

SEPTEMBER, 2019

VILLAGE OF CRAIG, NEBRASKA COMPREHENSIVE PLAN-2029.



Prepared For
The Village of Craig, Nebraska.

Prepared By:

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VILLAGE OF CRAIG, NEBRASKA COMPREHENSIVE PLAN-2029.

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The Village of Craig, Nebraska Comprehensive Plan was funded by the Nebraska Investment Finance Authority Housing Study Grant Program, with matching funds from the Burt County Economic Development Corporation. The Comprehensive Plan was completed with the guidance and direction of the Craig Planning Commission.

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SECTION 1



THE CRAIG PLANNING PROCESS.

SECTION 1 **THE CRAIG PLANNING PROCESS.**

INTRODUCTION.

This **Comprehensive Plan** was prepared as a guide to direct future growth and development opportunities in the Village of Craig, Nebraska and the Village's One Mile Planning Jurisdiction, during the 10-year planning period, 2019-2029. This is the first Comprehensive Plan completed for the Village of Craig.

Key sections of the **Plan** include “**Community Planning Goals & Action Steps,**” “**Community (Population, Income & Economic) Profile,**” “**Land Use & Development**” and “**Public Facilities, Utilities and Transportation**” The intent of this **Comprehensive Plan** is also to guide the development of Zoning Regulations for the Village to regulate growth and development and achieve specific goals, wants and needs.

It is the intention of this **Plan** to provide guidance to residents and elected officials of the Village in making decisions regarding new development and redevelopment activities, via the consensus of the Planning Commission and through government actions. Plan implementation methods should include incentives to stimulate private action consistent with the plan and the use of local, State and Federal programs for economic development and redevelopment efforts.

This **Comprehensive Plan** was prepared by Planning Consultants, **Hanna:Keelan Associates, P.C.**, of Lincoln, Nebraska, under the direction of the **Craig Planning Commission** and **Village Staff**.

PLANNING PERIOD

The planning period for achieving the goals and economic development activities identified in this **Comprehensive Plan** is **10 years, 2019 to 2029**. The **Plan** highlights broad-based community and economic development activities necessary to meet the Village's long-term goals.

PLANNING JURISDICTION

The Village of Craig Planning Jurisdiction includes the land areas inside and within one mile of the Village's current Corporate Limits. The Village enforces planning, zoning and subdivision regulations throughout the Planning Jurisdiction, in accordance with Nebraska State Statutes.

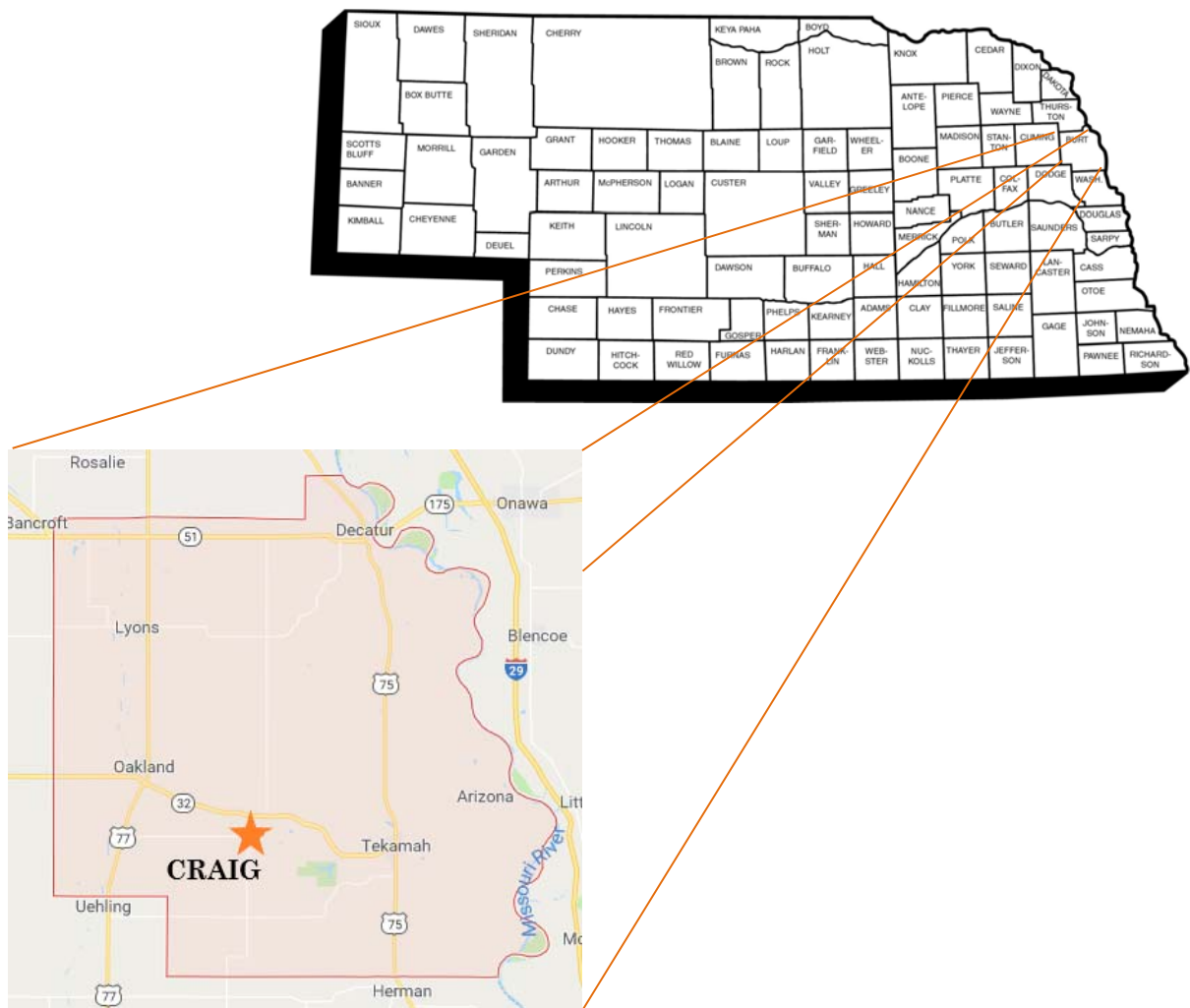
AUTHORITY TO PLAN

This **Comprehensive Plan** for the Village of Craig, Nebraska, is prepared under the Authority of Sections 19-924 to 929, Nebraska State Statutes 1943, as amended.

COMMUNITY SUMMARY

The Village of Craig is located in Burt County in northeast Nebraska, approximately 50 miles north of Omaha, Nebraska, and 50 miles south of South Sioux City, Nebraska. Craig is located one mile south of Nebraska State Highway 32, and County Roads 21 and H serve as the major transportation corridors through the Village. As of 2019, Craig has an estimated population of 190 residents. **Illustration 1.1** displays the location of Craig within the State of Nebraska and Burt County.

Illustration 1.1 Location Map



THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

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

The creation of a Craig Community Development Agency (CDA) or Community Redevelopment Authority (CRA), which would provide the Village with a vehicle to plan and implement residential, commercial and industrial development and redevelopment activities, is strongly encouraged. The Village should utilize an existing Community organization for this designation. This could include the Craig Planning Commission serving as a CRA, or the Craig Village Board serving as a CDA.

The **Land Use Plan** for the Village of Craig, identified in **Section 4** of this **Comprehensive Plan**, encourages sustainability of the Village during the 10-year planning period. The Village must improve and enhance the older sections of the Community and establish public and private partnerships for redevelopment, in conjunction with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources and local lender support, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

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

ORGANIZATION OF THE PLAN.

The creation of the **Craig Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent information. The **qualitative approach** consisted of Planning Commission Meetings and participation in a Burt County-Wide “Housing Survey.” The **quantitative approach** included the analysis of numerous statistical databases provided by the 2000 and 2010 U.S. Census, 2012-2016 American Community Survey estimates and other pertinent local, State and Federal agencies. This quantitative approach also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues. **Combining the results of these two important research approaches produced the Comprehensive Plan.**

This Comprehensive Plan includes the following four Sections:

- **Community Planning Goals & Action Steps.**
- **Craig Community Profile.**
- **Land Use & Development.**
- **Public Facilities, Utilities & Transportation.**

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

ELEMENT 1

The **first** element of the **Comprehensive Plan** is the preparation of **Community Planning Goals and Action Steps**, which represent the foundation for which planning components are designed and eventually implemented. The **Goals and Action Steps** identified in this **Comprehensive Plan** address each component of the **Plan** itself. **Action Steps** identify specific activities the Community should undertake to accomplish the Goals.

ELEMENT 2

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

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which present future plans and policies for land use, public facilities and utilities and transportation.

HOUSING SURVEY.

Residents of the Village of Craig were given the opportunity to participate in a Burt County-Wide “**Citizen Housing Survey.**” A total of 29 Surveys were completed by Craig residents, providing valuable input regarding future needs of the Community. Complete results of the Survey are available in **Appendix I** of this **Comprehensive Plan**. The following summarizes the results of the Citizen Survey:

In General:

- A total of 14 respondents, or 48.2 percent were retired from the workforce.
- The 55-64 age group represented the largest age cohort, consisting of 34.4 percent of the 29 total respondents.
- A total of 24 respondents, or 82.7 percent owned a single family home.
- Top-rated support services offered in the Community were Emergency Transportation, Veteran Services and Law Enforcement.

Housing Needs:

- Participants indicated that housing types greatly needed in the Community of Craig include housing for Low-Income Families, Single Parent Families, General Rental Housing and Housing Choices for First-Time Homebuyers. New housing development should focus on Three+-Bedroom Single Family Homes or Apartments.
- Retirement Housing for Low-to Middle-income Elderly Persons is considered greatly needed in Craig. Housing types most desired by respondents age 55+ included Single Family Homes, Assisted Living Housing and Two-Bedroom Rental Apartments.
- The top issues or barriers to obtaining affordable, suitable housing identified by homeowners were the cost of utilities, cost of homeowner’s insurance, the lack of sufficient homes for sale and the lack of adequate public transportation.

Support use of State and Federal Grants:

- 62 percent of participants supported using State and/or Federal grant funds to conduct an **“owner housing rehabilitation program”** and 45 percent supported using grant funds to conduct a **“rental housing rehabilitation program.”**
- 69 percent of survey participants supported the development of a local program to purchase and demolish dilapidated housing and make the lot available for a family or individual to build a new house.
- 66 percent supported the use of grant funding to purchase, rehabilitate and resell vacant housing in the Village of Craig.
- 66 percent supported using grant funding to provide down payment assistance to first-time homebuyers in Craig.

SECTION 2



COMMUNITY PLANNING
GOALS & ACTION STEPS.

SECTION 2

COMMUNITY PLANNING GOALS & ACTION STEPS.

INTRODUCTION.

The **Craig Comprehensive Plan** is an essential and most appropriate tool to properly guide the development of the Village. The ***Community Planning Goals and Action Steps***, an important aspect of the **Plan**, provides local leaders direction in the administration and overall implementation of the **Comprehensive Plan**. In essence, the **Goals and Action Steps** are the most fundamental elements of the Plan; the premises upon which all other elements of the **Plan** must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth, Land Use & Zoning; Housing & Neighborhood Redevelopment, and Public Facilities/Utilities, Energy & Transportation.**

Goals are long-term in nature and, in the case of those identified for the **Craig Comprehensive Plan**, will be active throughout the 10-year planning period.

Action Steps help to further define the meaning of goals and represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.

The following **Goals and Action Steps** should be implemented in conjunction with future planning initiatives of both the Community and County, including the recently completed Burt County Housing Study and Comprehensive Plan.

COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The Village of Craig population is projected to decrease slightly from the current (2019) population of 190, to a 2029 population of 176.

- **Action Step 1: Maximize** Meet the projected population and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Craig. The **Future Land Use Map** for land within Craig is identified on **Illustration 2.1, Page 2.4.**
- **Action Step 2:** Future residential growth areas are recommended to the north, east and south of the Community, adjacent the Village of Craig Corporate Limits as identified on **Illustration 2.2, page 2.5.**
- **Action Step 3: Promote the development of commercial and industrial land in Craig.** The location of future general commercial uses is recommended along North and South Main Street, between Plum and Parsonage Avenues. Industrial uses should remain in their current location in western Craig. **The Village of Craig, with the establishment of a One Mile Planning Jurisdiction, could establish highway commercial uses at the intersection of Highway 11A (North Main Street) and the Highway 32 Corridor.**
- **Action Step 4: Improve existing parks, open spaces and public/quasi-public land uses in Craig.** The Village recently received \$60,000 in local and State grants to improve the bathrooms and concession stand, as well as create camping pads at the Craig Community Park.

Goal 2: Land Use Plan, Building Codes and Annexation Policy. Adopt and retain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Village of Craig. The Plan should encourage the preservation and protection of environmental resources while supporting potential development that adheres to existing building codes and annexation policies.

- **Action Step 1:** Develop solutions to **correct development barriers** in Craig, including the prohibition of intensive agricultural uses, such as feedlot operations, from developing or expanding within the One Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are not located in sensitive soil or prime agricultural areas.

