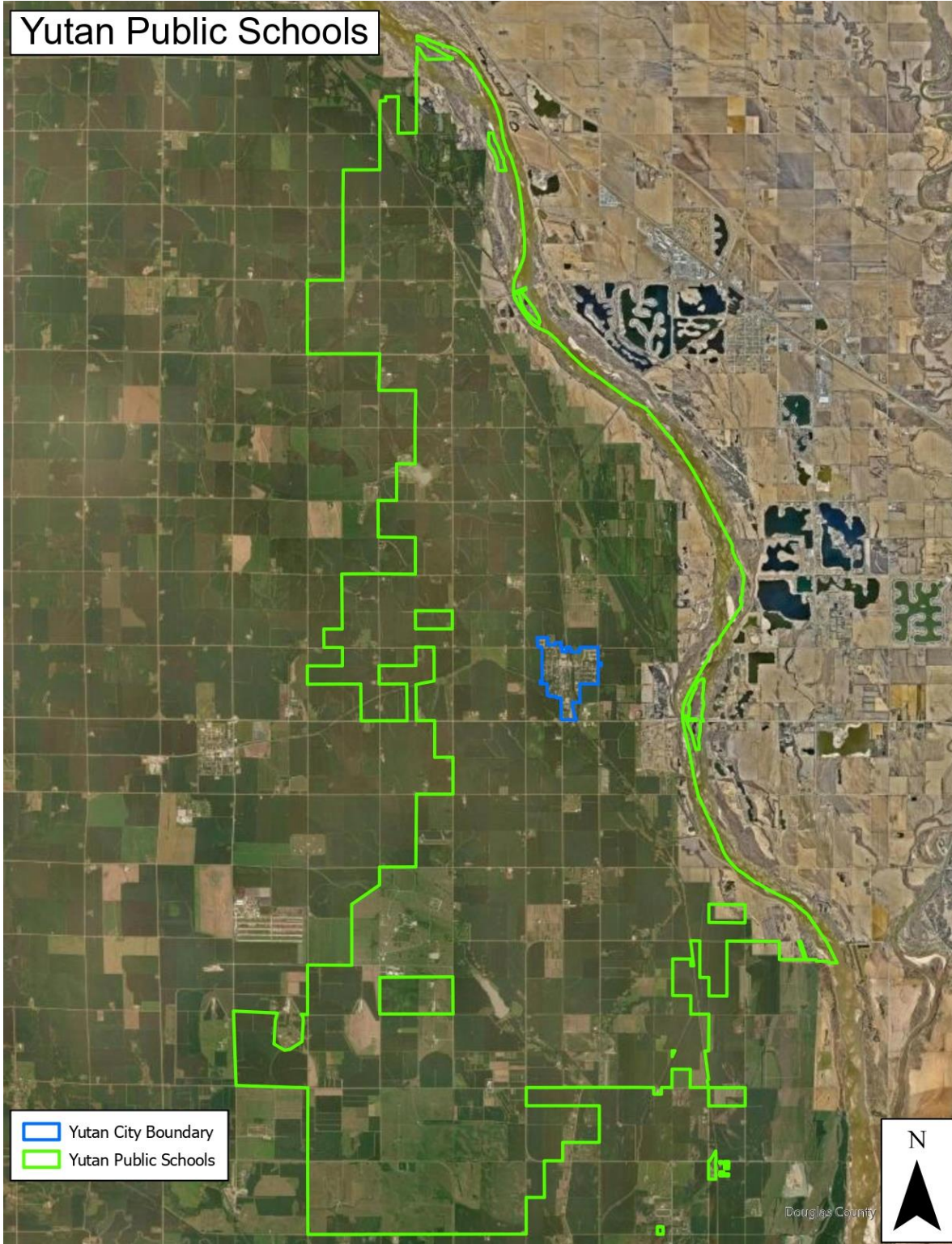


### School Enrollment

The Yutan Public School District covers several miles outside of the City of Yutan. A map of the District’s area is displayed on the following page. According to the Nebraska Department of Education enrollment data; Yutan Public School District experienced an 11% enrollment increase from 2015/16 to 2021/22 yet slightly decreased for the current school year. The total enrollment for the 2021/22 school year dropped from 531 to 506, a 5% decrease in the student body.



**MAP 2.2 Yutan Public Schools District**





A population pyramid with the widest bars at the bottom is ideal for a community that wants to continue to grow. It shows that there are young families in the area. The population pyramid below displays the age cohort breakdown for residents living in Yutan. The source of information for the charts was provided by ACS 2020 estimates.

The largest age cohorts in the community consist of residents between ages 30 to 39 and 10 to 19.

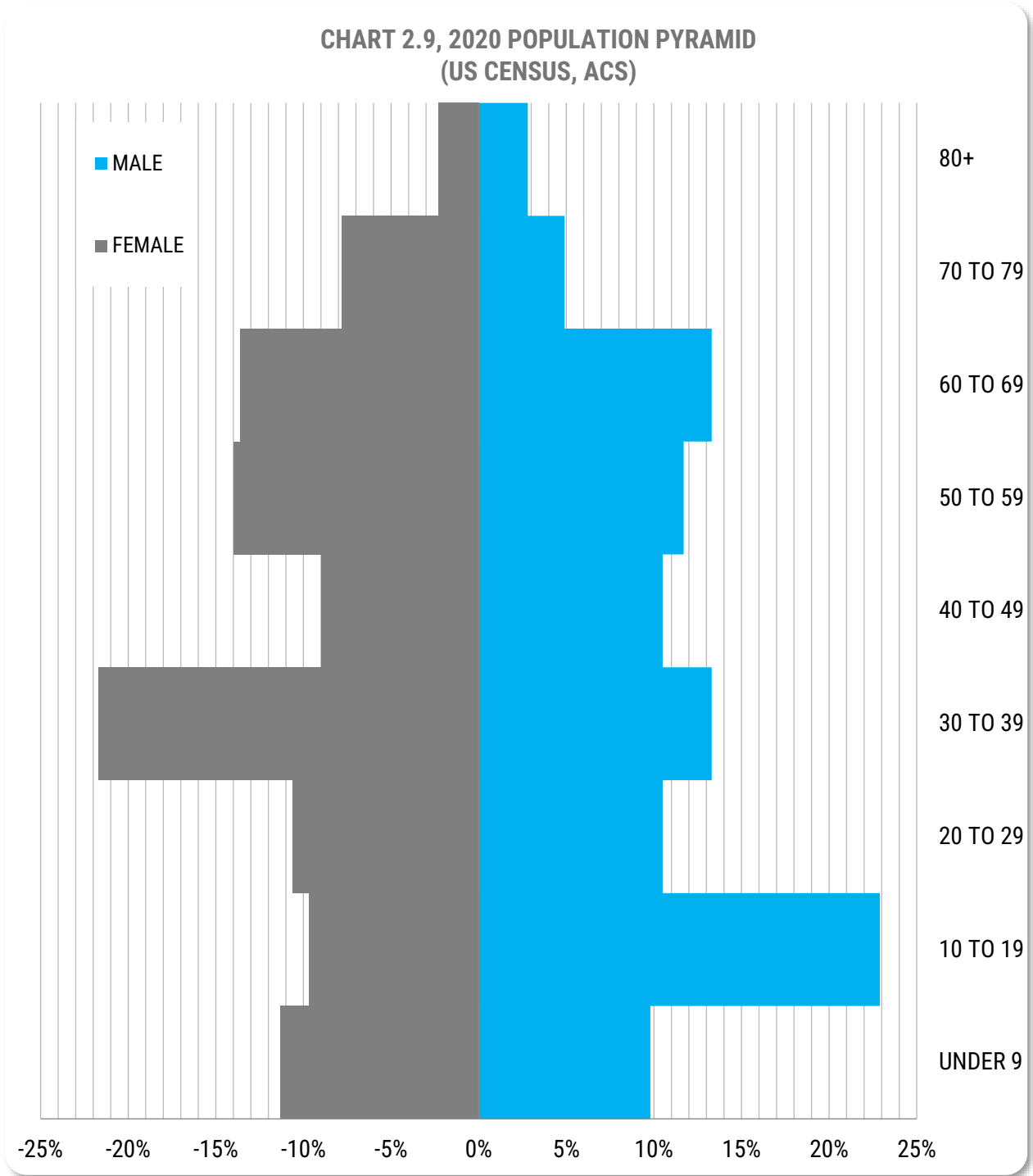
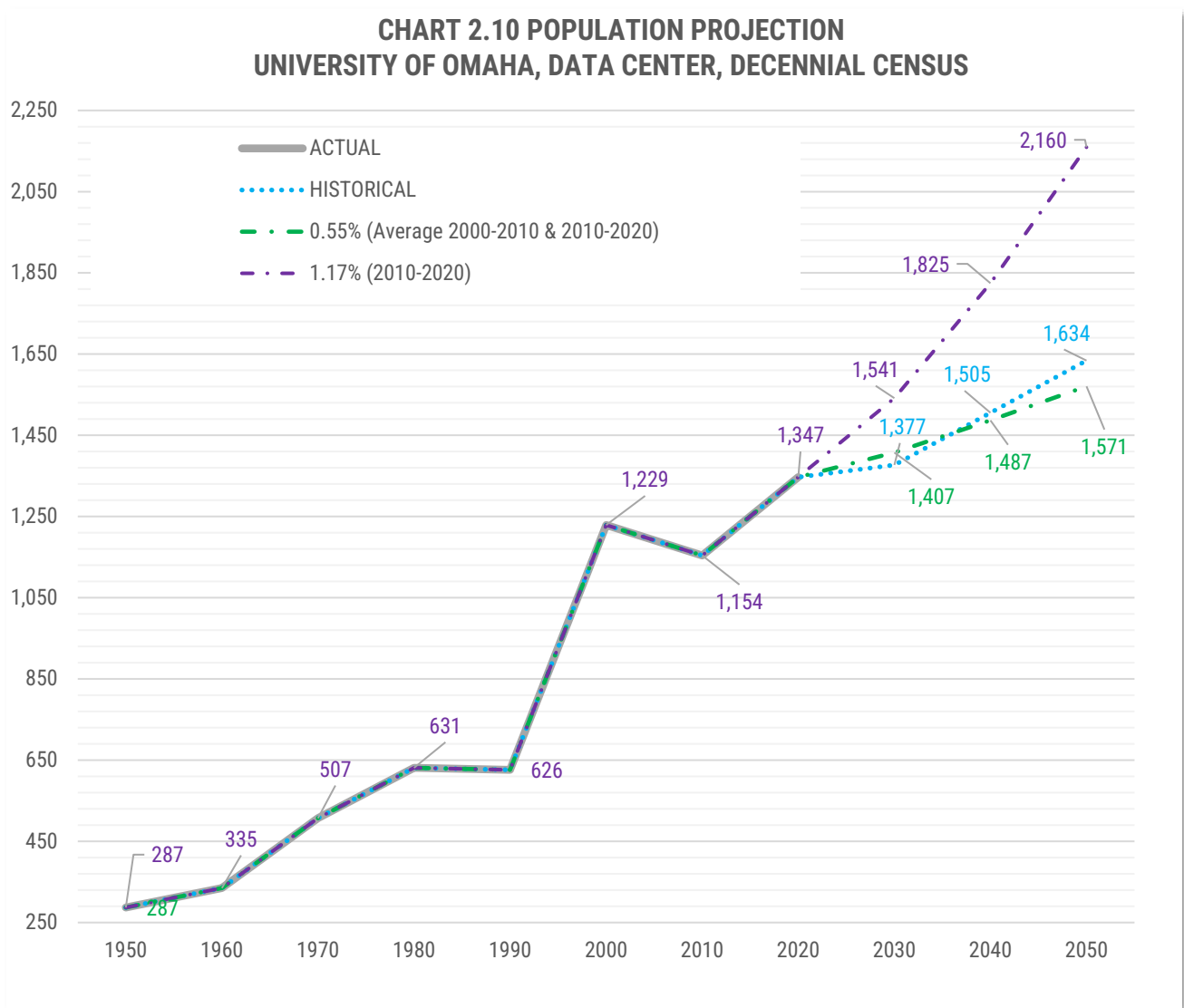


Chart 2.9 below is a simple population projection that estimates the future population counts of the City of Yutan. Many unknown future factors can impact future growth patterns. However, whenever planning and preparing for future growth, most organizations have come to recognize that history generally proves to be the greatest predictor of future growth.

Chart 2.9 below was created by considering three different scenarios, each based upon past population trends.

1. **Historical**-this scenario assumes that the same population pattern that took place in Yutan over the past 100 years (1920-2020) will repeat itself over the next 100 years. This projection is based on the simple assumption that history will repeat itself.
2. **Average 2000-2010 & 2010-2020 (.55%)**-this scenario is the average annual growth rate of Yutan from 2000-2010 (-.6%) and 2010-2020 (1.17%).
3. **2010-2020 (1.17%)**-this scenario is based upon the average annual rate of growth from 2010-2020.



These scenarios predict an increase ranging from 30-194 by 2030 and the total increase ranging from 224-813.

All three projections would result in an increase in the number of residents living in Yutan. The following chapter will document that Yutan is primarily occupied by residential uses and that the current residential vacancy rate is low.

Therefore, if this projected residential growth becomes a reality, the city will need to add additional housing units, which will require the new development of adjacent lands and possible redevelopment of lands already in the city. According to Table 2.2 below, the city may need as few as 94 or as many as 340 new units by 2050. The estimate for increased housing units is based on Yutan’s average household size of 2.39.

<b>TABLE 2.2 YUTAN POPULATION PROJECTION SCENARIOS</b>					
<b>Projection</b>	<b>2030 Population</b>	<b>2040 Population</b>	<b>2050 Population</b>	<b>Total Increase by 2050</b>	<b>New Housing Units Needed by 2050</b>
<b>Historical (1930-2020)</b>	1,377	1,505	1,634	287	108
<b>Average 2000-2010 &amp; 2010-2020 (.55%)</b>	1,407	1,487	1,571	224	94
<b>2010-2020 (1.17%)</b>	1,541	1,825	2,160	813	340

Source: U.S. Census, ACS, FIVE RULE

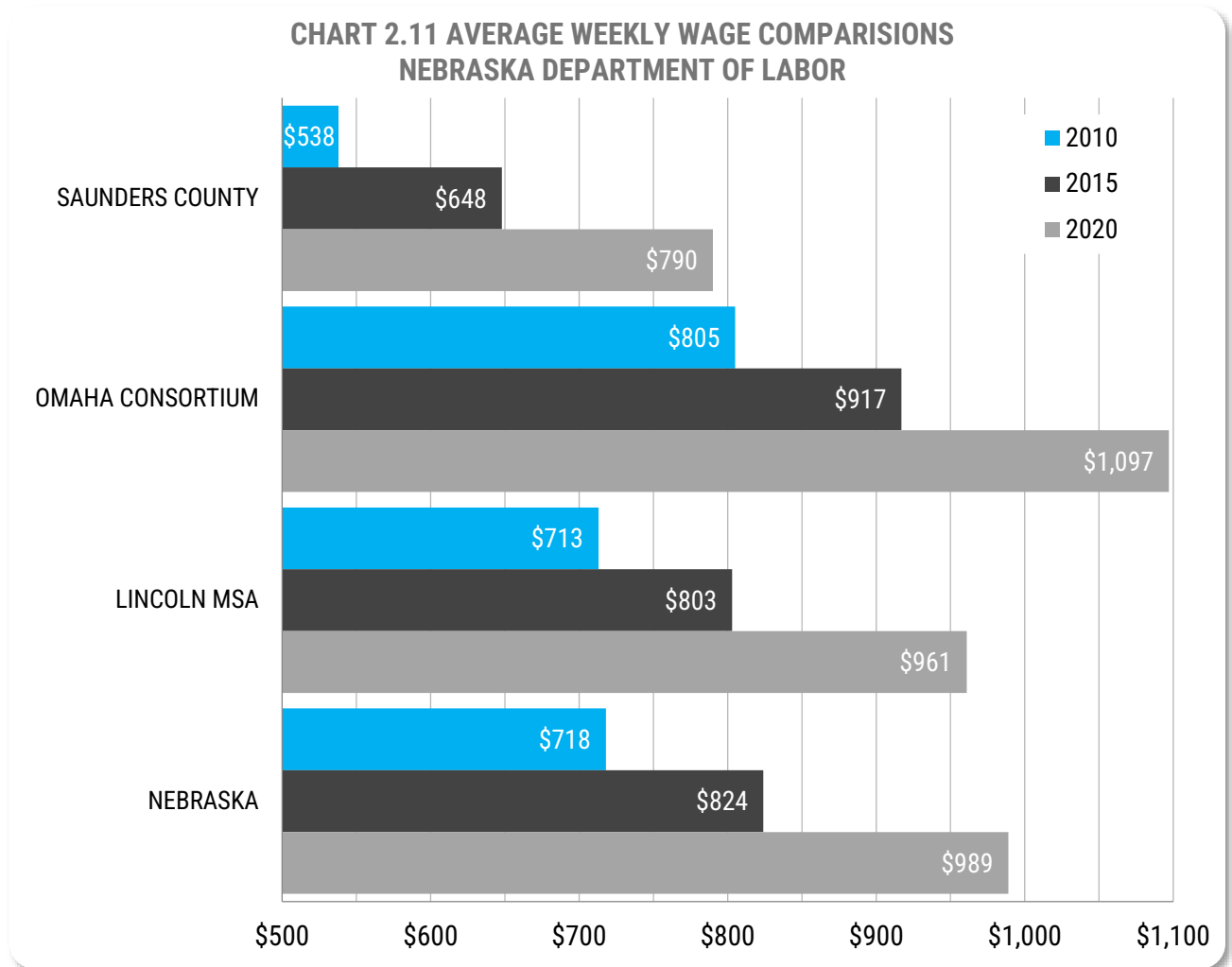
ECONOMIC CHARACTERISTICS

**Average Weekly Wage**

Average Weekly Wage (AWW) information below is based on wages reported to the Nebraska Department of Labor for unemployment insurance. The Omaha Consortium consists of those counties in Nebraska that are part of the Omaha-Council Bluffs MSA. Table 2.3 and Chart 2.11 demonstrate that wages are growing in Nebraska. Saunders county has reported the greatest increases in AWW compared to Nebraska as a whole. The average weekly wages in Saunders County are still lower than the Omaha Consortium, Lincoln MSA and Nebraska as a whole. The stronger wage increases in Saunders County may be due to the competition for labor being created by the nearby Lincoln and Omaha areas.