- **Action Step 3:** Establish plans that reflect development trends, as well as features and characteristics unique to the Community. Standards should be established for infill development that complement architectural styles and materials used in residential areas.
- **Action Step 4:** All future developments in Craig should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.
- **Action Step 5:** Maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- **Action Step 6:** Utilize appropriate **annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of Craig. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope.
- **Action Step 7: Enforce modern construction and property standards** by enforcing the County's building and development codes and Village municipal codes. Such action will ensure that the residents of the Village of Craig can live and work safely in structures that are built and maintained to modern safety standards.

Goal 3: Appearance and Sustainability. Implement Community improvement projects that enhance the quality of life and aesthetic appearance of Craig.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Craig. Target areas should include, but not be limited to, the Downtown, highway corridors, the Village park and historically significant residential areas.
- **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Craig.



FUTURE LAND USE MAP

CORPORATE LIMITS

CRAIG, NEBRASKA

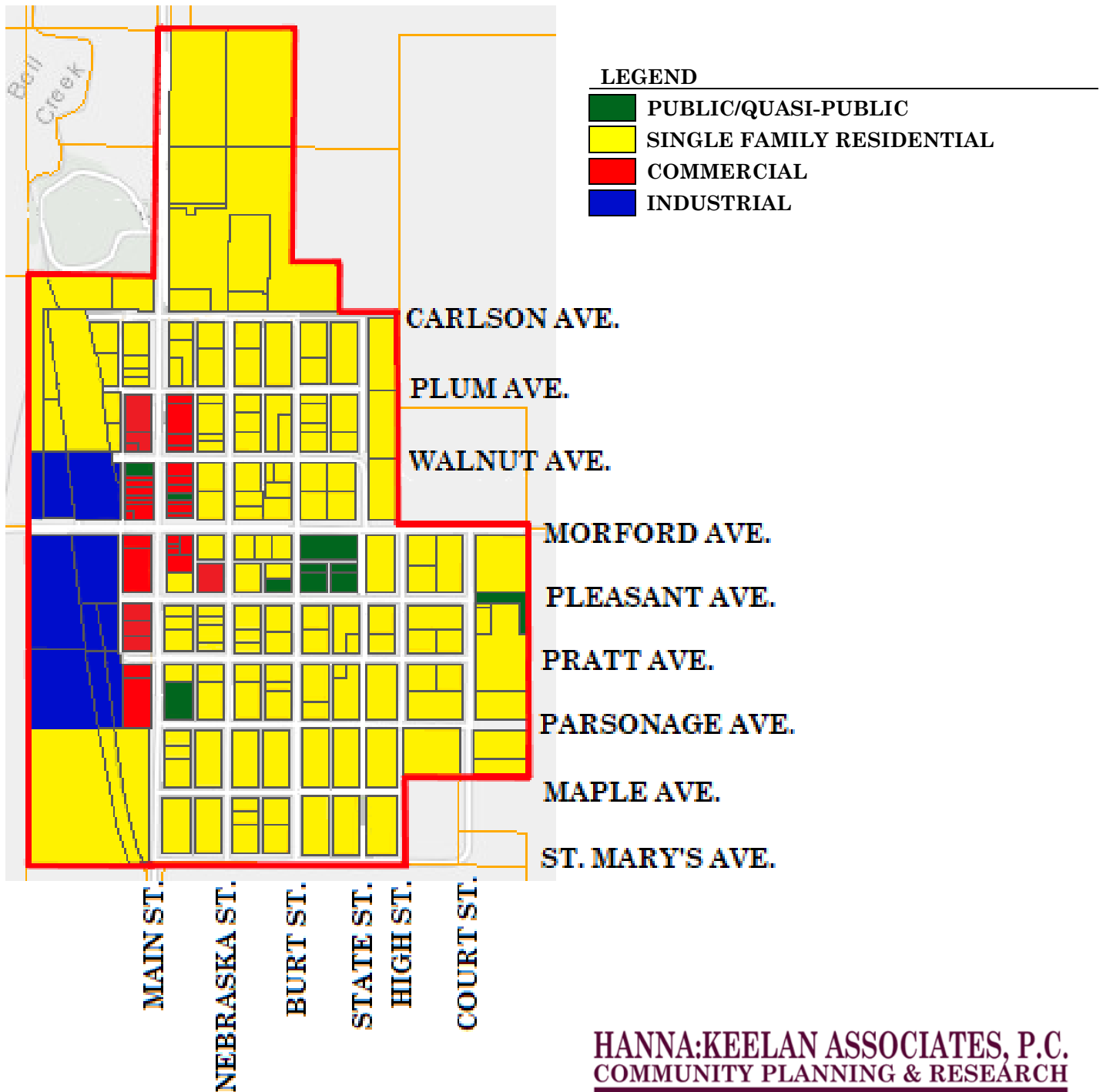


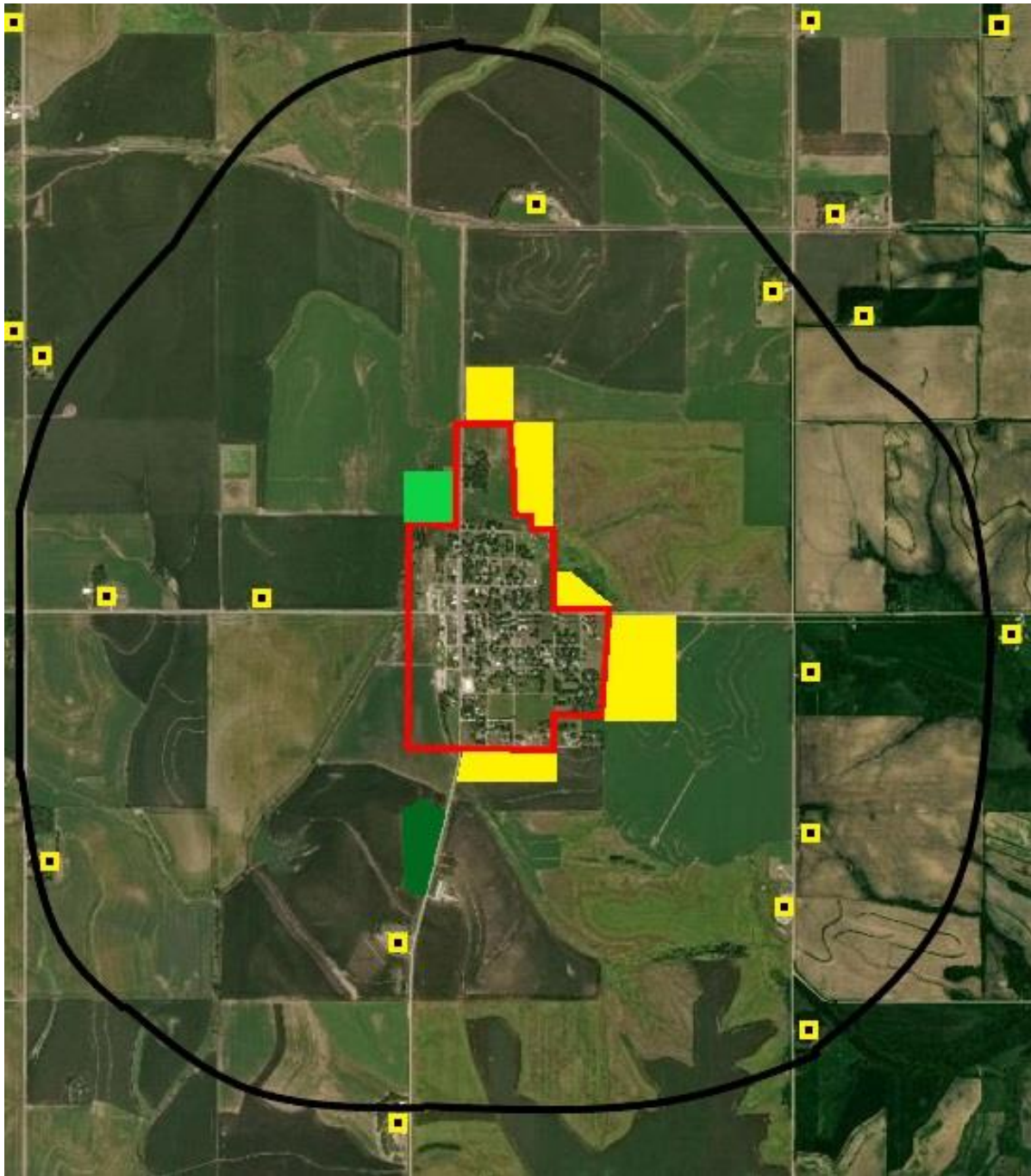
ILLUSTRATION 2.1



FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

CRAIG, NEBRASKA



LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION/OPEN SPACE
- RESIDENTIAL DWELLING
- RESIDENTIAL GROWTH AREA
- VILLAGE OF CRAIG CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

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ILLUSTRATION 2.2

HOUSING & NEIGHBORHOOD DEVELOPMENT.

Goal 1: Community-Wide Housing Development Initiative. Implement a **housing development initiative** for Craig, as a primary economic development activity. **A core activity of this Housing Development Initiative will be the development of a Community-Wide Housing Partnership** to monitor and encourage housing development throughout Craig. The Partnership should be created and maintained by the **Craig Planning Commission, in partnership with the Burt County Economic Development Corporation (BCEDC)** and would work directly with both local and State housing stakeholders and housing funders to encourage the development of specific housing programs that meet the needs of the Community's current and future residents. Emphasis should be placed on housing constructed for the local workforce, young families, the elderly and populations with special needs.

- **Action Step 1:** The **Housing Development Initiative** should target the production of up to **four new housing units in Craig, by 2024 (as per the recently completed Burt County Housing Study)**, including **two owner housing units and two new rental units**. The development of these new housing units would add an estimated \$900,000 to the local residential property tax base.
- **Action Step 2:** Consider the services of additional, local **Housing Partnerships** including, but not limited to, BCEDC, Three Rivers Housing Development Corporation, Northeast Nebraska Economic Development District, Northeast Nebraska Community Action Partnership, Northeast Nebraska Area Agency on Aging, County-wide major employers and other local "housing stakeholders" directly involved with selling and leasing real estate, builders and suppliers and representatives of organizations providing housing and related services to the elderly, families, special populations and homeless and near-homeless persons.

Goal 2: New Housing Developments in Craig should address the needs of both owner and renter households of all ages and low- to moderate income sectors, with varied, affordable price products.

- **Action Step 1:** Build new owner and rental housing units that are affordable for low- to middle income workforce families and households. Affordable homes, particularly those with three+-bedrooms, are in demand in the Community. The Village could consider creating a **Credit- or Lease-To-Own Housing Program**.
- **Action Step 2:** Housing development projects in Craig should coincide with **public facility, utility and infrastructure improvements**. Emphasizing access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation is important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the Community for future residential developments.

- **Action Step 3:** Develop unique solutions to create residential developments, both on existing vacant lots as infill and on land adjacent the Corporate Limits of Craig, in an effort to make vacant land available for expanded residential growth. **The Community should focus, first, on developing available vacant lots within the Corporate Limits. Priority should be given to vacant land that contains existing water, sewer and electrical infrastructure. Residential growth areas, adjacent but beyond the Corporate Limits are located to the north, east and south of the Community.**

*NOTE: Several vacant lots exist in Craig that are too small for today's housing development standards. The **Community-Wide Housing Partnership** should identify multiple vacant lots adjacent one another that could be re-platted as a single lot in support of new housing development. Unique housing concepts for infill housing development, including single and two-story housing for families of all income ranges should also be considered. Architectural designs should closely resemble that of existing housing units in the Community.*

- **Action Step 4:** Public and private sectors should create a “**shared cost**” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. **Tax Increment Financing (TIF)** could be a future source of financing for public infrastructure systems.

Goal 3: Rehabilitation/Preservation of Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in Craig should strive to protect and preserve the existing housing stock.

- **Action Step 1:** As needed, the Community should establish a policy of condemning and demolishing housing in dilapidated state, not cost effective to rehabilitate.
- **Action Step 2: Housing rehabilitation program,** for both owner and rental housing units, should be expanded in Craig, with emphasis on meeting the housing needs of the elderly, low income families, young professionals and persons with special needs.
- **Action Step 3:** To ensure a **clean and safe residential environment**, the ongoing maintenance of private residential properties is needed, i.e. trash removal, junk cars, etc. **Implement annual or bi-annual Community clean-up activities throughout Craig.**

Goal 4: Financing Activities for Housing Development in Craig. Housing developers should consider both public and private funding sources when constructing new housing stock.

- **Action Step 1:** Housing developers should be encouraged to secure any and all available tools of financing assistance for both the development and preservation of housing in Craig. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Federal Home Loan Bank, U.S. Department of Agriculture-Rural Development and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance programs. The Village of Craig can also assist by providing housing development incentives. **A Community-Wide Housing Partnership will need to develop and/or continue relationships with developers and funders to enhance housing development activities in the Community.**
- **Action Step 2:** TIF could potentially assist developers in financing new housing developments, specifically for land purchase and preparation, as well as public facility and utility requirements. **Currently, no “Redevelopment Areas” are designated in Craig.**

The entire Community of Craig, as well as selected areas adjacent the Village should be studied to determine the existence of blighted and substandard conditions, as per the Nebraska Community Development Law. Areas determined to be both blighted and substandard conditions are eligible for the use of TIF as “gap financing” for needed residential, commercial and industrial development activities, as well as for the acquisition and demolition of dilapidated structures.

PUBLIC FACILITIES/UTILITIES, ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Craig. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10-year planning period. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Craig residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.

- **Action Step 2:** Provide **adequate law enforcement, fire and ambulance protection/services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3:** The Village of Craig should partner with persons/groups that are continuing efforts towards the revitalization of the Craig Community Park.
- **Action Step 4:** Maintain an **adequate supply of potable water** and an **expanded distribution system** suitable for both present and future consumption and fire protection in Craig. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 5:** Continue efforts to **upgrade and expand segments of the Craig municipal sanitary sewer collection system** within the 10-year planning period. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority are adequately sized and in good condition.

Goal 2: Educational Quality. Continue to provide a **high quality of public elementary, junior and senior high education** for the residents of Craig. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for the **Oakland-Craig Public School District**.

- **Action Step 1: Extra-Curricular Activities**, such as homework assistance, athletics, student clubs should continue to be an important role in the development of all school children.
- **Action Step 2:** Support the **student leadership programs** that are offered by the Craig High School. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 3:** Expand efforts to utilize **local, State and Federal governmental incentives** for promoting economic development in Craig. Recruit and retain job/business opportunities and continue strong relationships with local and State Agencies such as Burt County Economic Development Corporation, Northeast Nebraska Economic Development District and the Nebraska Department of Economic Development.

Goal 3: Community Development. Community development practices should strive to both **stabilize and improve the local economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage **local reinvestment** in Craig by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings and homes adjacent Downtown Craig.
- **Action Step 3:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, recent transportation/highway bills, Nebraska Affordable Housing Trust Fund, Federal and State Historic Preservation Tax Credits and locally based **Tax Increment Financing**.
- **Action Step 4:** Consider **public improvements** to older residential neighborhoods, as well as Downtown Craig, in need of street and sidewalk resurfacing, landscaping and street trees and facade improvements. These activities are necessary to support the development of additional specialty retail businesses.
- **Action Step 5:** Promote **Community sustainability and quality of life** in Craig. Market the Community as being a great place to live, work, raise a family and retire. Continuing a “**sense of community**” image in Craig, through the local public education system and close-knit residential areas is important to the long-term viability of the Community.

Goal 4: Community Redevelopment Planning and Implementation. Focus on rehabilitating structures, utility mains and public facilities throughout Craig. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Craig.

- **Action Step 1:** Complete the necessary steps to utilize Tax Increment Financing (TIF) in Craig as a method of funding structural rehabilitation activities for commercial buildings. Improvements could include, but not be limited to, activities involving the improvement of public utilities, facilities, streets, sidewalks and the acquisition of land for new residential development, structurally securing Downtown buildings, façade improvements, public parking improvements and gateway entry improvements along the Main Street. **Currently, the Village does not have any designated Redevelopment Areas.**

Creating a Craig Community Development Agency (CDA) or Community Redevelopment Authority (CRA), as a vehicle to plan and implement residential, commercial and industrial development activities in the Village is strongly encouraged. The Village should utilize an existing Community organization for this designation. This could include the Craig Planning Commission serving as a CRA, or the Craig Village Board serving as a CDA.

Goal 5: Energy. Access available programs and funding sources to reduce energy consumption and promote the use of alternative energy systems in Craig.

- **Action Step 1:** Promote the use of **alternate energy systems** in Craig. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.

Net Metering, established by the provisions of Nebraska State Statutes §70-2001, is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the Village of Craig. **TIF**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.

- **Action Step 2:** Assist public and private property owners in Craig to access available funding sources through utility districts, such as Burt County Public Power District and the Nebraska Energy Office for modern heating, cooling and lighting systems. This could assist in reducing consumption rates for commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Craig that utilizes alternative energy systems which can provide electric energy to multiple buildings within Downtown Craig at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

Goal 6: Transportation. Provide an **efficient transportation system** throughout Craig for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the **One- and Six-Year Roads Plan** for maintenance and improvement of existing and future streets, roads and highways in the Community.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Craig.
- **Action Step 3:** Coordinate the **Craig Land Use Plan** and the **One- and Six- Year Roads Plan** to prepare the Village for future growth and development.
- **Action Step 4:** New residential, commercial and industrial developments in Craig should have appropriate and adequate streets, curbs, gutters and sidewalks.

SECTION 3



CRAIG COMMUNITY PROFILE.

SECTION 3 **CRAIG COMMUNITY PROFILE.**

INTRODUCTION.

This **Section** of the **Craig Comprehensive Plan** provides a population, income and economic profile of the Community. Presented are both trend and projection analyses. Emphasis is placed on a 10-year projection of change.

Population, income and economic projections are critical in Community assessment. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community in meeting the needs of its citizens.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in understanding changes which have, and are occurring in a particular planning area. The projection of pertinent demographic variables in Craig included a 10-year period, **2019 to 2029**. This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

A **Community Housing Study** completed for Burt County, Nebraska, in April, 2019, highlighted important population, income, economic and housing trends and projections and determined a five-year housing target demand for the Village of Craig. The **Study** also identified important housing development projects of various styles serving several different income levels throughout the County and each Community. The **Housing Study** identifies a target demand for Craig of up to **four new housing units**, including **two owner** and **two rental housing units**, by 2029.

The following narrative provides population, income and economic trends and projections for the Community of Craig. All statistical **Tables** are included in the **Appendix** of this **Comprehensive Plan**.

POPULATION PROFILE.

POPULATION TRENDS AND PROJECTIONS

The population of the previous two Decennial Censuses (2000 and 2010) recorded a decrease in population for Craig. The Community's population decreased from 241, in 2000, to 199, in 2010, a decrease of 42 persons, or 17.4 percent.

Currently (2019), the population for the Community is an estimated 190 persons. The **population projection for 2029** is an estimated 176. **An increase in housing efforts could reverse the declining population trend.** An increasing population base also contributes to the need for new and improved housing for various forms, types and sectors of the Community.

AGE

The "55-64" age group experienced the largest increase in population from 2000 to 2010, increasing by eight persons, or from 19 to 27. This age group is projected to remain stable through 2029.

The "65-74", "75-84" and "85+" age groups are projected to increase in population, through 2029. This includes senior, retirees and elderly populations. The Community is experiencing "aging-in-place" with retiring farm and ranch couples relocating from rural Burt County to the Village of Craig.

The current median age in Craig is an estimated 48.4 years. By 2029, the median age is projected to be an estimated 50.5 years.

PERSONS PER HOUSEHOLD

The ratio of persons per household declined in Craig from 2000 to 2010, from 2.43 to 2.34 persons per household. Currently, the number of persons per household is an estimated 2.32 and is projected to remain stable through 2029.

INCOME PROFILE.

Information presented in the **Income Profile** of this **Comprehensive Plan** assists in determining the number of households within Craig having sound financial capacity. In addition, the analysis of incomes assists in determining future community and economic development activities.

PER CAPITA INCOME

Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally by the number of residents residing in the subject area. Per capita income is presented for Burt County, Nebraska, which is reflective of the per capita income situation in Craig. In 2019, per capita income in Burt County is an estimated \$51,326, an increase of 18.8 percent from 2012. **By 2029, per capita income in Burt County is projected to increase an estimated 16.2 percent, to \$59,661.**

The **median income** for all households in Craig for 2019 is estimated to be \$40,800. The Community's household median income is projected to increase to \$47,300, or 16.3 percent by 2029.

COST BURDENED/HOUSING PROBLEMS

A number of households throughout Craig are considered to be “**Cost Burdened**” and/or have one or more “**Housing Problems**”. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

An estimated 21 owner and four renter households are currently cost burdened and/or experiencing housing problems in the Village of Craig. No housing units are considered “overcrowded,” as per the 2013-2017 American Community Survey estimate.

ECONOMIC PROFILE.

The following discussion provides a general **Economic Profile** of Burt County, which is reflective of the economic trends in Craig. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

EMPLOYMENT TRENDS

Between 2008 and 2018, the unemployment rate in Burt County ranged from a high of 5.9 percent to a low of 3.1 percent. During this period, the total number of employed persons decreased by 511. Job creation, as well as growth and expansion of existing industries will be critical to expanding the local housing market, especially for persons and families in the workforce.

In 2018, there were an estimated 3,286 employed persons in Burt County. This number is expected to decline by 218 persons by 2029. The estimated percent of unemployed persons in Burt County is projected to remain steady through 2029.

EMPLOYMENT BY TYPE

As of August, 2018, non-farm employment (wage and salary) comprises 1,703 jobs in Burt County. The largest employment sectors in the County include “Local Government”, “Retail Trade” and “Health Care & Social Assistance”.

Locally-owned and operated commercial businesses exist in Downtown Craig, with in-home and other local businesses scattered throughout the Community. **It will be important for the Village of Craig to retain and, potentially, expand these businesses for enhanced economic development opportunity, as well as to stabilize, possibly increase the Village’s population base. This can be done through the use of local, State and Federal grant opportunities for Craig and the development of additional commercial buildings in Downtown Craig.**

SECTION 4



LAND USE & DEVELOPMENT.

SECTION 4 LAND USE & DEVELOPMENT.

INTRODUCTION.

This **Section** of the **Comprehensive Plan** identifies land use development patterns in Craig. This land use component examines **development opportunities and requirements, as well as future utilization of land in and around the Community.** A discussion of the **environmental** and **physical characteristics** of the Community of Craig precedes a description and analysis of **existing** and **future land uses** within and surrounding the Village.

PROPER LAND USE PRACTICES.

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

- (1) Gentle to steep rolling hills and drainage ways surrounding the Community.
- (2) A lack of vacant land that is for sale and capable of supporting future development opportunities.
- (3) Highway 32 Corridor, which runs east to west less than one mile north of Craig.

IDENTIFICATION OF FUTURE GROWTH AREAS

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

HISTORICAL DEVELOPMENT.

The Village of Craig was named for early settler William Stewart Craig, who in the early 1880s donated the land on which the Town was built. The Town was officially platted in 1881. Originally, the Village of Craig was established as a water-station on the Chicago, St. Paul, Minneapolis & Omaha Railway.

The first population count came from the 1890 Census, when the Village of Craig had 290 residents. In 1900, Craig reached its peak population of 462. Since then, the population has gradually declined with the 2010 Census recording a total of 199 residents in the Community.

POPULATION GROWTH

The Village is poised for future growth. Vacant, buildable lots exist in the Community. The Village Board and Planning Commission members will need to work together to identify cost effective growth areas for the Village as a means of expansion and growth during the 10 year planning period. The designation of residential, commercial and industrial growth areas within and adjacent the Corporate Limits of Craig, as well as the improvement or expansion of public/quasi-public and park/recreation uses, is a top priority of this **Comprehensive Plan**.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

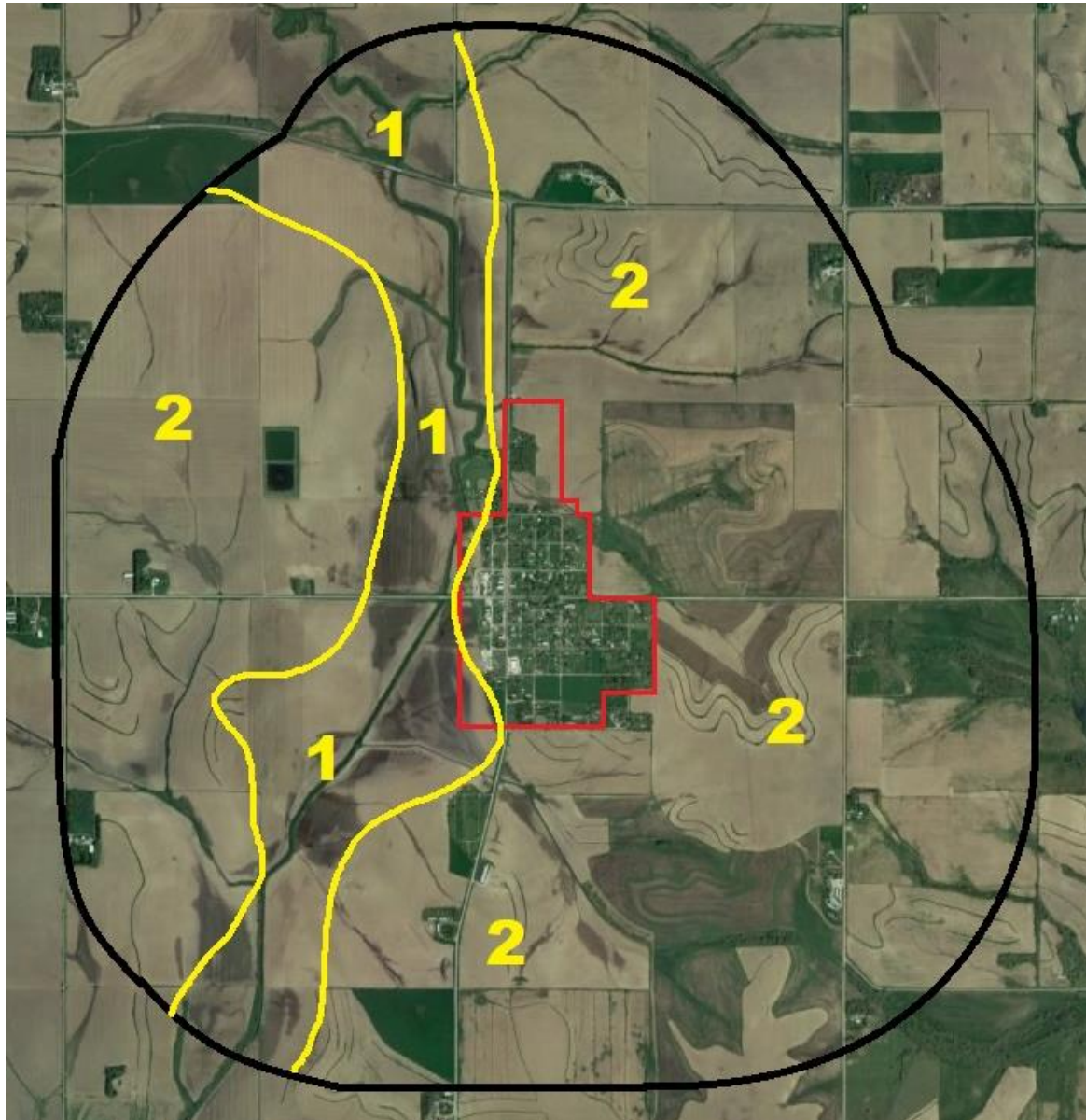
The soils in and around the Community of Craig are classified into two Soil Associations, with a broad range of characteristics. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil types found in the Craig One Mile Planning Jurisdiction. The Soil Associations in Craig are identified as the **Zook-Colo and Moody-Nora-Judson Associations** are displayed in **Illustration 4.1, Page 4.3.**¹



SOIL ASSOCIATIONS MAP

ONE MILE PLANNING JURISDICTION

CRAIG, NEBRASKA



LEGEND

- 1 ZOOK-COLO ASSOCIATION
- 2 MOODY-NORA-JUDSON ASSOCIATION

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ILLUSTRATION 4.1

ZOOK-COLO ASSOCIATION.