<b>TABLE 2.3 AVERAGE WEEKLY WAGE (AWW) COMPARISON</b>					
	2010	2015	% CHANGE 2010-2015	2020	% CHANGE 2015-2020
SAUNDERS COUNTY	\$538	\$648	20.45%	\$790	21.91%
OMAHA CONSORTIUM	\$805	\$917	13.91%	\$1,097	19.63%
LINCOLN MSA	\$713	\$803	12.62%	\$961	19.68%
NEBRASKA	\$718	\$824	14.76%	\$989	20.02%

SOURCE: NEBRASKA DEPARTMENT OF LABOR, QUARTERLY CENSUS OF WAGES



### Household Costs and Incomes

Average Weekly Wage (AWW) in the previous chapter refers to individual wages earned by any Nebraskan that pays into the state’s unemployment insurance fund. According to the U.S. Census Bureau, household income includes pretax cash income of the householder and all other people 15 years old and older in the household, regardless of whether they are related to the householder.

The data provided by the US Census Bureau; American Community Survey (ACS) shows that household incomes have increased since 2010. Home values for owner occupied households and gross rents for renter occupied households have also increased. Gross rents are defined as rent plus the estimated average monthly costs of utilities. Rents appear to have spiked around 2016 but may be back to increasing. Home values have increased by 21% since 2010 while household incomes have only increased by 14% since 2010.

TABLE 2.4 YUTAN MEDIAN HOUSEHOLD INCOME COMPARED TO HOME VALUE & GROSS RENT							
	2010	2012	2014	2016	2018	2020	% INCREASE
MEDIAN HOME VALUE	\$117,100	\$122,100	\$122,400	\$122,100	\$121,800	\$141,800	21%
MEDIAN HOUSEHOLD INCOME	\$56,827	\$59,833	\$63,167	\$62,109	\$63,289	\$64,737	14%
MEDIAN GROSS RENT	\$795	\$909	\$1,015	\$1,056	\$800	\$857	8%

SOURCE: US CENSUS, ACS

CHART 2.12 MEDIAN HOME VALUES (OWNER OCCUPIED) & HOUSEHOLD INCOMES (U.S. Census, ACS)

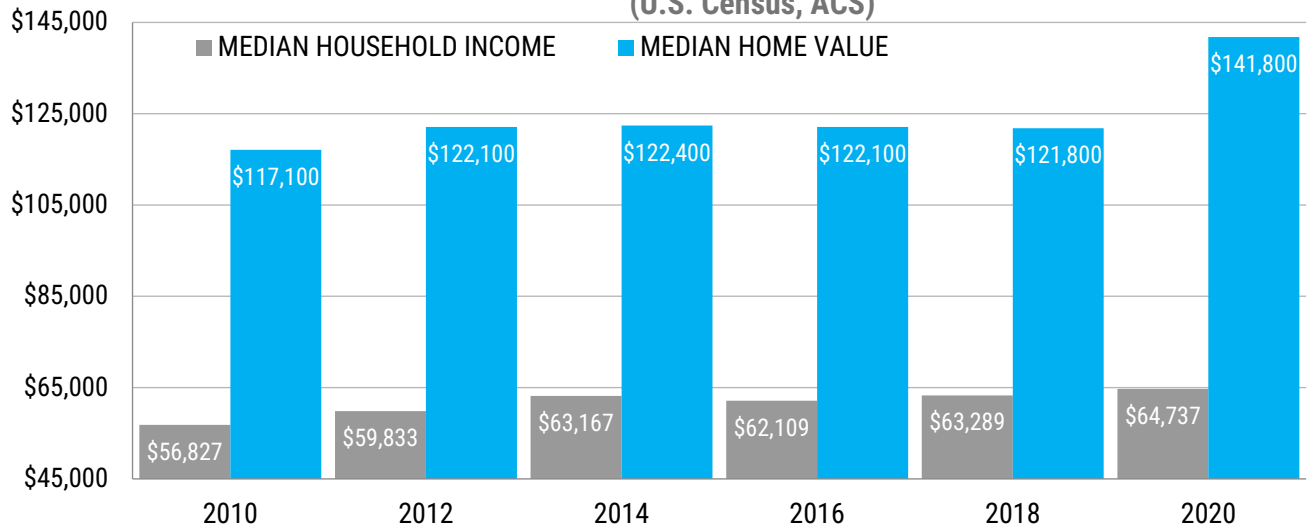
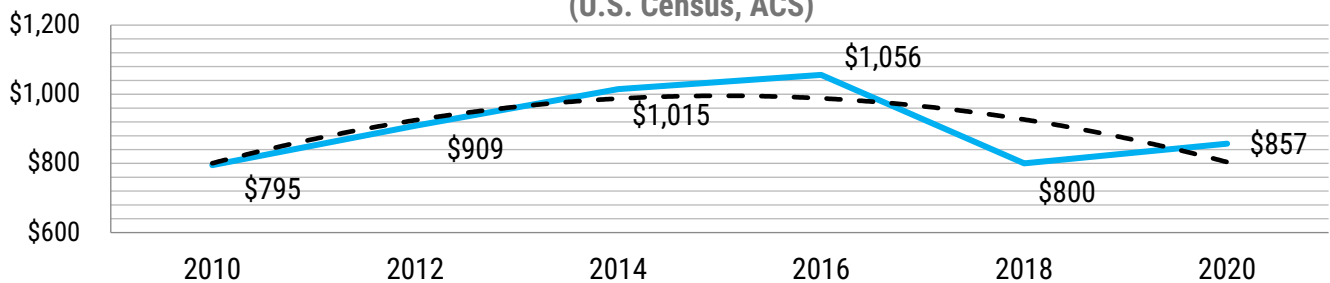


CHART 2.13 CHANGE IN MEDIAN GROSS RENT (U.S. Census, ACS)



## DEMOGRAPHIC AND ECONOMIC KEY TAKEAWAYS

The statements below summarize the information presented in this chapter and make recommendations for the city's local and elected officials to consider when making land use decisions over the next decade.

### Community Engagement

- **Safe, small-town atmosphere:** The main reason survey respondents choose to live in Yutan is the safe small-town atmosphere that is close to Omaha. If Yutan continues to grow, the local government will need to make choices concerning land use and public resources that will enable the city to maintain this atmosphere while located in a region experiencing population growth.
- **Water quality, business choice, and parks:** From a community wide perspective, residents are least satisfied with the water quality and number of businesses and services in Yutan. They are most satisfied with the park and recreation amenities.
- **Invest in retail, restaurants, and daycare:** Projects that residents feel will have the greatest positive impact were associated with increasing choices in retail businesses, eating establishments and daycare providers. Residents would rather see investments in economic development rather than more recreational amenities.

### Demographics

- **High Point:** The number of households in Yutan has increased by nearly 11% from 2014 to 2018. As of 2020, the city had the highest population count in its history.
- **Regional Growth:** Yutan is in a high population growth area with the Omaha MSA predicted to be more than 1 million in the next five years. Every community in Saunders County experienced growth from 2010-2020. Yet, the community prefers to maintain a small-town atmosphere; the surrounding growth will need to be managed locally with land use and infrastructure decisions in Yutan and the extra-territorial zoning jurisdiction (ETJ).
- **Number of households growing, household size shrinking:** The number of households and residents is increasing, while household size is decreasing. This may be suggesting that smaller family units are moving into the area. Future housing choices could include smaller lots for smaller units as well as more multi-family (townhomes, duplexes) options. If the city is experiencing an increase in 1 and 2 person households, the Council could also consider innovative options such as approving accessory dwelling units (ADUs) on older lots in the city with a larger area and smaller dwelling units.
- **Housing Demand:** All three population scenarios predict a need for additional housing units by 2030. The city will need to explore options for sustainably developing land currently outside of the city as well as redeveloping lands inside of the city.

### Economics

- **Cost of labor:** Wages for workers in Saunders County, Omaha, and Nebraska are seeing a steady increase with wage rates increasing by more than 20% in Saunders County from 2015-2020.
- **Housing costs:** Though wages are increasing they do not appear to be keeping up with the cost of housing, which is most likely connected to the lack of quality housing in the area. Home values and gross rents have increased significantly over the past five years. A significant increase in prices almost always points to demand outpacing supply. In this case, the supply of housing is not keeping up with the demand for it. The region's economy needs workers, and workers moving to the region need housing. If Yutan is financially and politically able to attract more residents, the region's demand for housing suggests that new homes built in Yutan would sell quickly.

## LAND USE AND ANNEXATION

### NRS § 19-903

- (1) A **land-use element** which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;
- (5)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

### EXISTING LAND USE INVENTORY

#### City Existing Land Use Inventory

An existing land use inventory was completed in the Fall of 2021. The purpose of creating the inventory is to identify the current land use situation in Yutan and then use that understanding to make land use decisions over the next decade. Map 3.1 on page 31 represents the existing land use (ELU) inventory for all lands inside the City of Yutan. Table 3.1 and Charts 3.1 and 3.2 provide a breakdown of land use by parcels and by acres.

Yutan is classified as a city of the second class by Nebraska Statute and therefore has zoning jurisdiction over all lands inside of the corporate limits and within one mile of the city corporate limits. For this reason, the land use inventory completed in the summer of 2021 also included those lands within one mile of the city.

The data in Table 3.1 and Charts 3.1 and 3.2 only represent the lands inside of the City of Yutan corporate limits. The primary user of land inside Yutan is residential, single-family (SF) homes; this is evident when breaking down the use of land by parcels or acres. The second highest user, commercial lots, includes lots in the downtown business district and the Nebraska Highway 92 corridor. Multi-family residential is the third largest user, followed by government. Within the city, agriculture is the smallest user of land.

	LOTS	% OF TOTAL	ACRES	% OF TOTAL
RESIDENTIAL-SINGLE FAMILY	501	89.0%	242.9	81.2%
COMMERCIAL	26	4.6%	25.6	8.5%
RESIDENTIAL-MULTI-FAMILY	12	2.1%	8.0	2.7%
GOVERNMENT	10	1.8%	5.7	1.9%
VACANT LOT	8	1.4%	9.6	3.2%
CIVIC (EDUCATION/RELIGIOUS/NON-PROFIT)	4	0.7%	6.8	2.3%
AGRICULTURE	2	0.4%	0.8	0.3%
<b>TOTAL</b>	<b>563</b>	<b>100%</b>	<b>299</b>	<b>100%</b>

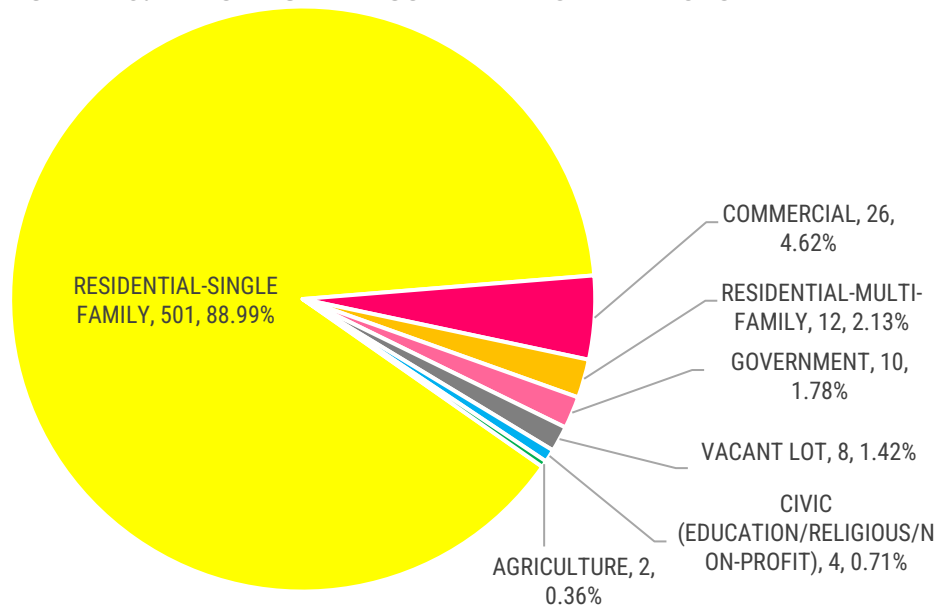
SOURCE: FIVE RULE INVENTORY, FALL 2021

When considering the breakdown of uses by acres instead of lots, the top three users of land are residential-single family, commercial, and vacant lots. Vacant lots replaces residential-multi-family as the third highest user of land

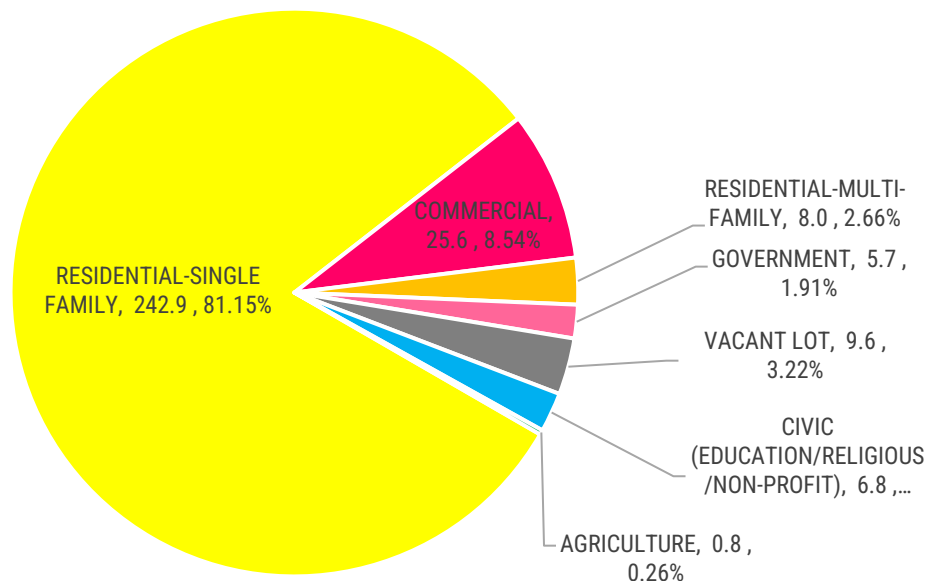
Regardless of whether uses are broken down by acres or parcels, residential is overwhelmingly the largest user of land, occupying more than 80% of the city. The community wide survey indicated that residents are not satisfied with the number of retail businesses or restaurants. However, the second largest user of land is commercial.