Deep, poorly drained and somewhat poorly drained, nearly level, silty and clayey soils formed in alluvium; on bottomlands.

This Association consists mainly of nearly level areas on bottomlands in the valleys of Logan, Bell and Blackbird Creeks and along the valleys of a few of the minor creeks. In places, it consists of small areas on stream terraces and foot slopes. Areas are long and narrow.

This Soil Association runs along Bell Creek, just to the west of the Village of Craig. Zook soils make up about 46 percent of this Association, and Colo soils make up about 29 percent. The remaining 25 percent is soils of minor extent.

The Zook soils are nearly level, deep and poorly drained. These soils are on the lowest parts of the bottom lands. Typically, the surface layer is black, firm silty clay loam about 29 inches thick. The subsoil is very dark gray, very firm silty clay about 15 inches thick. The underlying material to a depth of 60 inches is dark gray silty clay. In places the surface layer is silty clay.

The Colo soils are nearly level, deep and somewhat poorly drained. They are slightly higher than Zook soils on bottomlands. Typically, the surface layer is very dark brown, black and very dark gray, firm silty clay loam about 30 inches thick. Below the surface layer is a layer that is transitional to the underlying material. It is very dark gray, mottled, firm silty clay loam about 8 inches thick. The underlying materials are very dark gray and grayish brown silty clay loam to a depth of 60 inches

MOODY-NORA-JUDSON ASSOCIATION

Deep, well drained, nearly level to strongly sloping, silty soils formed in loess and colluvium; on uplands and foot slopes.

This Association consists mainly of alternating divides on uplands that are dissected by narrow drainages. Nearly level areas are on the broad divides. The narrow divides and colluvial foot slopes are gently sloping, and the side slopes are strongly sloping.

This Association occupies a majority of the Craig One Mile Planning Jurisdiction. Moody soils make up about 51 percent of this Association, Nora soils 20 percent and Judson soils 11 percent. The remaining 18 percent are soils of minor extent.

The Moody soils are nearly level to strongly sloping, deep and well drained. They are on broad divides, ridgetops and side slopes of the loess uplands. Typically, the surface layer is very dark grayish brown, friable silty clay loam about 11 inches thick. The subsoil is dark brown, brown and pale brown, friable silty clay loam about 42 inches thick. The underlying material is yellowish brown silty clay loam to a depth of 60 inches.

The Nora soils are strongly sloping and moderately steep, deep and well drained. They are on narrow ridgetops and side slopes of loess uplands. Typically, the surface layer is very dark grayish brown, friable silty clay loam about 10 inches thick. The subsoil is very dark grayish brown, dark brown and olive brown, friable silty clay loam and silt loam about 20 inches thick. The underlying material is light olive brown and grayish brown silt loam to a depth of 60 inches.

Judson soils are gently sloping, deep and well drained. These soils are on colluvial foot slopes at the base of adjacent loess uplands. Typically the surface layer is very dark brown, black and very dark grayish brown, friable silty clay loam about 34 inches thick. The subsoil is brown and dark yellowish brown, friable silty clay loam to a depth of 60 inches.

Most areas of this Association are used for cultivated crops, mainly corn, soybeans, alfalfa, small grain and grain sorghum. Some small areas are planted to introduced grasses or a mixture of grasses and legumes. Some farms are irrigated by gravity methods or by sprinklers, generally the self-propelled, rotary type. Corn, soybeans and alfalfa are the major irrigated crops. The potential for irrigation is moderate because a sufficient supply of irrigation water is not available in some areas.

GROUNDWATER

The underground water supply is vital to the region. It is the source of water for numerous municipal and irrigation wells. Any endangerment to the supply threatens the public's health as well as the vital farming economics of the region. Therefore, the natural resource must be protected to secure the prosperity of Craig. The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water used by public water supply wells.⁵

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

The **WHP** is devised to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

Craig is located within a Wellhead Protection area, as part of the Lower Elkhorn Natural Resource District and coordinates with the NDEQ in the WHP process.

CLIMATE

The climate of the region is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from a minimum daily average of 12.3° F in January and maximum daily average of 89° F in July. The average annual precipitation in Craig is 19.3 inches and the average annual snowfall is 25.3 inches. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.⁷

THE BUILT ENVIRONMENT.

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

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

Designating the proper land use within the commercial and industrial sectors of Craig is essential. The general trend is to guide general commercial uses toward the Downtown, making it the focal point of the Community. Industrial and agricultural developments and land uses exist at the western edge of the Village. The Community should take advantage of the development opportunities associated with this and other transportation corridors in the Village, to achieve the land use goals and policies in this Plan.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in Craig (incorporated area) is identified in **Table 4.1** and **Illustrations 4.2 and 4.3, pages 4.9 and 4.10.**

2019 ESTIMATED POPULATION - 190								
2029 PROJECTED (MEDIUM) POPULATION - 176								
2029 PROJECTED (BOOST) POPULATION - 210								
	2019		CRAIG PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Craig / National)			Future Land Use Map Craig Adjusted (Per Note 2)
	ACRES	PERCENT			2019	2029**	2029***	
Parks & Rec./Open Space	0.0	- %	0.0	2.0	0.0 / 3.8	0.0 / 3.5	0.0 / 4.2	0 Acres
Public/Quasi-Public	3.9	2.1 %	2.1	2.8	3.9 / 5.3	3.7 / 4.9	4.4 / 5.9	5.4 Acres
Residential	55.2	30.4 %	29.1	10.0	55.2 / 19.1	51.0 / 17.6	60.9 / 21.1	72.3 Acres
Single & Two-Family	53.8	29.6 %	28.3	7.5	53.8 / 14.3	49.8 / 13.2	59.4 / 15.8	70.6 Acres
Multifamily	0.0	- %	0.0	2.0	0.0 / 3.8	0.0 / 3.5	0.0 / 4.2	0 Acres
Mobile Home	1.4	0.8 %	0.7	0.5	1.4 / 1.0	1.2 / 0.9	1.5 / 1.1	1.7 Acres
Commercial	3.5	1.9 %	1.8	2.4	3.5 / 4.6	3.2 / 4.2	3.8 / 5.0	4.4 Acres
Industrial	9.0	5.0 %	4.7	2.3	9.0 / 4.4	8.3 / 4.1	9.9 / 4.8	11.7 Acres
Streets/Alleys	37.8	20.8 %	19.9	9.0	37.8 / 17.1	35.0 / 15.8	41.8 / 18.9	49.8 Acres
Total Developed	109.4	60.2 %	57.6	28.5	109.4 / 54.3	101.2 / 50.1	120.8 / 59.9	143.6 Acres
Total Vacant	72.4	39.8 %	38.1	6.5	72.4 / 12.4	67.2 / 11.4	80.2 / 13.7	95.8 Acres
Developable*	49.5	68.4 %	26.1	6.5	49.5 / 12.4	45.9 / 11.4	54.8 / 13.7	65.4 Acres^^
Not Developable	22.9	31.6 %	12.1	NA	22.9 / NA	21.3 / NA	25.4 / NA	30.4 Acres^^^
Total Acreage	181.8 ^	100.0 %	95.7	35.0	181.8 / 66.7	168.4 / 61.5	201.0 / 73.6	239.4 Acres
Note 1: Craig and National Planning Standards identify number of acres per 100 persons.								
Note 2: Designated Land Requirements (Future Needs) should include 3x 2019 to 2029 Boost Estimates, presented on the Future Land Use Map.								
*Vacant Land Capable of Development.								
**Based on Medium Population Projection.								
***Based on Population Projection for Economic Development Boost.								
^Based on Net Area Acreage.								
Source: Hanna-Keelan Associates, P.C., 2019.								

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

VACANT

Vacant land in Craig consists of an estimated 72.4 acres, or approximately 39.8 percent of the total platted land within the Village. No Planning Standards exist for this land use classification.

PARKS/RECREATION

No land within the Corporate Limits of Craig is associated with **Parks/Recreation** land uses. The Craig Community Park, which includes a baseball field, camping sites with modern water/electric amenities, as well as additional park-related amenities is located northwest of Craig, outside but adjacent the current Corporate Limits. The park consists of an estimated 11 acres of land.

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public land acreage in Craig totals an estimated 3.9 acres, or 2.1 percent of the total platted Village area. This land classification includes the Craig Village Office, Community Center, Craig Volunteer Fire Department and Water Tower. This land use classification identifies an estimated 2.1 acres per 100 people, about 25 percent less than the National Planning Standard recommendation.

RESIDENTIAL

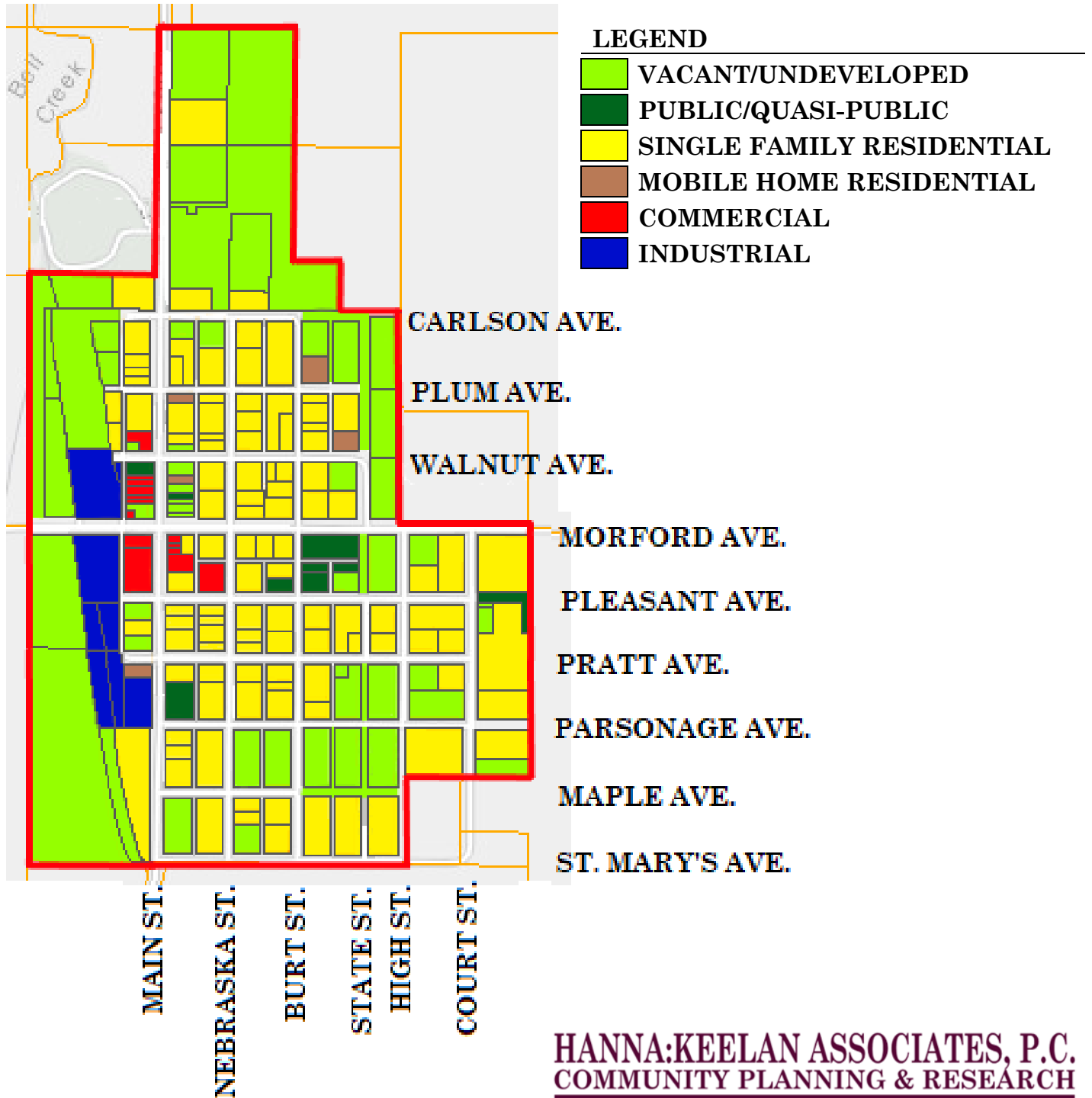
Total **Residential** land usage consists of an estimated 55.2 acres, or 30.4 percent of the total platted area of Craig. The 29.1 acres of residential land per 100 persons in Craig is 291 percent more than the Planning Standard of 10 acres. The following identifies individual, residential land use types and acreages:

- **Single Family** land usage comprises an estimated 29.6 percent, or 53.8 acres, of the total area of the Village. This total identifies 28.3 acres per 100 people and is 377 percent more than the Planning Standard of 7.5 acres per 100 people.
- *There are no **multifamily** land uses in the Village of Craig*
- **Mobile Homes** comprise an estimated 0.8 percent of the land within the Village which equals an estimated 0.7 acres per 100 people. This total is 40 percent more than the recommended Planning Standard of 0.5 acres per 100 persons.



EXISTING LAND USE MAP

CORPORATE LIMITS
CRAIG, NEBRASKA



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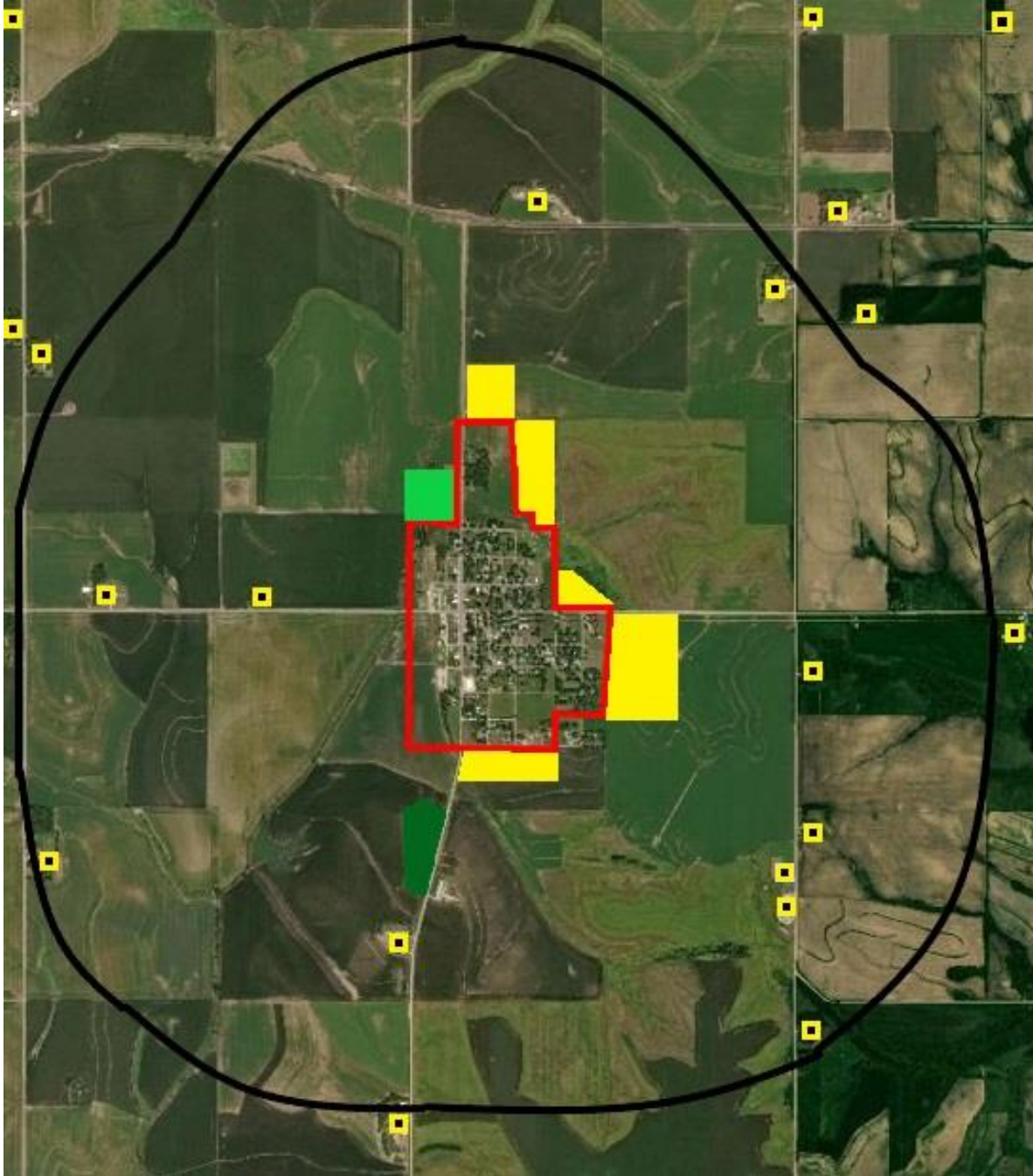
ILLUSTRATION 4.2



EXISTING LAND USE MAP

ONE MILE PLANNING JURISDICTION

CRAIG, NEBRASKA



LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION/OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- VILLAGE OF CRAIG CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

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ILLUSTRATION 4.3

COMMERCIAL

Commercial land use in Craig consists of an estimated 3.5 acres, or 1.9 percent of the Community's total land area. This amount, which consists of an estimated 1.8 acres per 100 people, is 25 percent less than the Planning Standard for commercial land area of 2.4 acres per 100 people.

INDUSTRIAL

Total *industrial* land use in Craig is an estimated nine acres. Industrial acres per 100 people totals 4.7, which is 104 percent higher than the National Planning Standard recommendation of 2.3 acres per 100 persons.

EXISTING LAND USE SUMMARY

Planning and land use development in Craig is somewhat of a difficult task due to several factors. These factors include gently rolling to steep slopes of canyons and drainageways associated with land surrounding the Village and the irregular shaped vacant lots and platted, but undeveloped street segments scattered throughout the Community. These impediments to land development can be addressed by a commitment of the Community to (1) reinvest in existing land uses and prepare redevelopment plans to produce more efficient land uses and (2) expand community efforts to mitigate natural hazards by promoting growth in non-sensitive land areas.

The analysis of the existing land use in Craig revealed a deficiency of multifamily residential land, parks/recreational land, public/quasi-public land and commercial land, which are common to small towns. This should be addressed in the development of a new and balanced future land use plan for the Village and the Planning Jurisdiction.

The Village has an excess of all other land use types, including developable vacant land. An estimated 72.4 acres, or 39.8 percent of all land within the Corporate Limits of Craig is classified as vacant, of which 49.5 acres are classified as "developable." This large amount of vacant land will be sufficient for development in the Community, during the next 10 years. The annexation of additional land for development opportunities is not needed, unless the majority of the vacant property is not for sale.

FUTURE LAND USE RECOMMENDATIONS.**PLANNING IMPLEMENTATION RECOMMENDATIONS**

To enhance both public and private development activities within the Village of Craig, the Community will need to consider the following general planning and redevelopment actions:

- * Encourage removal and replacement of substantially dilapidated structures within the Community;
- * Rehabilitate public, residential, commercial and industrial properties which are cost effective to revitalize;
- * Provide incentives for existing businesses within the Village to expand in place and/or make needed improvements to their properties;
- * Establish a long range plan to hard surface or repave streets and rehabilitate and/or replace curb and gutters and storm water drainage systems within the Village, as needed;
- * Establish a plan for the eventual replacement of excessively old water and sanitary sewer mains in the Community, in conjunction with street resurfacing or paving. Replace private service lines that run from buildings to the water mains that have age and related condition problems;
- * Produce and implement a Blight and Substandard Determination Study and General Redevelopment Plan to allow for the use of **Tax Increment Financing (TIF)** in the Community. Combine funding sources with TIF to purchase, demolish and sell dilapidated buildings that are not cost-effective to be rehabilitated;
- * Create a Plan for the Downtown that includes all public infrastructure, facade improvements and business development/retention plans. Promote Downtown Craig for local commerce and business activity;
- * Promote the development of various residential housing types in conformance with the Future Land Use Plan and the **Burt County Housing Study**;
- * Develop new and improved pedestrian routes throughout Craig. Create a plan to address substandard sidewalks throughout the Village;
- * Develop a plan for screening and/or buffering industrial uses from adjacent residential areas;

- * Create strategies to support property owners in the clean-up and rehabilitation of abandoned lots and dilapidated properties throughout the Village; and
- * Improve “gateway entrances” along the Highway 11A Corridor at the north entrance and along County Road “H” at the west entrance to the Village.

INFILL DEVELOPMENTS

Strategic infill development of individual platted vacant lots and vacant land areas within the Corporate Limits would allow for managed growth and the utilization of existing infrastructure, including streets, electrical, gas, water, sewer and telecommunication systems. This process is readily available throughout the Community of Craig, where vacant lots are designated for single family development types.

The **Burt County Housing Study** identified 32 housing units classified as “Below Normal” condition and an additional nine units as “Poor” or “Very Poor”. The nine structures in poor or worse condition should be considered for demolition and replacement, either by the Village or a private source, as they are deemed not cost-effective for rehabilitation. The **32 “Below Normal” structures** in Craig should be of high priority for substantial rehabilitation, including foundation repair and other structural issues. If no housing rehabilitation activities occur, these structures could potentially fall into further disrepair and eventually be slated for demolition and replacement.

PARKS AND RECREATION

The Village of Craig maintains the 11 acre Community Park, located outside, but adjacent the Craig Corporate Limits northwest of the Community. **Up to \$60,000 in local and State grant funding has been approved for various amenity improvements.** Continued relationships with public/private partnerships are recommended to make additional, necessary improvements to these recreation facilities.