The inventory counted only 8 vacant lots. Map 3.1 on the following page displays the location of those vacant lots. Roughly three of these lots could serve commercial uses while the remaining five are residential in character. Within the City of Yutan, there are zero industrial lots and less than one acre of agricultural parcels.

**CHART 3.1 EXISTING LAND USE BREAKDOWN BY LOTS**

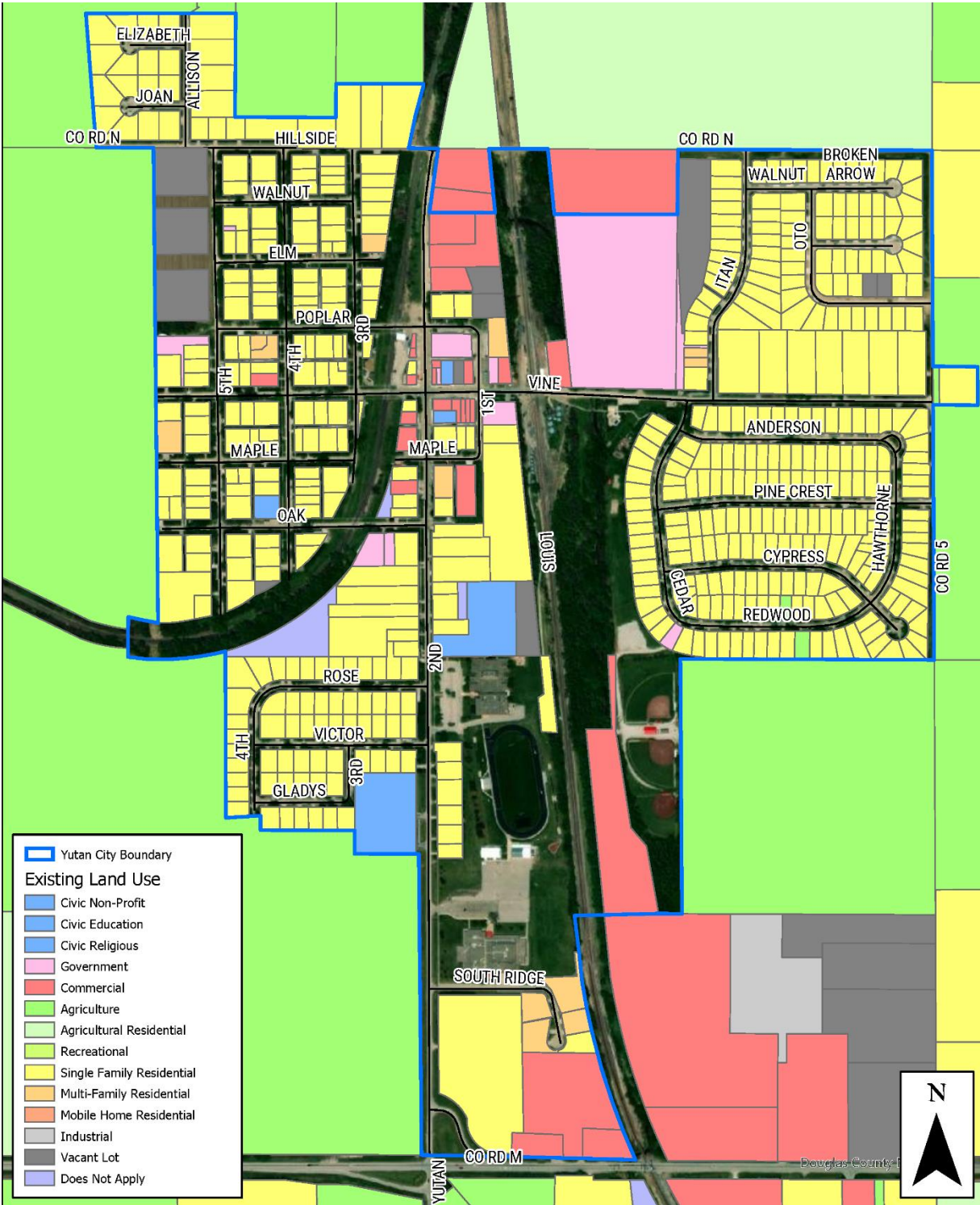


**CHART 3.2 EXISTING LAND USE BREAKDOWN BY ACRES**





### MAP 3.1 City Existing Land Use Inventory

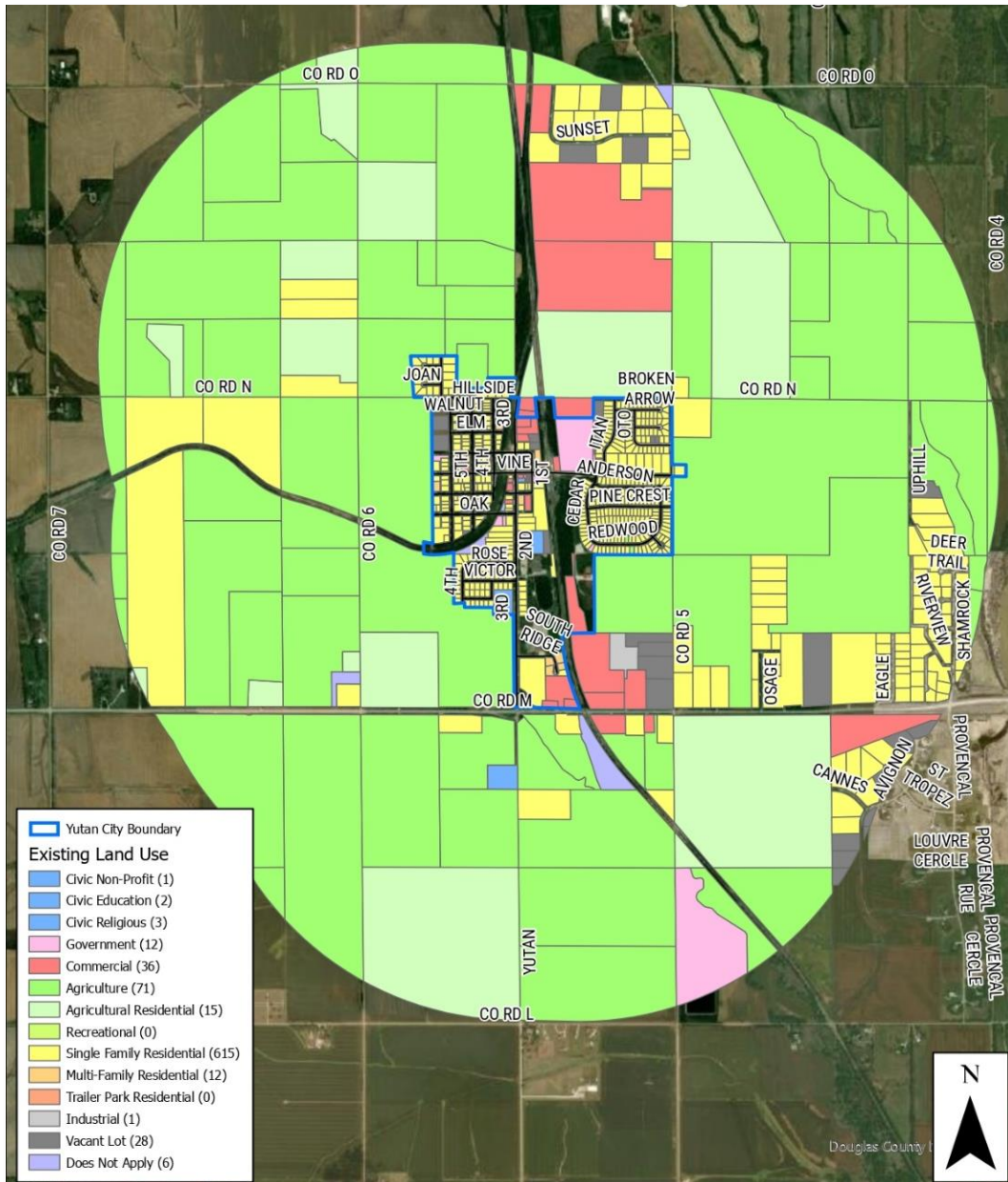


### One-Mile Zoning Jurisdiction

The lands outside of Yutan, but within the city's zoning jurisdiction were also included in the land use inventory. Map 3.2 below represents the city's existing land use map when considering the entire zoning jurisdiction. A breakdown of uses within the zoning jurisdiction is not provided within the plan; the primary user of land is agricultural and the City Council does not foresee it having a significant measurable impact on the lands within its one-mile zoning jurisdiction.

If the City Council does encounter a situation where it could impact the uses in its one-mile zoning jurisdiction it will operate mainly from a stance of conserving lands within the zoning jurisdiction as agricultural or ensuring that lands adjacent to the city can be annexed and served with city-owned utilities.

**MAP 3.2 Yutan ETJ Existing Land Use Inventory**



## STATUS AND CONDITION OF STRUCTURES

Maps 3.3 and 3.4 on the following pages display the results of the land use inventory that was completed in June of 2021. Tables 3.2 and 3.3 on the following pages provide the breakdown of occupancy and condition.

The inventory is performed from the nearest public right of way. Properties that are labeled as vacant are categorized based on the way that they appear to the individual completing the inventory. Structures that do appear to be vacant are grouped into one of four categories:

1. **Appears abandoned (Vacant Appears Abandoned):** It appears the structure is uninhabitable, has not been utilized in several months, and does not appear to be maintained.
2. **Appears maintained but no evidence of daily use (Vacant Appears Vacant):** While the property is maintained (yard is mowed, entries are secure), it does not appear that anybody is utilizing the property daily.
3. **For sale (Vacant for Sale):** There is a sign in the yard or some indicator that the property is actively being marketed to buyers.
4. **Under Construction (Vacant Under Construction):** It is apparent that the structure is an active construction project.

Based on the assessments, only 25 out of 513 residential structures (4.87%) were labeled as vacant, with 17 that appeared vacant, six under construction, and two listed for sale. Three commercial structures appeared vacant and 0 commercial structures were advertised for sale.

In addition to identifying status, properties are categorized by their condition as well. These assessments are based upon the Nebraska Housing Study Lite Toolkit that was developed by the South-Central Economic Development District (SCEDD) to be used as a rating tool for structures. Based on their appearance from the nearest public right of way, structures are grouped into one of three categories:

1. **Fair to excellent:** Structures in excellent condition, have solid roofs and foundations, and contribute positively to Yutan's building stock. Structures in fair condition are structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; they do not detract from the overall neighborhood but do have deferred maintenance issues.
2. **Major wear:** Structures with major wear have substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and other issues such as a sagging porch; these structures appear tired and give a negative impression of the neighborhood.
3. **Dilapidated:** Dilapidated structures are in an overall unsatisfactory condition, with a crumbling foundation, broken windows and doors, and/or a sagging roof. The structure has outlasted its normal life expectancy and is considered a safety and health hazard.

Six out of 513 (1.1%) total residential structures were rated as having major wear and 0 residential structures were rated as dilapidated. A total of 25 commercial structures were counted. One hundred percent of those were rated as fair to excellent.

Generally, a seven percent vacancy rate is considered a healthy residential vacancy rate. When only accounting for units that are for sale, the residential vacancy rate in Yutan is less than one percent.

The low vacancy rates and well-maintained properties suggest that to accommodate any further growth, new construction of new neighborhoods and business districts will need to be considered.

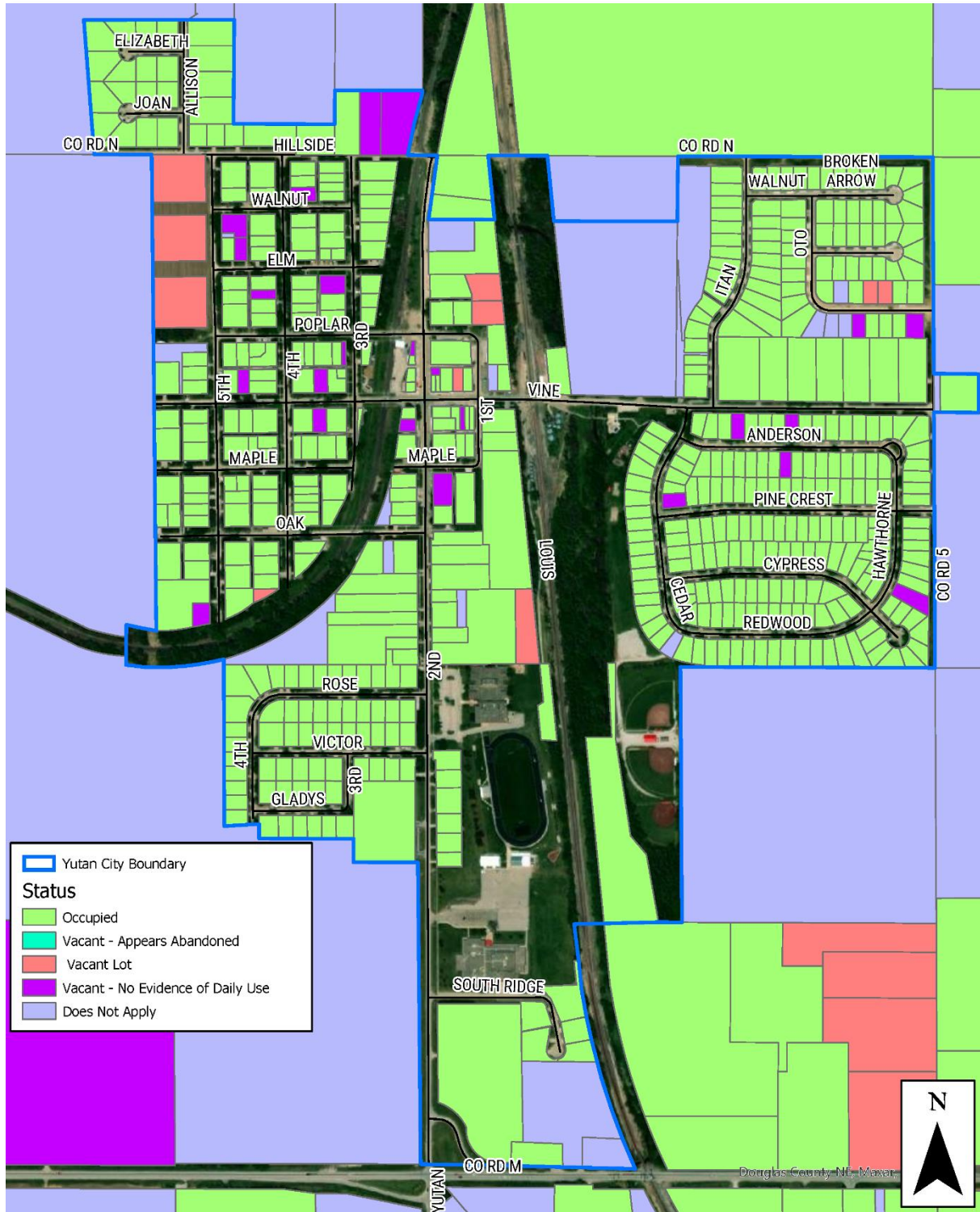
<b>TABLE 3.2 VACANCY RATES</b>		
<b>SF Residential Occupancy</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	501	
Occupied	477	95.2%
Appears Vacant	16	3.2%
Vacant For Sale	2	0.4%
Vacant Under Construction	6	1.2%
Total Vacant Structures Counted	24	4.8%
<b>MF Residential Occupancy</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	12	
Occupied	11	91.7%
Appears Vacant	1	8.3%
Vacant For Sale	0	0.0%
Vacant Under Construction	0	0.0%
Total Vacant Structures Counted	1	8.3%
<b>Commercial Occupancy</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	25	
Occupied	21	84.0%
Appears Vacant	3	12.0%
Vacant For Sale	0	0.0%
Vacant Under Construction	1	4.0%
Total Vacant Structures Counted	4	16.0%