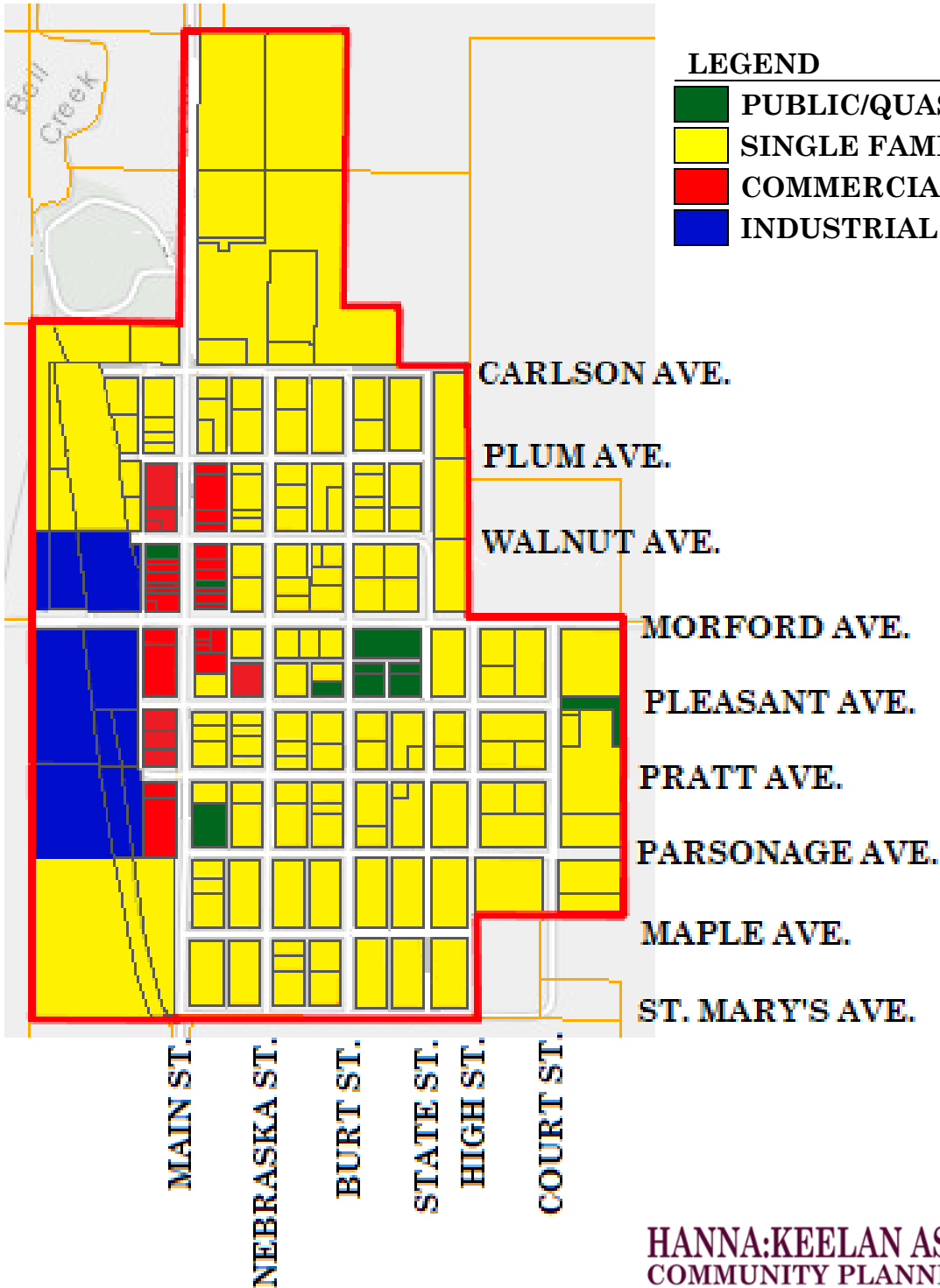
FUTURE LAND USE MAP

CORPORATE LIMITS

CRAIG, NEBRASKA

LEGEND

- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL



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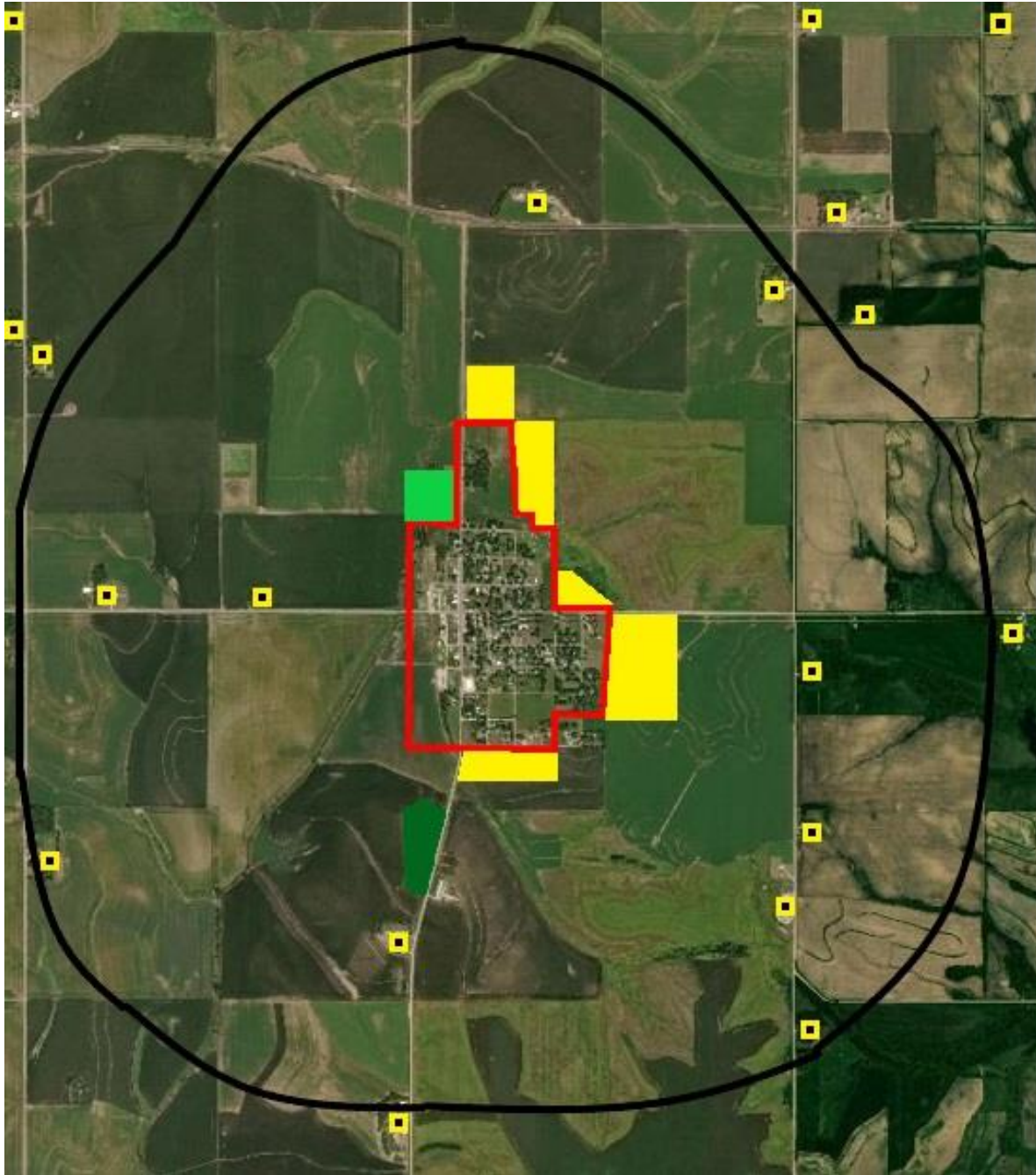
ILLUSTRATION 4.4



FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

CRAIG, NEBRASKA



LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION/OPEN SPACE
- RESIDENTIAL DWELLING
- RESIDENTIAL GROWTH AREA
- VILLAGE OF CRAIG CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

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ILLUSTRATION 4.5

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Craig will be primarily comprised of additional facilities to accommodate existing public/quasi-public uses. Existing public/quasi-public land areas may be necessary to sustain the needs of the Village throughout the 10-year planning period and beyond.

RESIDENTIAL GROWTH AREAS

Future residential development within the Village of Craig should be a priority, during the planning period. Currently, the Village consists of an estimated 72.4 acres of vacant land; a majority of which is considered “developable.” Large portions of vacant land in Craig are zoned to allow for residential development with several vacant lots adjacent municipal water, sewer and electrical utilities.

The **Future Land Use Map** for the Corporate Limits of Craig, depicted in **Illustration 4.4, Page 4.14**, identifies newly designated residential areas in Craig for low- density single family residential development. Because an excess of single family residential developments/land uses exist, the Village of Craig should develop a two-family, duplex or multifamily housing program to increase development density and utilize existing undeveloped or vacated land.

Appropriate residential-zoned parcels will be a requirement to support new single family and multifamily residential development. These designations will allow developers the option of providing a variety of housing for families, singles, retirees, the elderly and special populations. The following narrative provides a description of the future residential land use compositions for the Community.

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

The development of single family residential subdivisions should be encouraged within the planned residential growth areas inside the Corporate Limits of Craig. The Village will need to utilize as many public and private funding sources as possible to reduce the costs associated with new development.

COMMERCIAL

Future commercial land use areas in Craig are anticipated to include the infill of vacant parcels existing within the Downtown area, along either side of North/South Main Street. Expansion of commercial areas is identified in **Illustration 4.4**. “Gateway entrance” enhancements along the Highway 11A and County Road “H” Corridors to Craig could attract additional travelers into the Community. Welcoming signage, street trees, landscaping and a variety of light pole banners advertising special events within the Village could also be used to attract travelers off the highway and into the Community. Highway oriented Commercial development opportunities, when considering long-term development, could potentially be placed at the Highway 32/Highway 11A intersection north of Craig, within the One Mile Planning Jurisdiction.

INDUSTRIAL

Currently, Craig has an estimated nine acres of industrial land within the Corporate Limits. New light manufacturing and/or value added agricultural facilities would further diversify and contribute to the employment base in Craig and create a variety of well-paying jobs. The reason for light industry is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community. The Village must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Map, Illustration 4.5**, identifies the proposed future industrial land areas to remain in their current locations with the addition of future industrial lands along the County Road “H” Corridor. Future industrial developments would have the advantage of utilizing the Highway Corridor to receive materials and export completed products without having to enter residential areas of the Village.

ANNEXATION POLICY

It is the recommendation of the Consultant that the Village of Craig first focus on developing existing vacant land within the Corporate Limits, before annexing additional land into the Community. Only when the proposed development is not compatible with existing uses or requires land in excess of available lot sizes with the Village, should growth areas beyond the Corporate Limits be planned for development.

ENVIRONMENTAL ASSESSMENT.

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

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

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

POTENTIAL ADVERSE IMPACTS

The **Land Use Plan** highlights continued growth and expansion, Community-Wide, in response to the needs of an expanding local housing need. The **Burt County Housing Study** identified a **Housing Target Demand of four additional housing units in Craig, by 2029**. If the Community grows as hoped, nearly all land use activities envisioned will have the potential for some type of adverse impact to the natural environment.

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

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

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

BENEFICIAL IMPACTS

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

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

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

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

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

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

ALTERNATIVES

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

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

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

ACTIONS TO MITIGATE ADVERSE ENVIRONMENTAL IMPACTS

Adverse impacts resulting from continued growth and expansion of Craig can be substantially mitigated through adoption and application of the **Comprehensive Plan** components, including the **Land Use Plan** and **Zoning Regulations**. These measures will provide a positive influence for conservation and proper use of land, materials and energy. As such, these measures will help to mitigate the adverse impacts of development upon the allocation of resources.

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

Future development in Craig, as outlined in the **Land Use Plan**, is expected to provide a beneficial impact on the man-made environment with few, if any, adverse impacts upon natural environment.

-
1. United States Department of Agriculture, Soil Conservation Service, in cooperation with University of Nebraska Conservation and Survey Division, "Soil Survey of Burt County, Nebraska"; 1983, page 3.
 2. Ibid. page 3.
 3. Ibid. page 5.
 4. Ibid. page 2.
 5. Nebraska Wellhead Protection Program: Submittal to EPA, Ground Water Section, Water Quality Division, Department of Environmental Quality, State of Nebraska, page 1.
 6. Ibid. page 2.
 7. "Soils", Ibid. page 74.

SECTION 5



**PUBLIC FACILITIES, UTILITIES &
TRANSPORTATION.**

SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION.

Public facilities, utilities and transportation are a vital to the quality of life in a community. Public facilities, utilities and transportation systems are developed out of necessity. Each requires financial commitment and, therefore, necessitates the careful review and planning for future need.

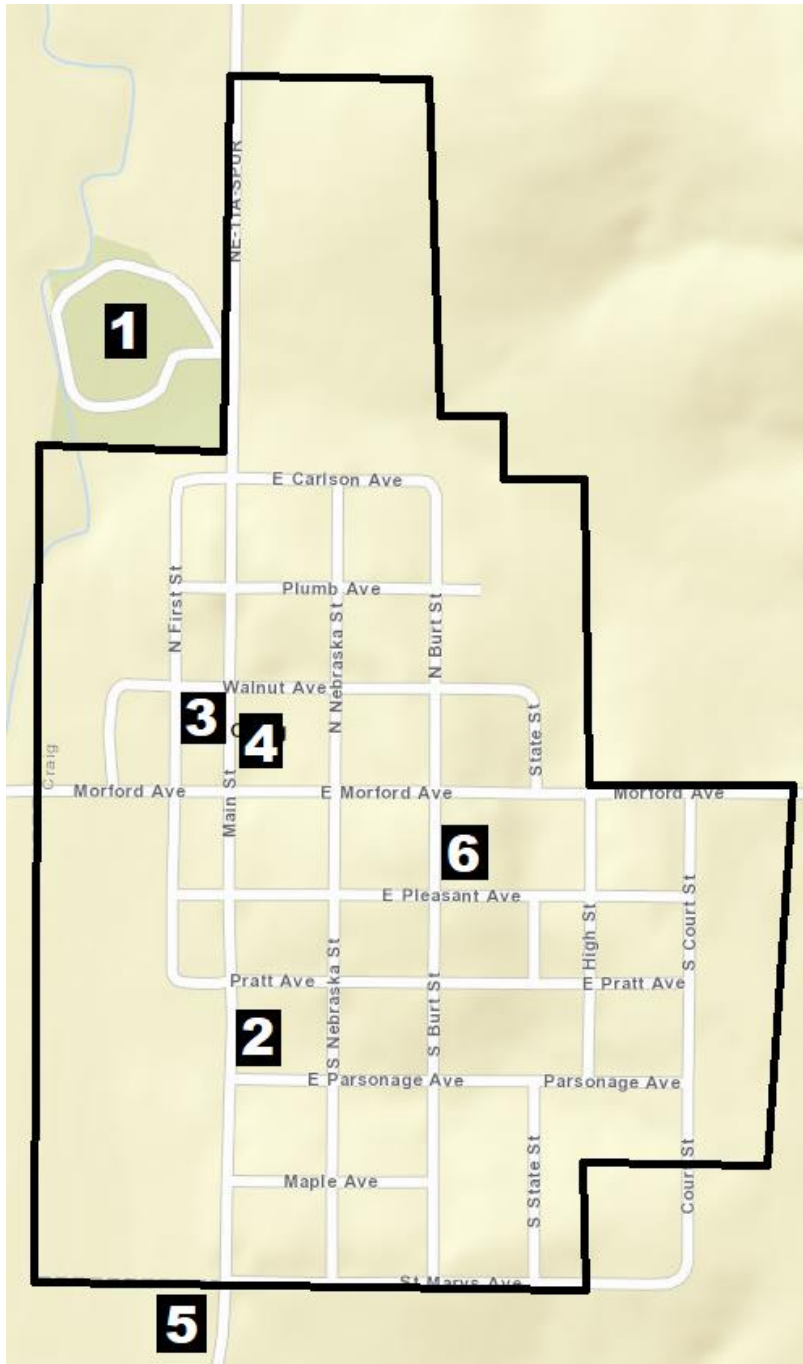
Public Facilities identify existing facilities in Craig and determine future needs and desires during the 10-year planning period. **Public Facilities** provide citizens with social, cultural and educational opportunities. Facilities in Craig include, but are not limited to Village government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Craig, which also implies that the identified facility is adequate and meets the needs of the Community through the 10-year planning period.** The locations of these public facilities are identified in the **Craig Public Facilities Map, Illustration 5.1, Page 5.2.**

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

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The Village has utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Craig. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and One-Mile Planning Jurisdiction.

PUBLIC FACILITIES MAP

CRAIG, NEBRASKA



LEGEND

- 1 - Community Park/Ballfield.
- 2 - Fire Hall.
- 3 - Village Office.
- 4 - Post Office.
- 5 - Cemetery.
- 6 - Community Building.

ILLUSTRATION 5.1

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PUBLIC FACILITIES.

PARKS & RECREATION

An integral part of the quality of life in a community are its park system and recreational opportunities provided to residents and visitors. Recreational opportunities and the availability of open space plays an important role in enhancing a community's quality of life. The community's role in adequately planning for open space and providing a full range of recreational opportunities directly impacts the community and economic development activities.

Craig Community Park is located along the Highway 11A Corridor, outside but adjacent the northwest Craig Corporate Limits. This approximately 11 acre facility is comprised of a single baseball field, picnic shelter and playground equipment. **The Community of Craig recently received a \$30,000 grant from Lower Elkhorn Natural Resource district and a \$30,000 grant from the Nielsen Foundation for improvements to the bathroom and concession stand facilities at the park, as well as for the creation of camping pads with full utility hook-ups.**

EDUCATION

Education is becoming increasingly important with an emphasis on technical and human relation skills in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the Community's educational facilities. Schools in the Village of Craig should meet the following standards and guidelines:

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

The Village of Craig is located within the Oakland-Craig Public School District. All elementary, junior and senior high school facilities are located in the City of Oakland.

PUBLIC ADMINISTRATION/SAFETY/GOVERNMENT

Public administration and safety facilities are designed to serve citizens of the Craig and provide a location to conduct the business of the government.

Law Enforcement

The **Burt County Sheriff's Department** provides law enforcement to Craig. The Department is located within the Burt County Courthouse at 111 North 13th Street in Tekamah. The Burt County Jail is also located within the Courthouse. In addition to the County Sheriff, approximately 10 part-time and full-time staff provide law enforcement services to the residents of Burt County.

The Burt County Sheriff's Department primarily provides rural law enforcement duties, but also provides these services to Burt County Communities that do not maintain local police departments.

Fire Protection

The **Craig Fire Hall** is home to the Village of Craig Volunteer Fire Department is part of the ***Frenchman Valley Fire Protection District***. The Fire Hall is located at 333 South Main Street, in southwestern Craig. The building consists of a large meeting room and kitchen area. Village Board meetings are conducted at the Fire hall. All fire equipment is stored at this location.

Civil Defense

Under state law, all local jurisdictions are responsible for initial response to a disaster. State law also mandates that each local government participate in a full-time emergency management program. The **Burt County Emergency Management Office** is located within the County Courthouse at 111 North 13th Street in Tekamah.

Nebraska Emergency Managers and the Emergency Management Agency is charged by state statute to reduce the vulnerabilities of the people and communities of Nebraska from the damage, injury and loss of life and property resulting from natural, technological, or man-made disasters and emergencies.

The planning and preparation for natural disasters and man-made emergencies consist of mitigation, preparation, response and recovery. Examples of natural and man-made disasters include floods, tornados, winter storms, chemical spills, explosions, plane crashes, etc. Other services include weather alert of severe weather, tornado awareness week education, winter time road services, etc.

Craig Village Office.

The Village Office is located at 196 North Main Street and is used as the Village Clerk's office. The building was constructed in the 1970s and is leased through Northeast Nebraska Telephone Company, which currently uses half of the building for equipment storage.

Post Office

The U.S. Post Office is located at 149 North Main. Hours of operation are Monday through Friday, 8:00 a.m. till 12:00 p.m. and Saturdays from 9:00 a.m. till 10:30 a.m.

Cemetery

The **Craig Cemetery** is located approximately one-quarter mile south of the Village along South Main Street.

MEDICAL / ELDERLY SERVICES

Craig does not have a Hospital or a designated Medical Clinic. Medical services are available in the Communities of Oakland and Tekamah. Traditional medical services are provided by the following:

- Oakland, NE – MercyOne Oakland Clinic.
- Oakland, NE – MercyOne Oakland Family Medicine.
- Oakland, NE – MercyOne Oakland Medical Center.
- Tekamah, NE – Cottonwood Clinic.
- Tekamah, NE – MercyOne Tekamah Family Medicine.

Craig Community Center.

The Craig Community Center building is located at North Burt and East Morford Avenue and provides a variety of services to residents of Craig and Burt County. This facility was constructed in 1915 and is managed by the Village of Craig Board. The facility is primarily used for community related functions, graduations, weddings, dances, etc.

Recent upgrades to the facility include interior lighting and a new ceiling and new doors on the south side of the building. Upgrades currently being considered include new windows, bathrooms and kitchen space.

PUBLIC UTILITIES.

It is the responsibility of any community to provide sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the Village. The following identifies the existing infrastructure, planned expansions and additional controls or regulations needed for the public facilities.

The **Public Utilities** of a community are those utilities which are most directly concerned with the health and welfare of the population. The water supply sewage disposal facilities, solid waste disposal facilities and electrical services are the services most frequently considered. A comprehensive plan allows for the coordination of these services with projected growth patterns. Planning for these utilities should be interrelated with future land use, zoning circulation and housing needs.

WATER & SEWER SYSTEM

The Village of Craig maintains a water and sewer system that meets the present needs of local residents. A total of three active production wells support the Community. Water lines in Craig range from one to four inches in diameter that support an average daily demand of 45,000 to 50,000 gallons. The Community of Craig also maintains an above-ground storage tank with a capacity of 48,000 gallons.

An upgrade to automation controls was identified by local maintenance officials as a priority throughout the next 10 years.

Wastewater is collected via a lagoon is located south of the Community. A lift station is also located inside the Craig City Park.

ELECTRICAL SYSTEM

Burt County Public Power maintains the electrical system in the Village of Craig.

EXISTING TRANSPORTATION SYSTEM.

A fundamental responsibility of any community is to provide a transportation system for the movement of people, goods and services to, from and within the Community. This section describes road classifications and proposed improvements within the Corporate Limits of Craig.

Illustration 5.2, Page 5.9, State Functional Classifications, depicts the transportation system in the Village of Craig. The transportation system is comprised of Nebraska State Highway 32, an east/west “*Major Arterial*” road along about one-half mile north of the Community. Highway 11A between the northern Corporate Limits of Craig and the Highway 32 Corridor is also classified as “*Major Arterial*.” County Road “H” (east/west), which runs along Morford Street, as well as North and South Main Streets, are identified as “*Other Arterial*” streets.

All other streets within the Corporate Limits of Craig are classified as local streets. Local streets provide transportation throughout the Village, while the State highway and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Craig area, for County roads and State highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.3, Page 5.10**, identifies the “Average 24-Hour Traffic Counts” for the Highway 32 and Highway 11A Corridors north of Craig.

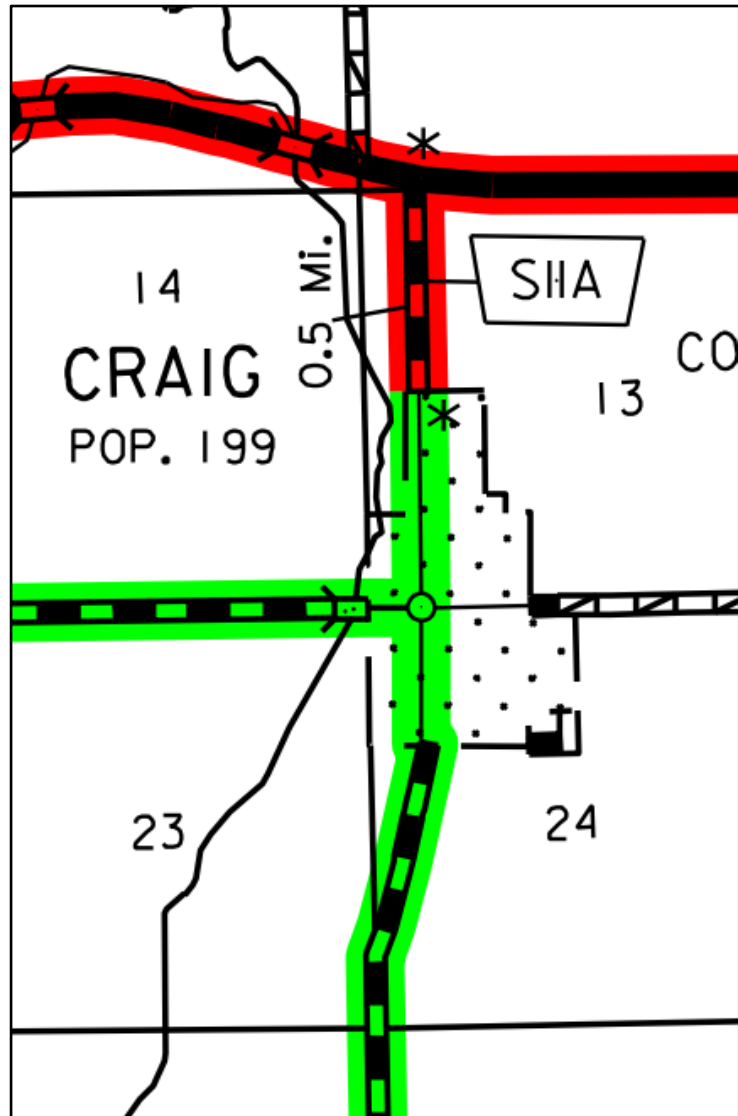
STATE FUNCTIONAL CLASSIFICATIONS

CRAIG, NEBRASKA



State Highways	
	Gravel or Crushed Rock
	Asphalt / Bituminous Surface
	Concrete / Brick Surface
City Streets & County Roads	
	Primitive or Unimproved
	Gravel or Crushed Rock
	Non-Rigid Pavement (BM or ACSC)
	Rigid Pavement (PCC, ACSC or Brick)
	Interstate Numbered Routes
	U. S. Numbered Routes
	State Numbered Routes
	State Numbered Spurs
	State Numbered Links
<i>In 116</i>	Inventoried Numbered Routes
<i>Ma 1480</i>	Major Collector Routes
<i>Mi 7100</i>	Minor Collector Routes
<i>Ur 5092</i>	Urban Routes
<i>RD 767</i>	911 NAMED / Numbered Routes
	City Center
	Corporate Limits
<small>Corporate Limits as of 1985 State Highways Corrected to 1995</small>	

LEGEND	
STATE FUNCTIONAL CLASSIFICATION	
INTERSTATE	
EXPRESSWAY	
MAJOR ARTERIAL	
OTHER ARTERIAL	
COLLECTOR	
REMOTE RESIDENTIAL (Rural Only).....	
MINIMUM MAINTENANCE (Rural Only).....	
SCENIC RECREATION (Rural Only)	
URBANIZED BOUNDARY	



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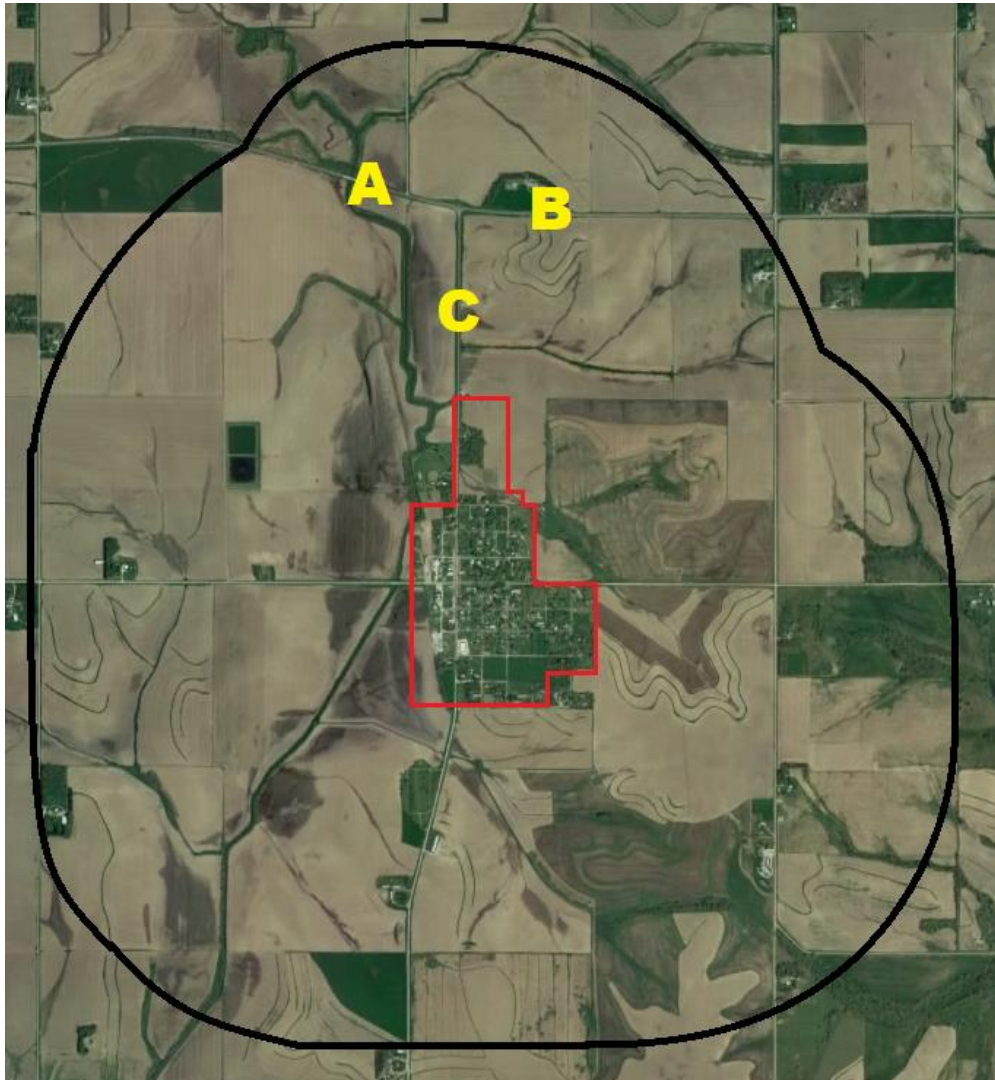
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ILLUSTRATION 5.2



AVERAGE 24-HOUR TRAFFIC

CRAIG, NEBRASKA
2018



AVERAGE ANNUAL DAILY TRAFFIC CRAIG, NEBRASKA 2018			
	<u>A</u>	<u>B</u>	<u>C</u>
Total Traffic	1,745	1,665	420
Heavy Comm. Traffic	315	305	50

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ILLUSTRATION 5.3

ROAD CLASSIFICATIONS

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

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

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

FUTURE TRANSPORTATION SYSTEM.