SOURCE: FIVE RULE LAND USE INVENTORY, FALL 2021

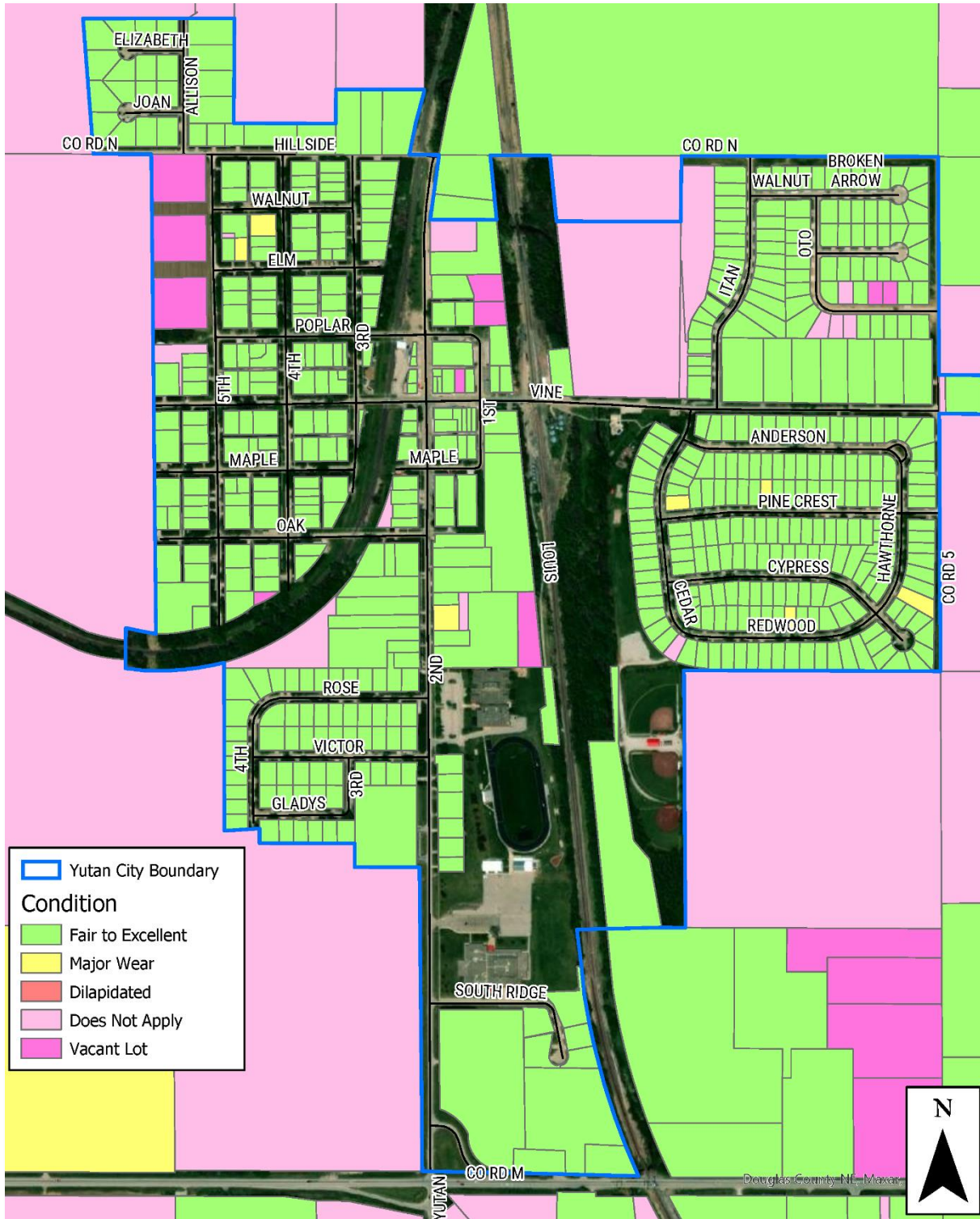
<b>TABLE 3.3 CONDITION OF STRUCTURES</b>		
<b>Single Family Residential Condition of Structures</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	501	
Fair to Excellent	491	98.0%
Major Wear	6	1.2%
Dilapidated	0	0.0%
<b>Multi-Family Residential Condition of Structures</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	12	
Fair to Excellent	12	100.0%
Major Wear	0	0.0%
Dilapidated	0	0.0%
<b>Commercial Condition of Structures</b>	<b>Structures</b>	<b>Rate</b>
Total Structures Counted	25	
Fair to Excellent	25	100.0%
Major Wear	0	0.0%
Dilapidated	0	0.0%

SOURCE: FIVE RULE LAND USE INVENTORY, FALL 2021

**MAP 3.3 Yutan Structures-**



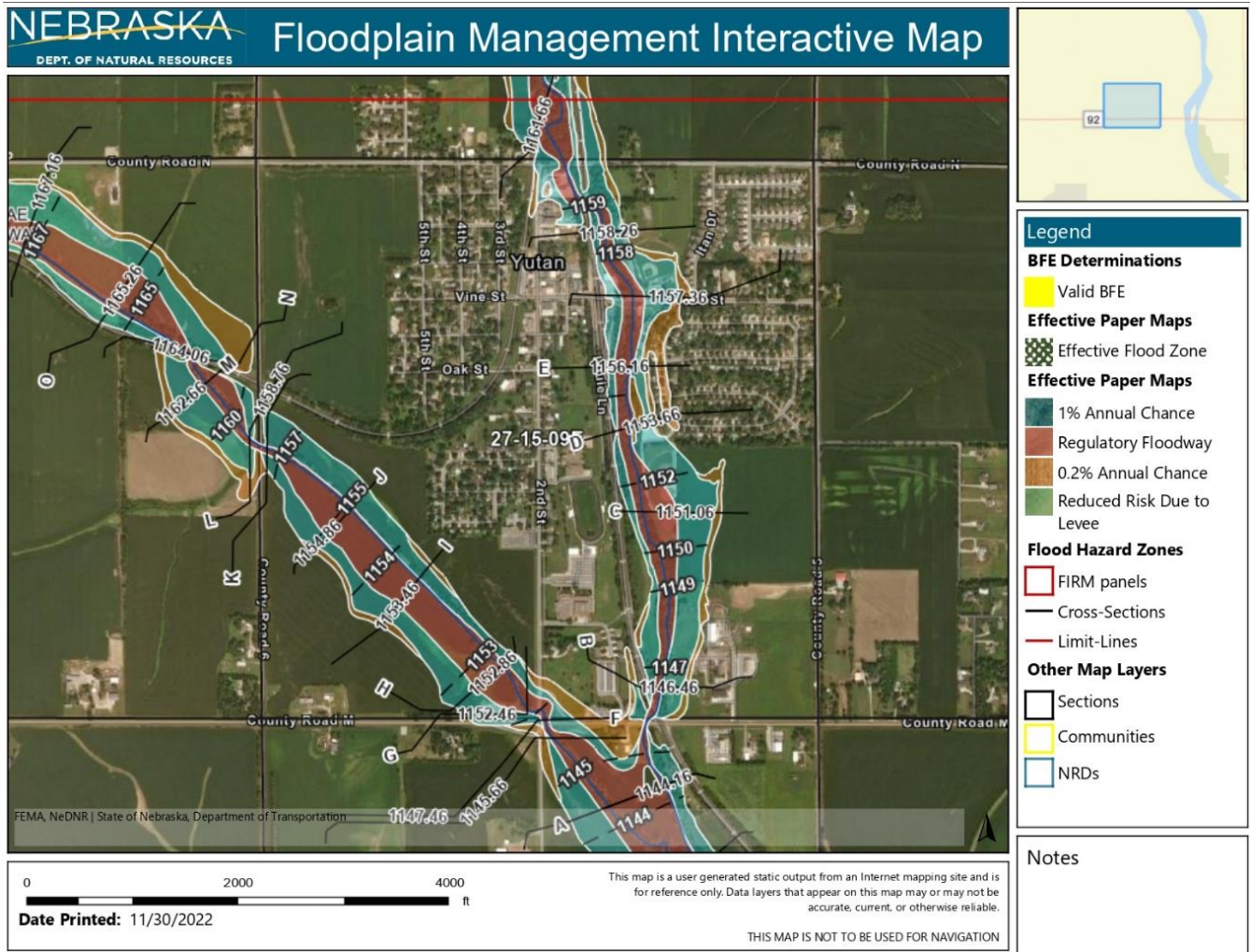
**MAP 3.4 Yutan Structures-**



PLANNING FOR NATURAL HAZARDS

The most likely natural hazard that the city can plan for involves flooding hazards.

The map below is provided and maintained by the Nebraska Department of Natural Resources. Lands that are colored in blue are those lands that have a 1% chance of flooding annually. The City of Yutan regulates uses located in the 1% area through the city's zoning regulations.



## FUTURE LAND USE MAP

Maps 3.5 and 3.6 on the following pages are the proposed future land use (FLU) maps for Yutan's entire zoning jurisdiction. It should guide all land use and development decisions over the next ten years. Should the Yutan Planning Commission and City Council choose to make policy decisions that are not reflected on the FLU map, then the FLU map must be amended to reflect the change in policies.

Map 3.5 represents the vision of the Yutan community by illustrating attributes of the existing land use maps that the city would like to change in the next ten years. The city's vision for annexation as well as redevelopment of already incorporated areas is communicated through the future land use map. The future land use (FLU) map was presented to the Yutan community during an open house on September 21, 2022, and Planning Commission meeting on October 11, 2022. Comments from the Planning Commission, City Council, and community members were incorporated into the proposed future land use map.

## ACCEPTABLE SUB-USES

Map 3.5 on the following page serves as the city's future land use (FLU) map that will guide the city's residents and leadership in determining the highest and best uses of its land over the next 10 years. The land uses shown on the map are general and considered only private uses of land.

Therefore, the list below provides a reference for public and civic uses. The types of public and civic uses listed below are considered acceptable uses of land within each general category.

Acceptable sub-users within each land use category are listed as follows:

### **Agriculture**

City and/or county facilities (parks and recreation/utility/trash storage/landfill/recycling)

### **Industrial**

City and/or county facilities (utility/trash storage/landfill/recycling)

### **Commercial**

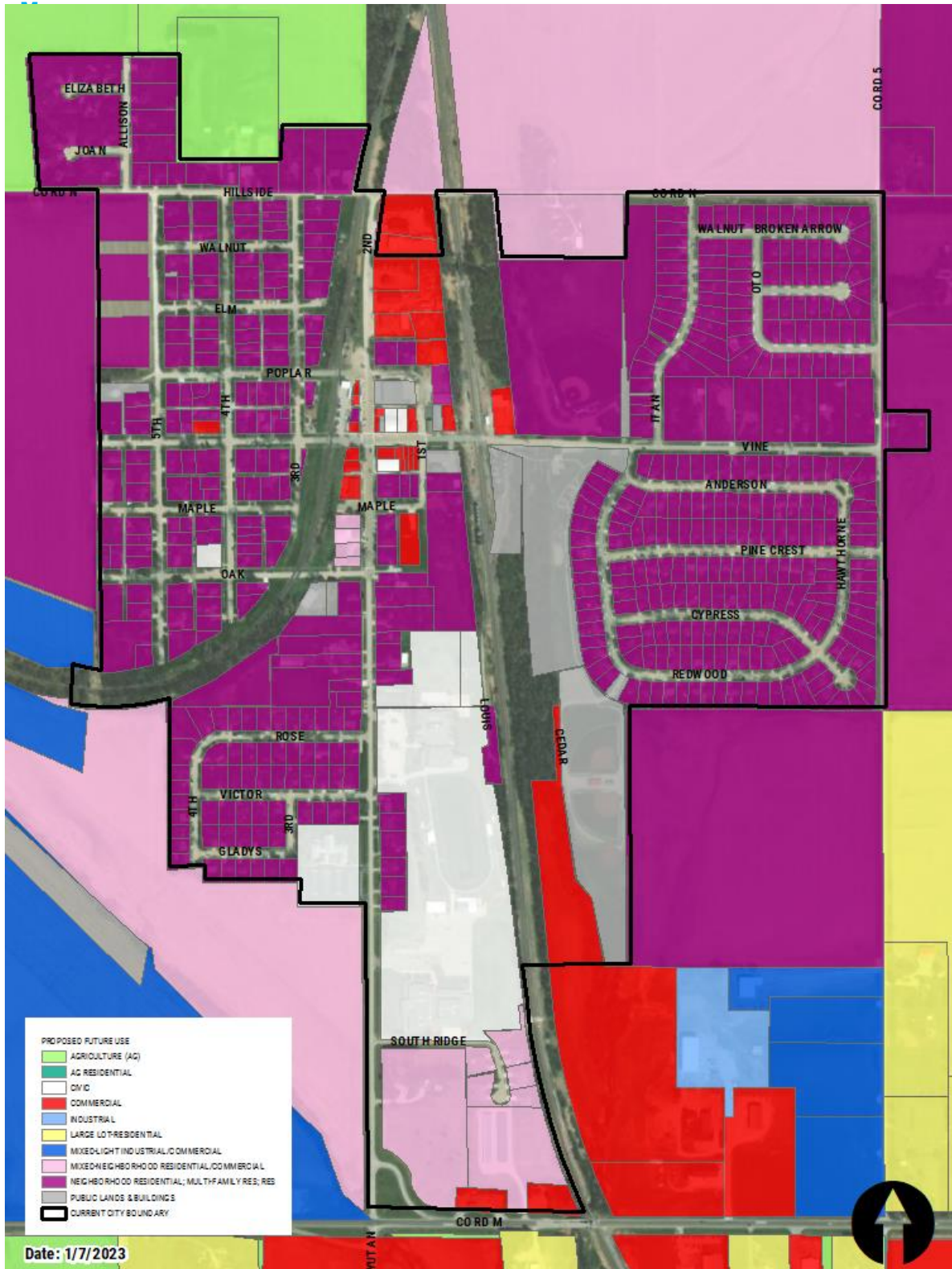
Public and or non-profit/civic uses (religious/educational/office/library/community center/parks and recreation)

### **Residential**

Public and or non-profit/civic uses (religious/educational/library/community center/parks and recreation)

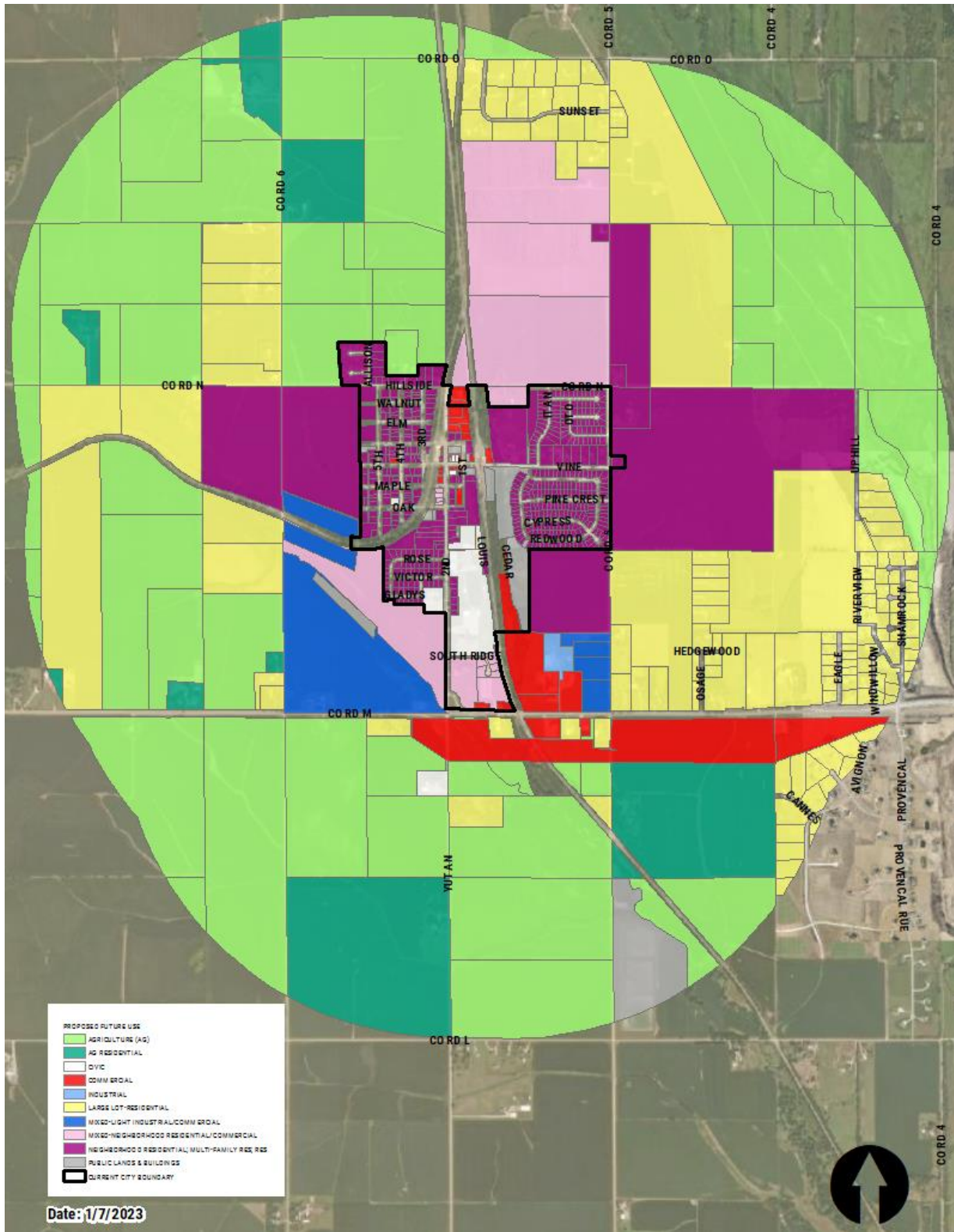


### MAP 3.5 City Future Land Use



Date: 1/7/2023

### MAP 3.6 ETJ Future Land Use Map



## POLICY STATEMENTS

The future land use (FLU) map reflects the following policy statements that represent the Yutan community's vision for future growth. The statements below should serve residents and appointed and elected officials as they make land use decisions over the next decade.

### Adjacent Lands

The growth of the Omaha and Lincoln MSA's will cause residents in these areas to look for homes that are close to the areas but located in the country or a small town. A significant amount of the land within Yutan's One-Mile Extraterritorial Zoning Jurisdiction (ETJ) have already been developed into rural residential subdivisions or stand-alone commercial lots. Any further development in the ETJ that will not be incorporated into the city's boundary and utilities plan must be carefully considered by the Planning Commission and Council. The city must think about saving space for it to grow.

Lands adjacent to Yutan should be reserved for developments that will result in neighborhoods connected to the city through street and utility extensions. Where residential uses are not planned, commercial developments should also only be approved if they will be annexed into and served by the city.

### Residential Growth

The city's low vacancy rates and project growth rates suggest that any size of home would be marketable in Yutan. Shrinking household sizes indicate that smaller lots and more multi-family developments would be occupied.

The community survey indicated that residents want Yutan to retain its small-town atmosphere. Developing connected neighborhoods that are annexed into and served by the city will assist with maintaining that atmosphere. Some parcels inside of Yutan that are currently vacant could be developed into residential neighborhoods.

If the city anticipates accommodating the projected growth, new developments will be necessary. To avoid a situation where the city is landlocked, the city should limit the amount of large lot residential development near the city's current corporate limits.

### Commercial Development

Current residents are asking for more choices of businesses that would meet the daily needs of residents, including more retail, restaurants, and daycare options.

The most lucrative opportunities for commercial expansion are located along Highway 92. Like residential neighborhoods, commercial developments should be annexed into and served by the city. This includes businesses along Highway 92.

Nebraska Department of Transportation (NDOT) is proposing a Highway 92 relocation project that will impact Yutan. This will create uncertainty making it hard to plan locally. Therefore, lots along 2<sup>nd</sup> and Vine Streets are the most attractive spots for commercial development currently inside of Yutan.

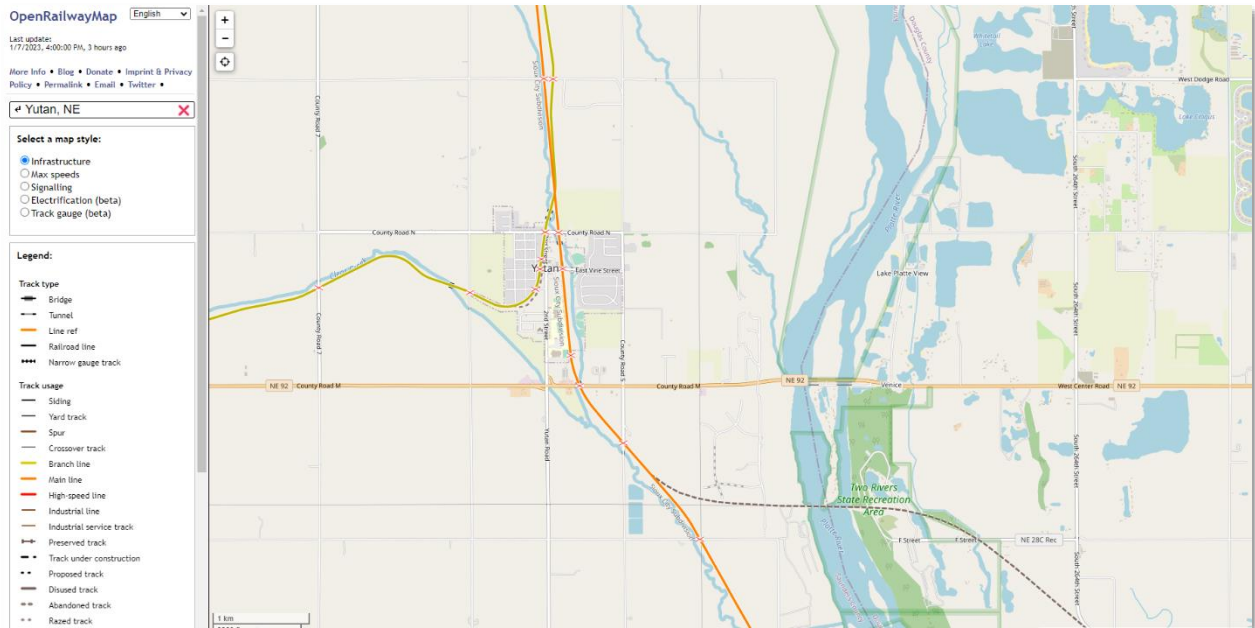
## TRANSPORTATION ROUTES AND FACILITIES

### NRS § 19-903(2)

The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities.

#### RAILROAD

Yutan's land use patterns are heavily influenced by two active lines that still run through the city. The graphic below is available at [openrailway.org](http://openrailway.org) and displays a branch line and main line, both that run through Yutan. The presence of these tracks also creates the need for several crossings within the Yutan area.



#### VEHICLE TRANSPORTATION ROUTES

Yutan's transportation routes consist of several surface transportation assets that are displayed on Map 4.1.

Streets Classification:

- Arterial Streets
- Collector Streets
- Local Streets

Second Street passes north and south along the center the city which serves as an arterial street that carries people into and out of the community and connects with U.S. Highway 92. Highway 92 runs east and west along the southern boundary of the city and provides a connection to the regional trade and employment areas of the Omaha Metropolitan Area. The city is also served by a small group of collector streets, that deliver residents and visitors to local streets. The remainder of the streets in Yutan are classified as local streets that deliver residents and visitors directly to their homes or destinations.

## Rights of Way and Corridor Preservation

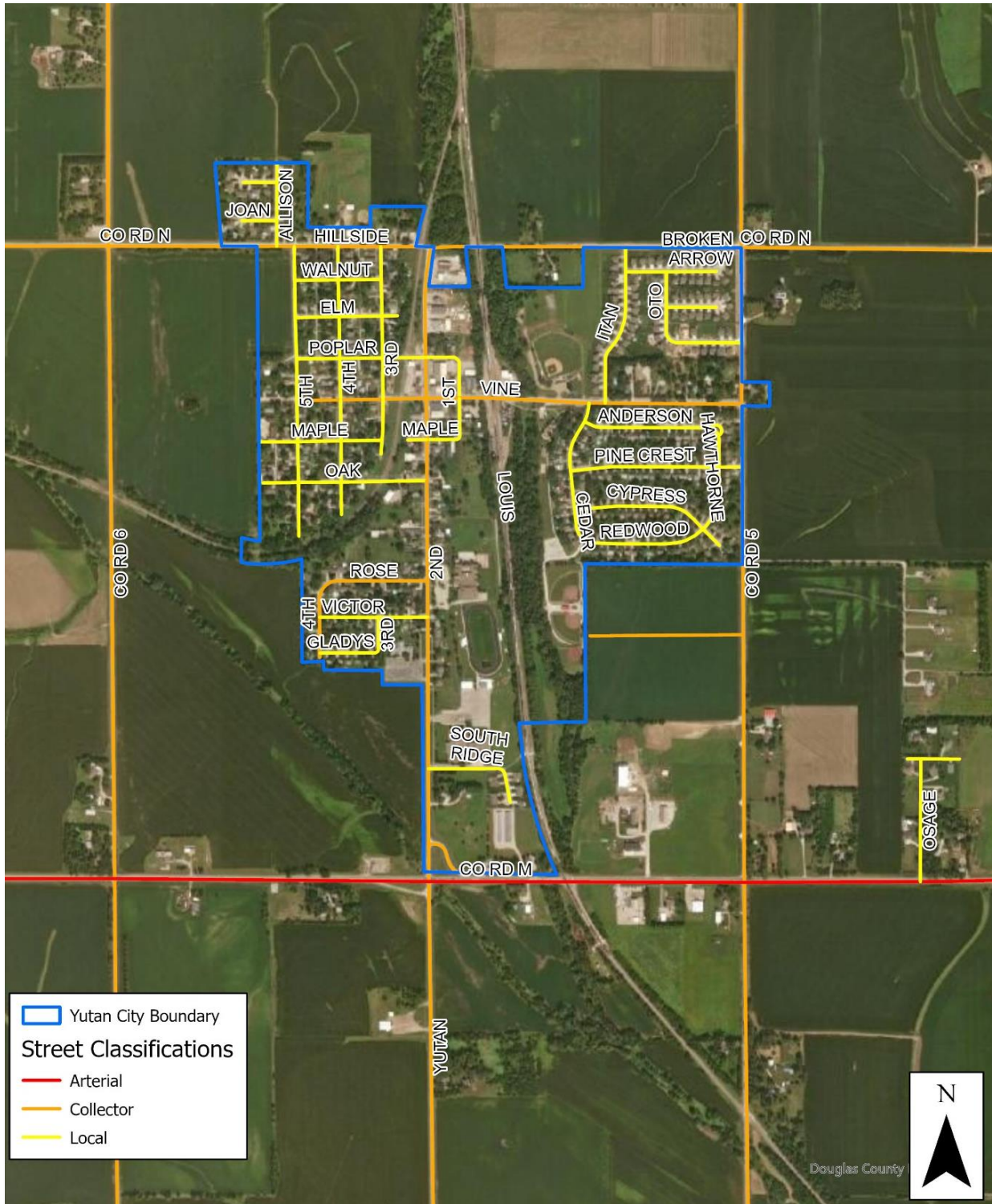
Map 4.1 displays the classifications of the streets in and around the City of Yutan. Map 4.2 displays the through streets map, which consists of the arterial and collector streets in and around Yutan.

Both maps communicate two important policies to be considered by the city's leadership when making development decisions:

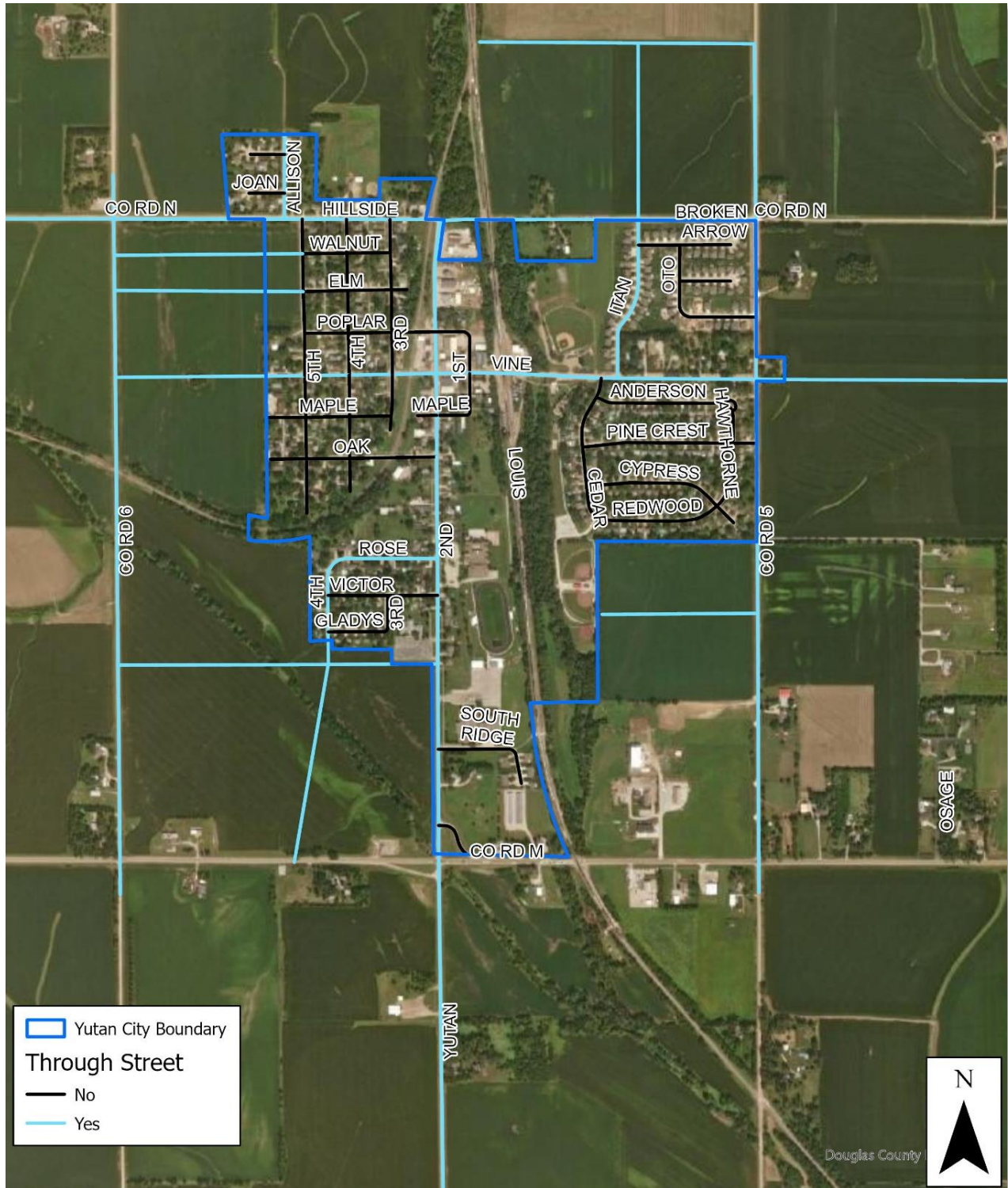
1. **Preserve rights of way:** Through streets are important to affordable housing. If the city hopes to see additional housing developments, street rights of way and easements previously platted should be preserved and continue to be owned by the city. The light blue lines on Map 4.2 highlight routes that should be preserved as through streets. These routes should not be allowed to end at cul de sacs nor should rights of way easements be vacated along these current and proposed through streets.
2. **Corridor appearance:** The appearance of arterial roads and collector streets should be a consideration as it is the main view visitors will have when looking into the community. Appropriate setbacks and design guidelines should be considered when making land use decisions for properties along these corridors. Corridors receiving extra consideration would be Highway 92, 2<sup>nd</sup> Street, and Vine Street.



**MAP 4.1 Yutan Streets Classification**



**MAP 4.2 Yutan Through**



## Streets

Map 4.3 and Map 4.4 were completed at the same time as the existing land use (ELU) inventory and display the material and condition of the streets in Yutan.

### MAP 4.3 Street Materials

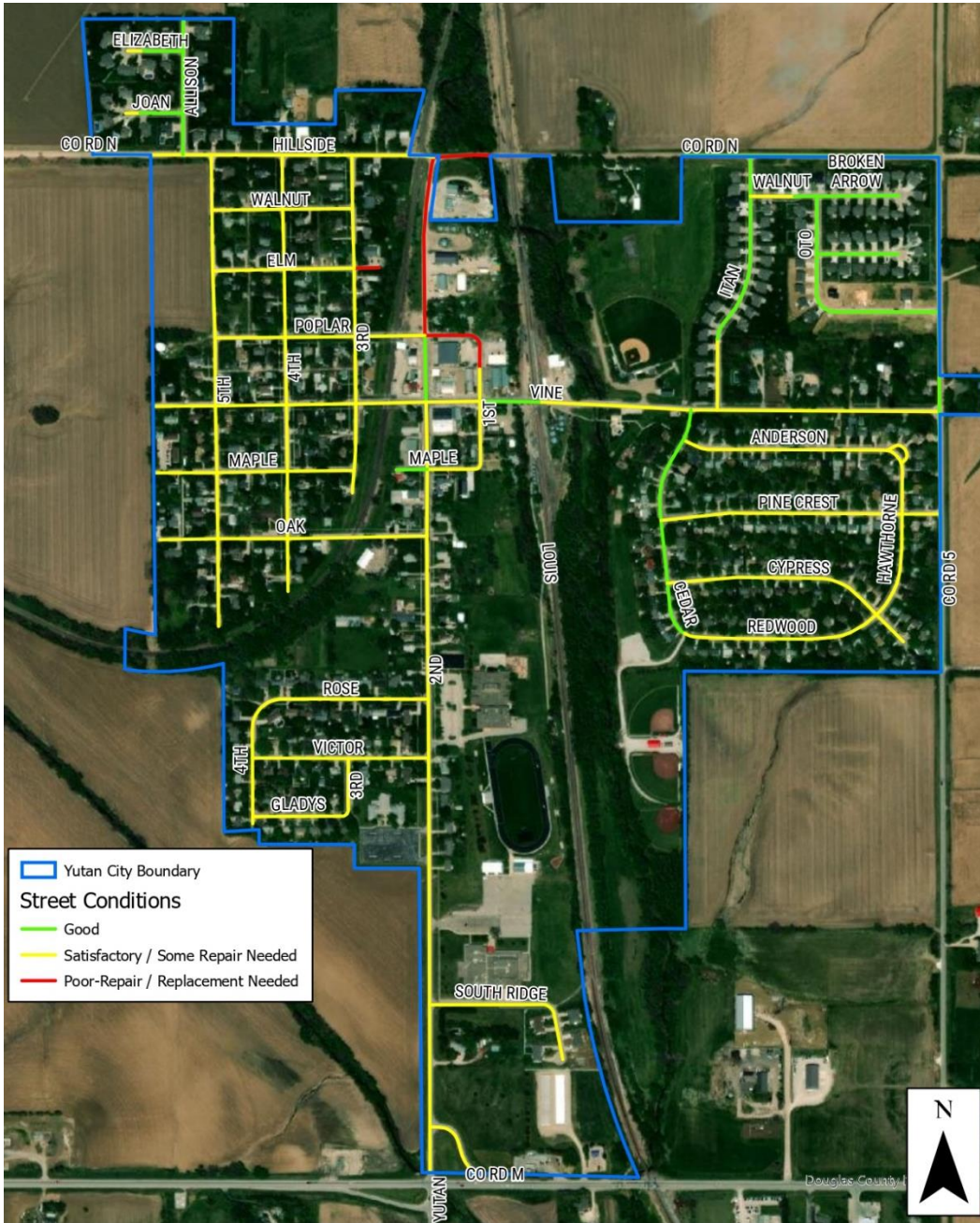


Long-term maintenance of a street is an important budgeting decision for any municipality, as this budget item can consume the majority of the city's budget. The city's street network consists of a combination of concrete and asphalt streets. Concrete streets are the largest upfront investment but will have the lowest maintenance cost long term. The streets in the downtown district and those carrying the most traffic into and out of the city are concrete while several local, residential streets, are asphalt material.



**Street Conditions:** The streets in Yutan are mainly concrete streets rated in satisfactory or good condition. The most northern portion of 1<sup>st</sup> and 2<sup>nd</sup> Streets along with pieces of Poplar and County Road N are in highest need of repair.

**MAP 4.4 Street**



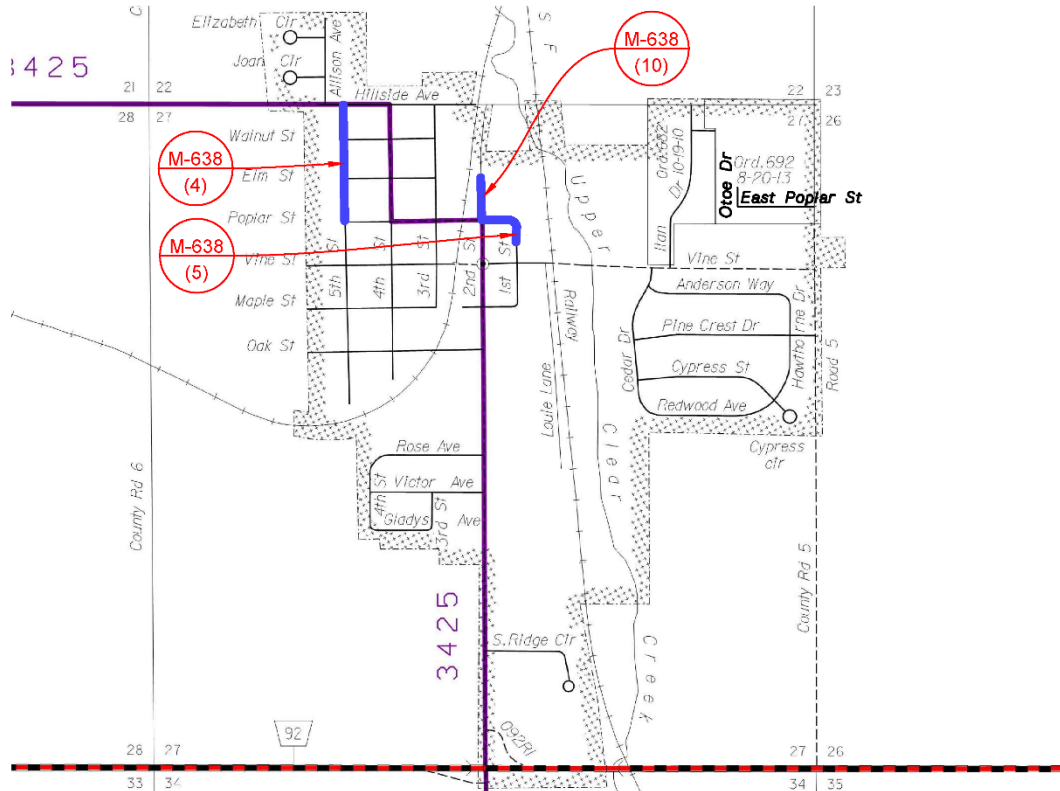
**One- and Six-Year Plan:** The Nebraska Department of Transportation (NDOT) encourages municipalities to annually complete a one-and-six-year plan for local street projects. NDOT then distributes funds to support the completion of these projects. In the fiscal year 2021-2022, the Municipal Highway Allocation projection for the city was \$135,988. JEO Consulting Group is the city engineer and completes the plan for the city council each year; the latest plan was approved with the passage of Resolution #22-6 on September 20, 2022.

# YUTAN, NEBRASKA

## ONE AND SIX YEAR PLAN

### FISCAL YEAR

#### 22/23-27/28



JEO CONSULTING GROUP INC  
800.723.8567



NATIONAL ROAD CLASSIFICATIONS		PROJECT LEGEND	
	OTHER PRINCIPAL ARTERIALS		1 YEAR PLAN
	MAJOR COLLECTOR		6 YEAR PLAN

DRAWING NAME: YUTAN  
REVISED BY: MLB  
REVISED ON: JULY 20, 2022

Six Year Plan - Fiscal Year 2023/2024 to 2027/2028 Projects (October 1st to September 30th)						City of Yutan	
Project #	Street Name	Start	End	Description of Work	Length (mi)	Est. Cost	
M-638-(4)	5th Street	Poplar Street	Hillside Avenue	Concrete, Grading, Storm Sewer, Erosion Control	0.2	\$ 600,000	
M-638-(10)	2nd Street	Poplar Street	Elm Street	Concrete, Grading, Storm Sewer, Erosion Control	0.1	\$ 200,000	
M-638-(5)	Poplar Street	2nd street	1st Street	Concrete, Grading, Storm Sewer, ADA Ramps, Erosion Control	0.1	\$ 300,000	
	1st Street	1/2 Block north of Vine Street	Poplar Street				

**Sidewalks:** The sidewalk network in Yutan is inconsistent with newer neighborhoods having mostly intact sidewalk networks. In a community the size of Yutan, due to the absence of sidewalks, residents and vehicles often are sharing the street. This lack of a sidewalk system can compromise pedestrian safety in high traffic areas near the school, library, recreational facilities, and residential areas.

Sidewalk networks that would also serve as pedestrian and/or cyclist transportation routes should be prioritized for repairing/replacing missing pieces of the sidewalk network. Vine and 2<sup>nd</sup> Streets would be important routes that should provide sidewalk options as these are the most heavily traveled streets by vehicles. These routes also have most services that residents would want to access, such as the school, ballfields, park areas, and downtown businesses.

**MAP 4.5 Sidewalk**



## TRANSPORTATION-KEY TAKEAWAYS

Yutan’s city leaders should consider the following statements when making transportation decisions that will impact the city’s future land use characteristics.

**Maintain Collector Street Rights of Way:** The City of Yutan has little to no control of Highway 92. However, several collector streets carry vehicles through Yutan going north and south and more east-west collector streets should be developed. Vine Street is the only east-west street in the northern portion of Yutan and there is not east-west connection on the south half.

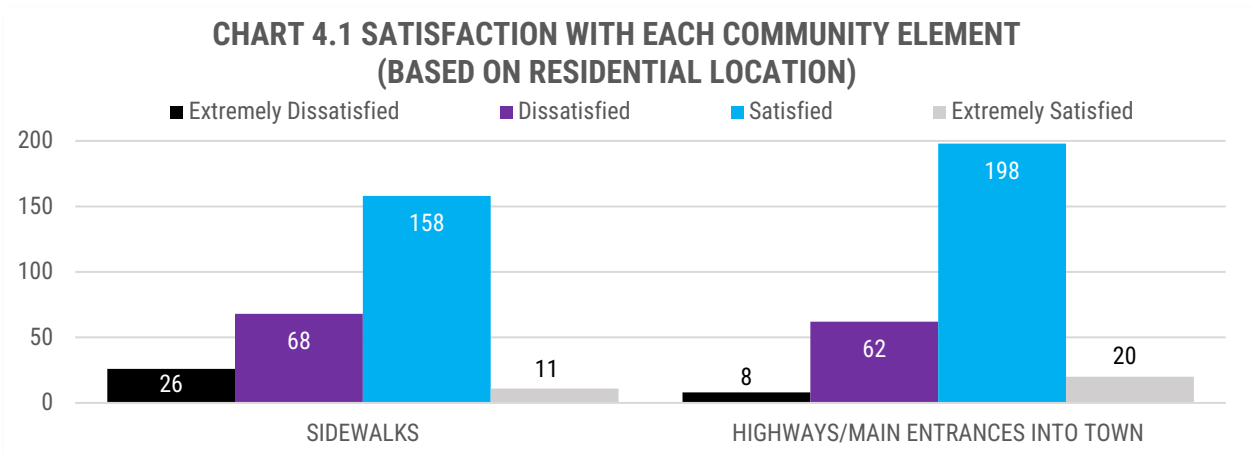
The ability to develop along through streets that are not impeded by floodways or private developments [such as cul-de-sacs] will impact the type and amount of affordable housing that can be constructed.

Therefore, to meet the community’s demand for housing and services, the city will need to construct neighborhoods consisting of affordable housing and business districts easily accessible by residents. To do this, through street rights of way need to be maintained and/or acquired.

**Preserve Commercial Corridors:** Seventy respondents were dissatisfied with the highways/main entrances into town. Highway 92 and 2nd Street are important assets for the Yutan community. They serve as the community’s front porch, and the source of judgments passersby will make when traveling along these routes. Some of these passersby may be potential future residents. Therefore, these corridors must be preserved and well maintained. It is also a source of customers for businesses as well as a natural location for those businesses to serve residents.

The properties along these corridors must be reserved for the types of businesses that will bring commerce to Yutan and provide services and secondary jobs to residents. All businesses along these highway corridors must be required to maintain their properties and understand that their appearance will impact the ability of the city to attract other new businesses as well as residents.

**Account for Pedestrian Transportation:** Ninety-four residents were dissatisfied with the sidewalks in their neighborhoods. The consistency of the city’s sidewalk system needs improvement in residential neighborhoods and along both sides of its busiest streets: 2<sup>nd</sup> and Vine Streets. For a small city, vehicles and pedestrians may be comfortable sharing roadways; therefore, the city may choose not to prioritize residential sidewalks. However, pedestrian accessibility and safety along the highways and along routes that connect pedestrians to the rest of the city should be maintained and improved. Key pedestrian destinations include the downtown, Yutan Public Schools, the splash pad, the basketball courts, and the ballfields.



## PRESENT AND PROJECTED COMMUNITY FACILITIES

### NRS § 19-903(3)

The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services.

#### DOMESTIC WATER & SANITARY SEWER SYSTEM

The ability to provide water and sanitary sewer is the most important factor impacting a city's ability to grow.

Providing utility services in the form of water and sanitary sewer can be an important revenue generator for a city.

This is only possible if its customer base is growing and the rates charged to customers are, at a minimum, covering the cost of providing clean water and sanitary sewer services.

From October 2020 through September 2021, the city pumped more than 46 million gallons of water, of which 82% was purchased by residents and businesses.

Maps 5.1 and 5.2 on the following pages display the location and size of the city's water infrastructure.

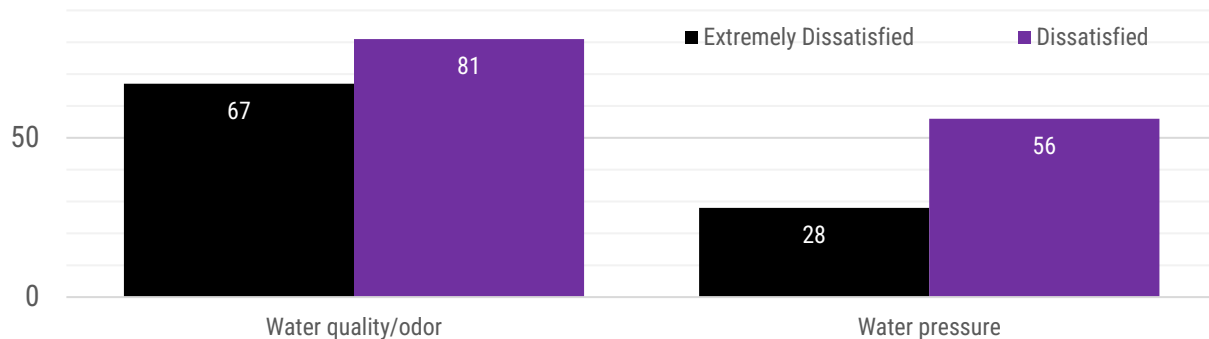
More than 100 survey respondents were not satisfied with the water quality/odor. Eighty-four (84) were also not satisfied with the water pressure at their home. Of the total respondents, more than half (148/255 total responses) were unhappy with the quality/odor and more than one third (84/251 total responses) were unhappy with the pressure.

WATER PUMPED VS. WATER BILLED		
OCT. 2020 THROUGH SEPT. 2021		
	Total	Percentage
<b>Water Pumped</b>	46,527,465.00	94.76%
<b>Water Billed</b>	38,163,000.00	82.02%
<b>Gross Loss</b>	8,364,465.00	17.98%
<b>Line Gain</b>	-	0.00%
<b>Line Loss</b>	2,475,000.00	5.32%
<b>Total Loss</b>	<b>5,889,465.00</b>	<b>12.66%</b>

Line Loss	
<b>Fire Hydrants Flushing</b>	375,000.00
<b>Splash Pad</b>	400,000.00
<b>Sudbeck</b>	-
<b>Water Tower Flush</b>	-
<b>Itan Field</b>	300,000.00
<b>Hayes Field</b>	400,000.00
<b>Water Main Break</b>	1,000,000.00
<b>Total</b>	<b>2,475,000.00</b>

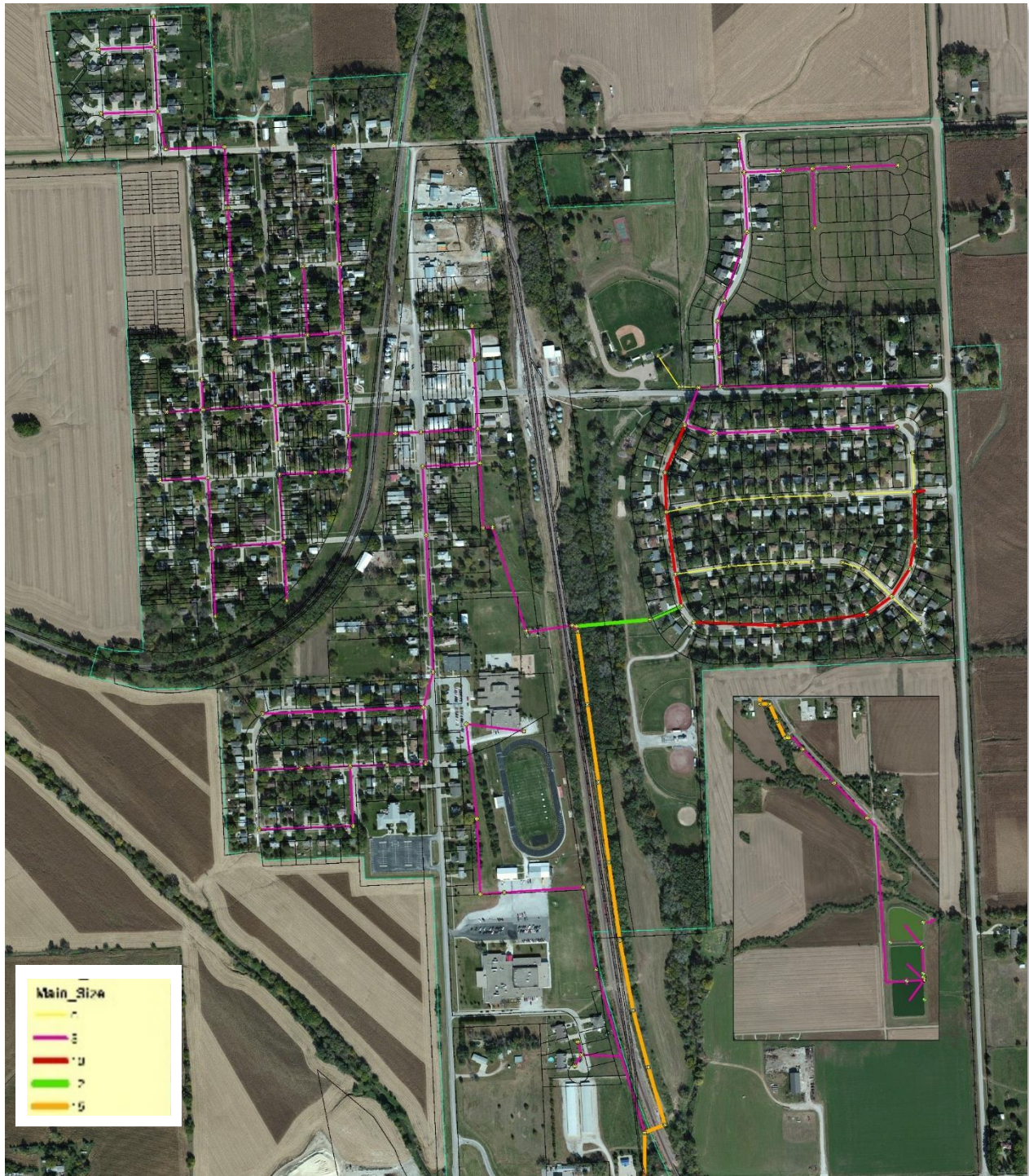
**CHART 5.1 SATISFACTION WITH EACH COMMUNITY ELEMENT  
(BASED ON RESIDENTIAL LOCATION)**



## MAP 5.1 Water Lines



## MAP 5.2 Sanitary Sewer Lines



## COMMUNITY SERVICES

In addition to water and sanitary services, the following services are also provided to residents by the City of Yutan.

**Police Department:** The Yutan Police Department is headed by a police chief and is a part-time service, so there is not always a police officer on duty. If no officer is on duty, any emergency calls are sent to the Saunders County Sheriff's Office.

**Trash Collection:** The City of Yutan contracts with Gretna Sanitation based out of Gretna, Nebraska. Yutan also has a tree dump used for the disposal and burning of trees and limbs.

**Public Library:** The Yutan Library Board appoints the librarians and staff. The Yutan Library is open six days a week and is located at 410 1<sup>st</sup> Street. It is led by a Library board which is appointed by the city council and is responsible for appointing librarians and any other library staff.



## SERVICE PARTNERSHIPS

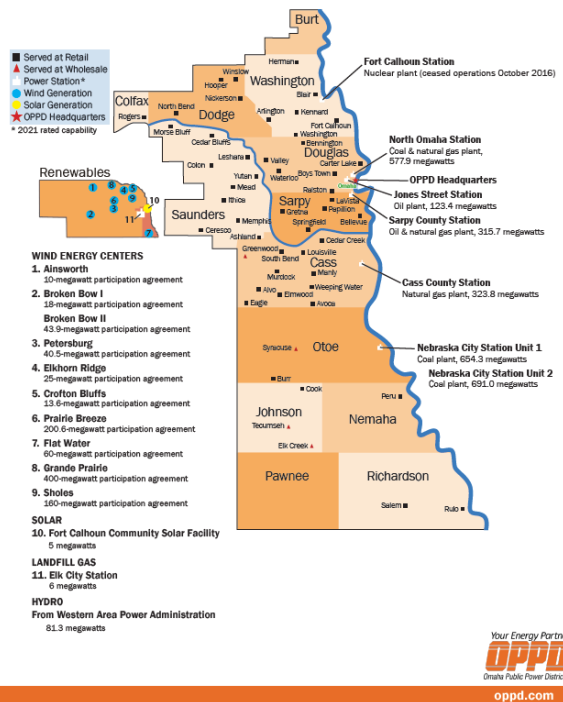
The following community amenities and services are not controlled by the City of Yutan, yet they provide important services that complete the community. Their existence and partnership with the city are important to the city's ability to reach its population growth and quality of life goals.

**Electricity:** Omaha Public Power District (OPPD) provides electricity to Yutan.

**Natural Gas:** Black Hills Energy provides natural gas to the community through a franchise agreement with the city. The company owns and maintains the distribution system and handles all customer billing services.



### OPPD SERVICE TERRITORY

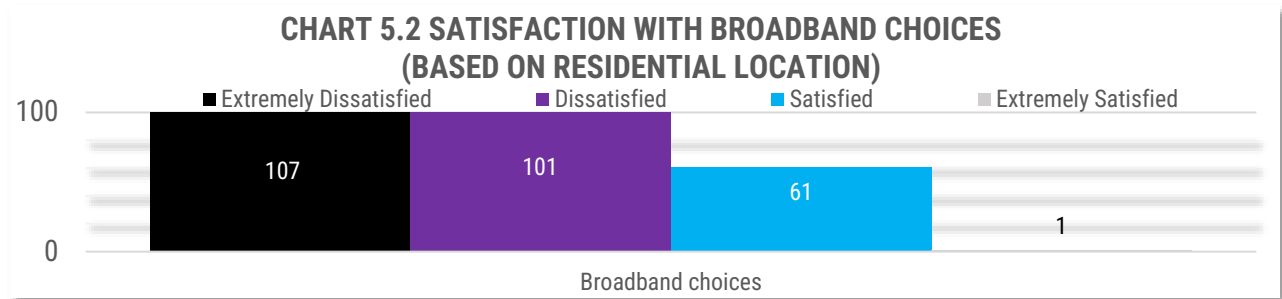




**Schools:** Yutan Public Schools provides kindergarten through 12<sup>th</sup>-grade education and is an important asset to the community. In the past two school years (2021/2022 and 2022/2023) the district’s enrollment has exceeded 500 students.



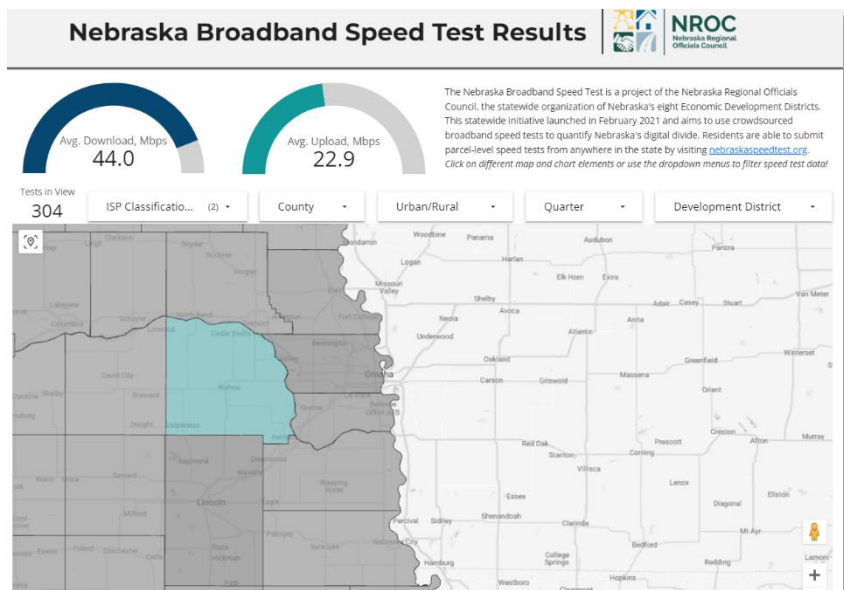
**Telecommunications and Broadband:** Respondents were least satisfied with the choices for broadband in Yutan.



The Nebraska Regional Officials Council (NROC) is working to track and improve broadband across Nebraska.

The graphic to the right displays the number of Saunders County residents that have taken the Nebraska Broadband Speed Test.

According to the tests taken so far, Saunders County residents experience an average upload/download speed of 22.9 Mbps/44.0 Mbps. This is generally acceptable. However, Douglas and Lancaster County residents do have access to faster data.



County	Upload Speed (Mbps)	Download Speed (Mbps)
Saunders	22.9	44.0
Douglas	29	47.9
Lancaster	44.5	72.1

Yutan broadband providers and provider speeds are listed below:

**United States Cellular Corporation**

Maximum Advertised Speed-

Download: 2

Upload: 0.064

**Skybeam, LLC**

Maximum Advertised Speed-

Download: 100

Upload: 15

**Windstream Nebraska, Inc.**

Maximum Advertised Speed-

Download: 200

Upload: 200

**AMG Technology Investment Group**

Maximum Advertised Speed-

Download: 25

Upload: 5

**Volunteer Fire Department and Ambulance Rescue:**

According to the Yutan Volunteer Fire Department Web Page, the Yutan Volunteer Fire Department “(YVFD) is an all-Volunteer Fire Department located in Eastern Saunders County Nebraska along Highway 92 and the Platte River. YVFD provides fire protection and prevention services, Emergency Medical Services and Emergency Response Dive Team, water rescue and recovery services for the city of Yutan Nebraska, and surrounding areas.”



## PUBLIC LANDS AND BUILDINGS

The City of Yutan owns multiple facilities, most of which improve the quality of life for residents. Lands and buildings owned by the city include the city office, public library, softball/baseball fields, and splash pad. Other public buildings that provide services include the fire department and a post office.

**MAP 5.3 City-Owned**



PARKS AND RECREATION

**Access:** The bulk of the city's public park spaces are in the middle of the community. Most residents live within at least one half of a mile of the city's parks. Residents on the western edge of the community live the furthest away with a few that live more than one-half mile away.

**MAP 5.4 Yutan Parks Access**



**Amount:** As a general guide, the American Planning Association (APA) recommends a community has 2 acres of park space for every 100 residents. With a population of approximately 1,347 residents, Yutan should aim for 24.61 acres of park space. Currently, the city has roughly 26.94 acres of park space.

As the city grows, it will need to consider adding additional park space with any new residents that are added. Preferably, this additional space would be added to the west edge of town.

<i>PARK</i>	<i>TOTAL AREA (ACRES)</i>
Itan Park	12.28
Timbercrest Park & Hayes Fields	12.33
Total acres of park space in Yutan	<b>24.61</b>
The recommended amount of park space	26.94
The current shortage of park space	<b>-2.33</b>



**PRESENT AND PROJECTED COMMUNITY FACILITIES-KEY TAKEAWAYS**

Yutan’s city leaders should consider the following statements when making decisions regarding the facilities that it owns and the services that it provides that will impact the city’s future land use characteristics.

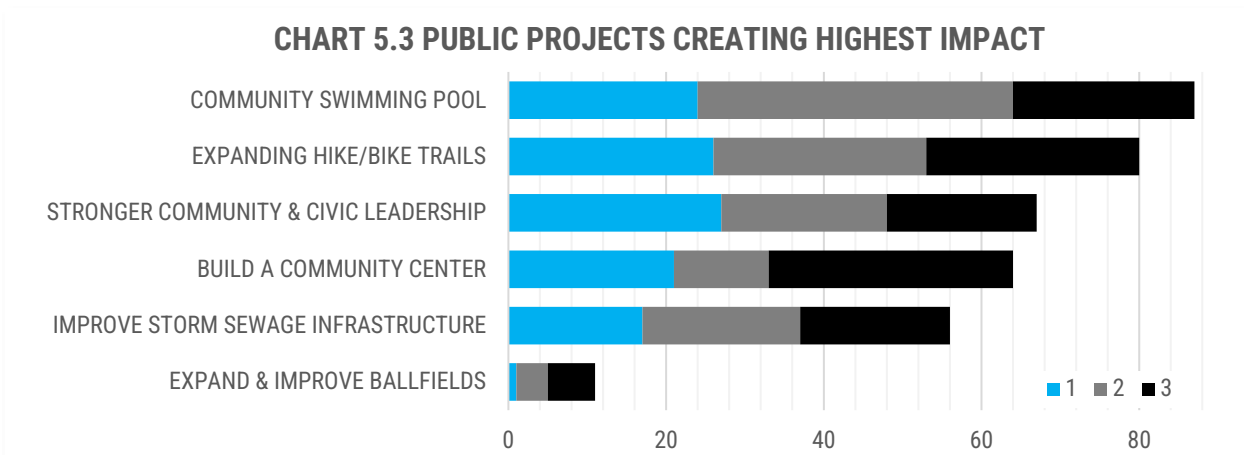
**Water and Sanitary Investments:**

Within the community survey, a considerable number of respondents were not satisfied with the city’s water system in its current state. The city’s current water and sanitary system both reach the north, east, and west edges of town. The city’s most likely potential for growth lies to the west of its current boundary. Extending the water and sanitary to these western properties will need to be a priority if the city wants to add residences in the form of connected neighborhoods.



**City Office/Community Center/Childcare Options:** Yutan’s city office is in the downtown area and provides office space for the clerk and city administrator and is also the Council’s public meetings location. This space is tight. These tight quarters limit the number of residents that can comfortably attend a council meeting. Survey respondents identified daycare options as one of the top projects that would positively impact the city. More than 60 respondents also identified a community center as one of the top three highest positive impact projects. The City of Yutan should consider a community facility that could meet all three of these needs while also freeing up a space downtown that could house another retail business in the downtown. Nebraska municipalities can apply for Civic and Community Center Financing Fund (CCCCF) funds to complete a feasibility study for community facilities. Investigating and designing a shared facility would be an eligible project.

**Quality of Life Additions:** Survey respondents also place a swimming pool and hike/bike trails in their top three options for public projects that would positively impact Yutan. The city could consider combining sidewalk improvements with adding a trail system. The linear park space south of Vine Street combined with the land owned by the city just to the west of Vine Street would be a good place to start a trail system that could also improve the sidewalk system. A swimming pool could go next to a new community center; this would also be an eligible project to explore with funds provided by the CCCCFF fund.



## ENERGY ELEMENT

### NRS § 19-903(4)

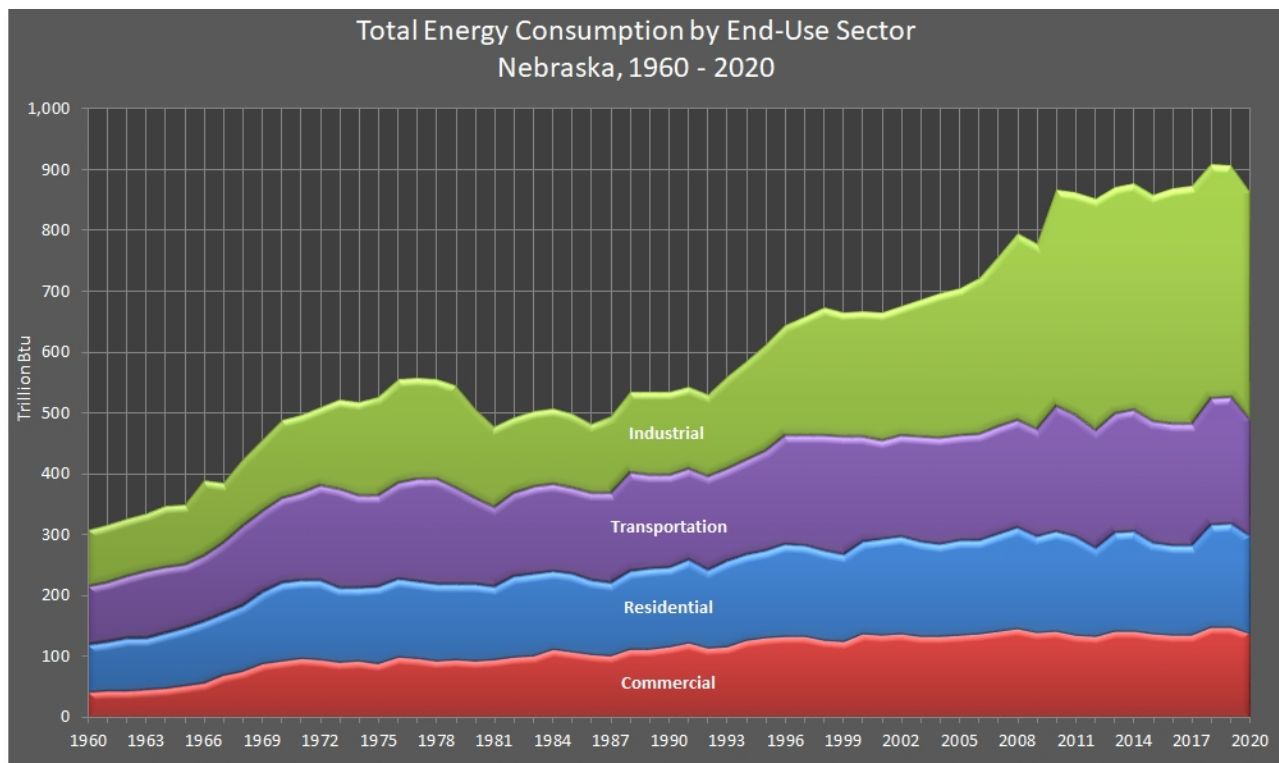
When a new comprehensive plan or a full update to an existing comprehensive plan is developed, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community.

#### ENERGY PRODUCTION AND CONSUMPTION IN NEBRASKA

According to the U.S. Energy Information Administration, the industrial sector is the largest consumer of energy in Nebraska. However, in Yutan, the largest users of land are from the residential and commercial sectors.

The Nebraska Energy Office defines the commercial sector as nonmanufacturing business establishments. This includes restaurants, wholesale businesses, retail stores, and other service enterprises. Institutional and government offices and facilities are also included in the commercial sector. Streetlights, pumps, bridges, and other public services are also commercial.

The Nebraska Energy Office defines the residential sector as private household functions, including heating spaces, heating water, air conditioning, refrigeration, cooking, clothes drying and lighting.



## Natural Gas & Electricity

The main types of energy available to Yutan businesses and residents are delivered by OPPD (electricity) and Black Hills Energy (natural gas).

For the **Commercial Sector**, the price of natural gas has steadily remained lower in the past 50 years.

Electricity has steadily increased from \$5/million in 1970 to \$26/million in 2020. Natural gas increased from \$1/million in 1970 to \$5/million in 2020.

Both sources costed 5 times more in 2020 than in 1970; however, the overall price of natural gas is roughly a quarter of the overall price of electricity.

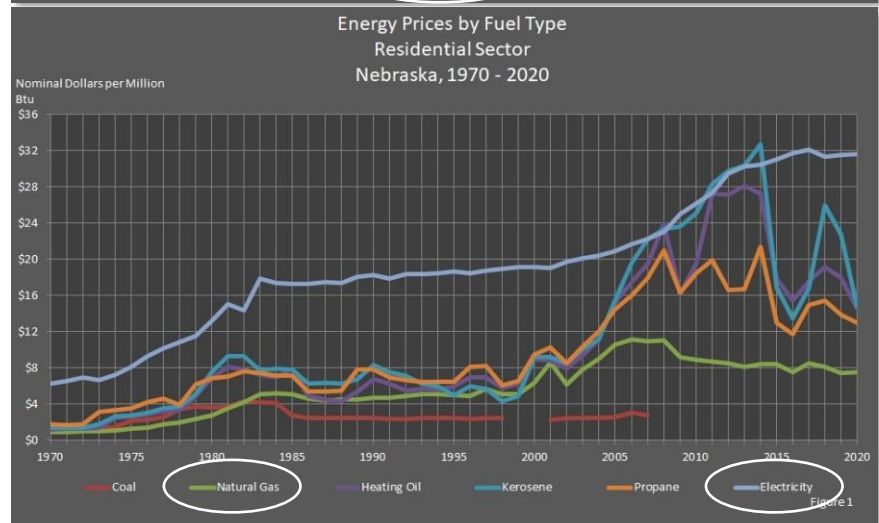
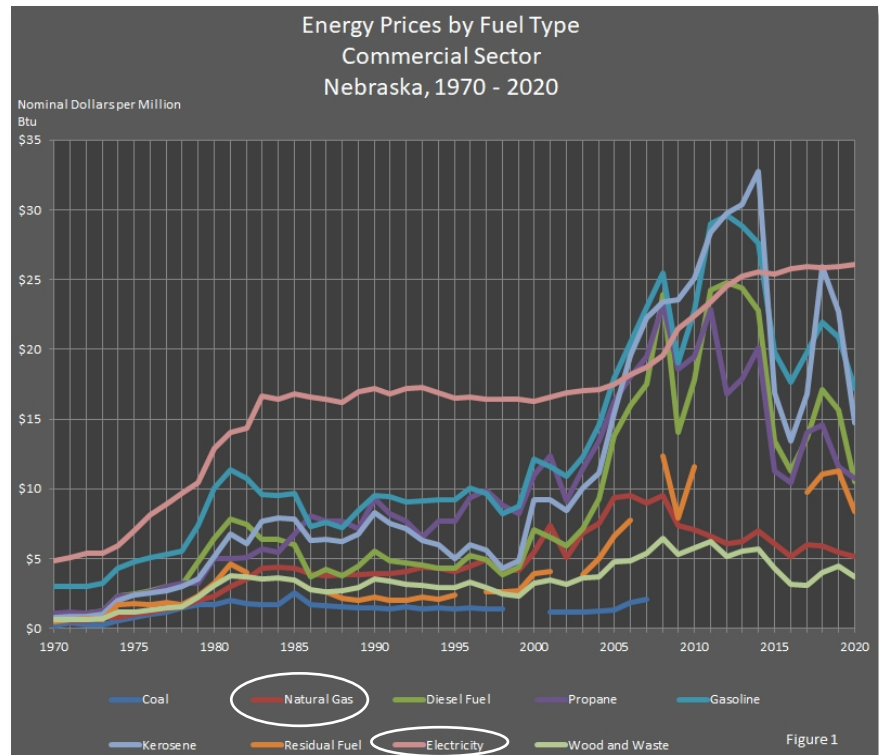
For the **Residential Sector**, the price of natural gas has steadily remained lower in the past 50 years.

Electricity has steadily increased from \$6/million in 1970 to \$32/million in 2020. Natural gas increased from \$1/million in 1970 to \$8/million in 2020.

Both sources costed 8 times more in 2020 than in 1970; however, the overall price of natural gas is roughly a quarter of the overall price of electricity.

As the City of Yutan grows, the use of energy by the residential and commercial sectors will also grow. Natural gas and electricity are the main two sources of energy provided to residential and commercial customers. Black Hills Energy and OPPD are both working to increase the efficiency and diversity of their energy sources while also decreasing their impact on the environment.

The ability of these companies to improve their process will directly impact the cost of energy for residential and commercial customers in Yutan. As they work to lessen the environmental impact through expanding renewable energy options, residents and businesses will also be impacted through land use policies and patterns.





## Black Hills Energy

Overall, Black Hills Energy has demonstrated its commitment to advancing new technologies, such as renewable natural gas, liquefied natural gas and power to gas to create cleaner options. They are working on advancing new technologies, such as renewable natural gas, liquefied natural gas and power to gas to create cleaner options.

One of their renewable methods includes the utilization of natural gas from landfills that is cleaned and then put back into the natural gas distribution system.

The company also works strongly with their customers to help save energy. According to Black Hills Energy staff, natural gas usage per household has decreased even as the overall demand for energy has risen. This trend is due in part to installation of better windows and doors, insulation, and the increasingly more efficient natural gas appliances.

The city's natural gas provider currently has furnace and water heater rebate programs to encourage customers to install more efficient appliances. Residential and commercial customers in Yutan have access to rebate programs from Black Hills Energy. The details of those programs are provided in the graphics below.

**Black Hills Energy**

Program guidelines and eligibility

Earn rebates on qualifying natural gas water heating equipment. Incentives available to Black Hills Nebraska Gas, LLC d/b/a Black Hills Energy jurisdictional residential and commercial customers as follows:

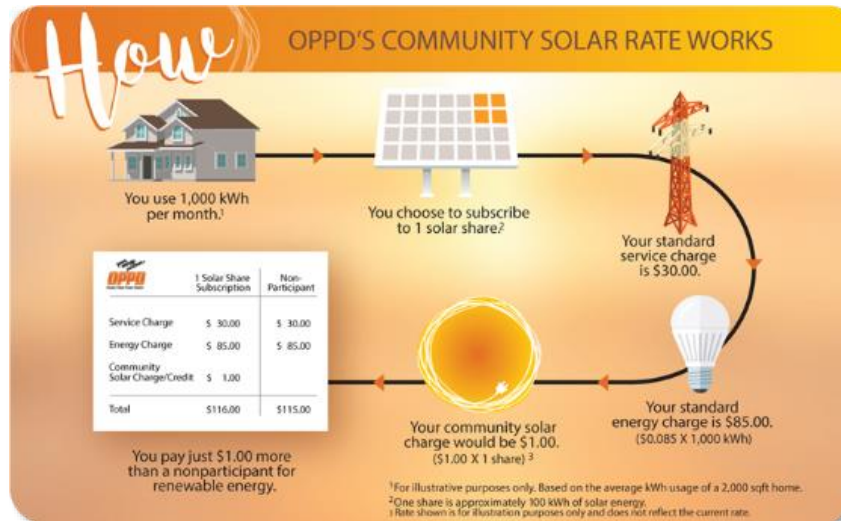
FURNACE SIZE	80% - 94% AFUE	>94% AFUE
Installed nameplate input <b>40,000 - 99,999 BTUs/hr</b> (normal size residential furnace)	<b>\$150</b>	<b>\$300</b>
Installed nameplate input <b>100,000 - 199,999 BTUs/hr</b>	<b>\$300</b>	<b>\$600</b>
Installed nameplate input <b>200,000 BTUs/hr and up</b>	<b>\$450</b>	<b>\$900</b>

WATER HEATER SIZE	EFFICIENCY RATING	REBATES
Tank Water Heater with installed nameplate input 30,000 - 79,999 Btu/hr (normal size residential water heater)	Tank Water Heaters with UEF of less than or equal to 0.57	\$75
Tank Water Heaters with installed nameplate input 30,000 - 79,999 Btu/hr (normal size energy efficient residential water heater)	Tank Water Heaters with UEF of 0.58 or higher	\$150
Tank Water Heaters with installed nameplate input 80,000 BTUs/hr and up	Tank Water Heaters with UEF of less than or equal to 0.57	\$150
Tankless On-Demand Water Heaters	Tankless On-Demand Water Heaters with UEF of 0.81 or higher	\$300

## Omaha Public Power District (OPPD)

According to information published by OPPD, their commercial rates are 21.4% below the national average while their residential rates are 17.1% below the national average. Those percentages are based upon data from the Energy Information Administration.



The graphic to the left is provided by OPPD and explains their solar program for individual customers.

OPPD has undertaken an initiative known as Power with Purpose.

This initiative results from OPPD's goal to provide affordable, reliable, and environmentally sensitive energy by achieving net zero carbon production by 2050. OPPD is working to complete this goal

through the development of solar generation and natural gas facilities.

The construction of OPPD's first solar project is located directly south of Yutan in Saunders County. Its construction will have direct short-term and long-term impacts on Yutan.

The Platteview Solar Project was approved by the Saunders County Board of Supervisors in May of 2021.

The project is scheduled to be constructed in 2023, operated from 2024-2054, and decommissioned by 2054.

The solar facility will be located on 500 privately owned acres and is expected to provide power to 14,000 average homes.

In 2023, the project is expected to produce roughly 150 construction jobs and generate roughly \$57 million in economic activity.

After 2023, the increased property taxes from the project will provide approximately \$200,000 to the Yutan School District. The Project is also anticipated to provide 2-3 full time maintenance and operations jobs.

## Platteview Solar Frequently Asked Questions Updated: August 14, 2022

### WHY SAUNDERS COUNTY?

#### How did you decide to build in Saunders County?

- In anticipation of Omaha Public Power District's (OPPD's) Request for Proposals for solar energy generation to serve the [Power with Purpose](#) initiative, we studied multiple locations on OPPD's system for feasibility of connecting a solar project. The core components of siting a solar project are based several critical factors, including, but not limited to: access to transmission; suitable land; supportive county regulatory structure, and landowners that want to participate in the project. The project team worked with interested landowners in the community who responded to initiated outreach. These landowners voluntarily chose to participate in this project as an exercise of their personal property rights, to diversify a portion of their land assets and to preserve ownership of their family's property for future generations.
- We researched several locations extensively and conducted outreach to landowners. The current project location in Saunders County emerged as best suited to meet the needs of OPPD and its customers from a cost and viability perspective.



The AES Corporation



## ENERGY ELEMENT-KEY TAKEAWAYS

**Increasing efficiency locally:** Yutan area residents are fortunate to be served by natural gas and electricity providers that offer programs to improve energy efficiency and increase access to reliable sources of renewable energy. The Platteview Solar Project should have a positive impact on the city's ability to serve future residents through the development of additional power generation resources in the county. The city can assist residents in accessing the programs offered by Black Hills Energy and OPPD by connecting individual residents with the company.

**Renewable Energy:** Residential wind and solar power generation systems have grown as a source of energy and should continue to grow. The demand for locally generated power could impact the city within its zoning jurisdiction. The city will need to make policies regulating renewable energy facilities that should be considered when implementing land use policies.