The Future Transportation System in the Village of Craig is outlined in the Village **One- and Six- Year Road Plan.**

One-Year Plan.

The One-Year Plan is for projects to be undertaken in 2019 and consists of “Maintenance Only” throughout the Corporate Limits of the Village.

Six-Year Plan.

Craig’s Six-Year Plan is for projects to be undertaken through 2024, or earlier if funding becomes available.

The primary projects include:

- **C-11(362):** Road 21, south of Craig; Overlay; 3.8 Miles; Estimated Cost: \$800,000.
- **C-11(364):** Road H, west of Craig; Overlay; 6.3 Miles; Estimated Cost: \$1,334,000.

APPENDIX I



CRAIG TABLE PROFILE.

TABLE 1
POPULATION TRENDS AND PROJECTIONS
CRAIG, NEBRASKA
2000-2029

<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
		<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
2000	241	--	--	--	--
2010	199	-42	-17.4%	-4.2	-1.7%
2019	190	-9	-4.5%	-1	-0.5%
2029	176	-14	-7.4%	-1.4	-0.7%

Village of Craig Census Population Estimates: 2011 = 198; 2012 = 193; 2013 = 190; 2014 = 189; 2015 = 188; 2016 = 189; 2017 = 190.

Source: 2000, 2010 Census, 2011-2017 Census Population Estimates.
Hanna:Keelan Associates, P.C., 2019.

TABLE 2
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
CRAIG, NEBRASKA
2000-2029

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010</u>		<u>2019</u>	<u>2029</u>	<u>2019-2029</u>	
			<u>Change</u>				<u>Change</u>	
19 and Under	72	53	-19		45	37	-8	
20-34	37	16	-21		18	16	-2	
35-54	68	64	-4		57	50	-7	
55-64	19	27	+8		28	27	-1	
65-74	25	18	-7		20	21	+1	
75-84	18	16	-2		15	16	+1	
85+	2	5	+3		7	9	+2	
TOTALS	241	199	-42		190	176	-14	
Median Age	37.3	46.2	+8.9		48.4	50.5	+2.1	

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

TABLE 3
TENURE BY HOUSEHOLD
CRAIG, NEBRASKA
2000-2029

<u>Year</u>	<u>Households</u>	Owner		Renter	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	99	89	89.9%	10	10.1%
2010	85	76	89.4%	9	10.6%
2019	82	74	90.2%	8	9.8%
2029	76	70	92.1%	6	7.9%

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2019.

TABLE 4
SPECIFIC HOUSEHOLD CHARACTERISTICS
CRAIG, NEBRASKA
2000-2029

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	241	0	241	99	2.43
2010	199	0	199	85	2.34
2019	190	0	190	82	2.32
2029	176	0	176	76	2.32

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2019.

TABLE 5
HOUSEHOLD INCOME TRENDS AND PROJECTIONS
CRAIG, NEBRASKA
2000-2029

<u>Income Group</u>	<u>2000*</u>	<u>2016*</u>	<u>2019</u>	<u>2029</u>	<u>% Change</u> <u>2019-2029</u>
All Households					
Less than \$10,000	8	4	4	2	-50.0%
\$10,000-\$19,999	26	19	18	13	-27.8%
\$20,000-\$34,999	26	17	15	12	-20.0%
\$35,000-\$49,999	18	13	13	12	-7.7%
<u>\$50,000 or More</u>	<u>11</u>	<u>28</u>	<u>32</u>	<u>37</u>	<u>+15.6%</u>
TOTALS	89	81	82	76	-7.3%
Median Income	\$30,104	\$35,625	\$40,800	\$47,300	+16.3%

* Specified 2000 & 2016 Data Used. 2016 Estimate subject to margin of error.

Source: 2000 Census, 2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

TABLE 6
PER CAPITA INCOME
TRENDS AND PROJECTIONS
BURT COUNTY / STATE OF NEBRASKA
2012-2029

<u>Burt County</u>			<u>State of Nebraska</u>	
<u>Year</u>	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2012	\$43,191	--	\$46,066	--
2013	\$53,701	+24.3%	\$45,876	-0.4%
2014	\$48,142	-10.4%	\$48,419	+5.5%
2015	\$50,961	+5.9%	\$49,567	+2.3%
2016	\$48,886	-4.1%	\$50,029	+0.9%
2019	\$51,326	+5.0%	\$51,436	+2.8%
2012-2019	\$43,191-\$51,326	+18.8%	\$46,166-\$51,436	+11.4%
2019-2029	\$51,326-\$59,661	+16.2%	\$51,436-\$61,022	+18.6%

Source: Nebraska Department of Economic Development, 2018.

Hanna:Keelan Associates, P.C., 2019.

TABLE 7
PERSONS RECEIVING SOCIAL SECURITY INCOME
BURT COUNTY, NEBRASKA
2017

<u>Social Security Income-2017</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	1,335
Wives & Husbands	75
Children	25
<u>Survivor Benefits</u>	
Widows & Widowers	125
Children	35
<u>Disability Benefits</u>	
Disabled Persons	215
Wives & Husbands	0
<u>Children</u>	<u>30</u>
TOTAL	1,840
<u>Aged 65 & Older</u>	
Men	675
<u>Women</u>	<u>780</u>
TOTAL	1,455
<u>Supplemental Security Income-2017</u>	<u>Number of Beneficiaries</u>
Aged 65 or Older	N/A
<u>Blind and Disabled</u>	<u>111</u>
TOTAL	111

N/A = Not Available.

Source: Department of Health and Human Services,
 Social Security Administration, 2018.
 Hanna:Keelan Associates, P.C., 2019.

TABLE 8
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRAIG, NEBRASKA
2000-2029

Inc. Rng.	2000* # / #CB-HP	2015* # / #CB-HP	2019 # / #CB-HP	2029 # / #CB-HP
0-30% AMI	8 / 4	4 / 4	4 / 4	2 / 2
31-50% AMI	28 / 12	20 / 15	15 / 10	11 / 8
51-80% AMI	16 / 4	20 / 4	20 / 4	19 / 5
<u>81%+ AMI</u>	<u>51 / 4</u>	<u>30 / 0</u>	<u>35 / 3</u>	<u>38 / 4</u>
TOTALS	103 / 24	74 / 23	74 / 21	70 / 19

*Specified data, subject to margin of error.

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

Source: 2000 & 2011-2015 CHAS Tables.
Hanna:Keelan Associates, P.C., 2019.

TABLE 9
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRAIG, NEBRASKA
2000-2029

Inc. Rng.	2000* # / #CB-HP	2015* # / #CB-HP	2019 # / #CB-HP	2029 # / #CB-HP
0-30% AMI	4 / 4	4 / 0	4 / 2	3 / 3
31-50% AMI	4 / 4	0 / 0	0 / 0	0 / 0
51-80% AMI	8 / 0	4 / 4	2 / 2	2 / 1
<u>81%+ AMI</u>	<u>4 / 4</u>	<u>4 / 0</u>	<u>2 / 0</u>	<u>1 / 0</u>
TOTALS	20 / 12	12 / 4	8 / 4	6 / 4

*Specified data, subject to margin of error.

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

Source: 2000 & 2011-2015 CHAS Tables.
Hanna:Keelan Associates, P.C., 2019.

TABLE 10
EMPLOYMENT DATA TRENDS AND PROJECTIONS
BURT COUNTY, NEBRASKA
2008-2029

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployed</u>
2008	3,797	--	4.2%
2009	3,776	-21	5.6%
2010	3,425	-351	5.9%
2011	3,429	+4	5.7%
2012	3,504	+75	4.7%
2013	3,492	-12	4.5%
2014	3,440	-52	3.9%
2015	3,478	+38	3.6%
2016	3,409	-69	3.7%
2017	3,348	-61	3.7%
2018*	3,286	-62	3.1%
<u>2029</u>	<u>3,068</u>	<u>-145</u>	<u>3.1%</u>
2008-2029	3,797-3,068	-729	4.2%-3.1%

*Employment data as of August, 2018.

Source: Nebraska Department of Labor, 2018.

Hanna:Keelan Associates, P.C., 2019.

TABLE 11
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
BURT COUNTY, NEBRASKA
1990-2029

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018*</u>	<u>2029</u>
Civilian Labor Force	3,542	4,130	3,641	3,391	3,167
Unemployment	100	153	216	105	99
Rate of Unemployment	2.8%	3.7%	5.9%	3.1%	3.1%
Employment	3,442	3,977	3,425	3,286	3,068
<u>Change in Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+535	+53.5	+15.5%	+1.6%	
2000-2010	-552	-55.2	-13.9%	-1.4%	
2018-2029	-218	-19.8	-6.6%	-0.6%	

*Employment as of August, 2018.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

Hanna:Keelan Associates, P.C., 2019.

TABLE 12
WORKFORCE EMPLOYMENT BY TYPE
BURT COUNTY, NEBRASKA
August, 2018

Workforce

Non-Farm Employment	
(Wage and Salary)	1,703
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	0
Utilities.	0
Construction.	80
Manufacturing.	120
Wholesale Trade.	128
Retail Trade.	196
Transportation & Warehousing.	50
Information.	*
Finance & Insurance.	103
Real Estate & Rental/Leasing.	*
Professional, Scientific & Technical Services.	72
Management of Companies & Enterprises.	*
Administrative/Support/Waste.	9
Educational Services.	74
Health Care & Social Assistance.	153
Arts, Entertainment & Recreation.	30
Accommodation & Food Service.	55
Other Services (except Public Administration).	92
Federal Government.	30
State Government.	15
Local Government.	464

*Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

Hanna:Keelan Associates, P.C., 2019.

TABLE 13
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
CRAIG, NEBRASKA
2000 & 2016 ESTIMATE*

	Complete Plumbing			Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	<u>Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
2000	93	93	100.0%	0	0.0%	5	5.4%
2016 Est.*	81	81	100.0%	0	0.0%	0	0.0%

*2016 Estimate subject to margin of error.

Source: 2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

TABLE 14
HOUSING STOCK PROFILE/YEAR BUILT*
CRAIG, NEBRASKA
2019

<u>Year</u>	<u>Housing Units</u>
2014 to Present	0
2010 to 2013	0
2000 to 2009	1
1990 to 1999	0
1980 to 1989	1
1970 to 1979	16
1960 to 1969	4
1950 to 1959	0
1940 to 1949	1
1939 or Before	70
SUBTOTAL	93
<u>Units Lost (2014 to Present)</u>	<u>(2)</u>
TOTAL EST. UNITS – 2019	91
% 1939 or Before	76.9%
% 1959 or Before	78.0%

*Specified Data Used; subject to margin of error.

Source: Village of Craig, 2018.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

TABLE 15
HOUSING STOCK OCCUPANCY / VACANCY STATUS
CRAIG, NEBRASKA
2000/2010/2019

	<u>2000</u>	<u>2010</u>	<u>2019</u>
a) Housing Stock	111	105	91
	(O=100; R=11)	(O=92; R=13)	(O=81; R=10)
b) Vacant Housing Stock	12	20	9
c) Occupied Housing Stock*	99	85	82
*Owner Occupied	89	76	74
*Renter Occupied	10	9	8
d) Housing Vacancy Rate*	10.8% (12)	19.0% (20)	9.9% (9)
*Owner Vacancy	11.0% (11)	17.4% (16)	8.6% (7)
*Renter Vacancy	9.1% (1)	30.8% (4)	20.0% (2)
e) Adjusted Vacancy Rate**	5.4% (6)	2.9% (3)	5.5% (5)
**Owner Vacancy	6.0% (6)	3.3% (3)	4.9% (4)
**Renter Vacancy	0.0% (0)	0.0% (0)	10.0% (1)

*Includes all housing stock, including seasonal and substandard housing.

**Includes only year-round vacant units available for rent or purchase, meeting current housing code and modern amenities. Does not include vacant units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000 & 2010 Census, 2012-2016 American Community Survey.

Village of Craig, 2018.

Hanna:Keelan Associates, P.C., 2019.

TABLE 16
OWNER OCCUPIED HOUSING VALUE
CRAIG, NEBRASKA
2000-2029

	<u>Less</u> <u>than</u> <u>\$50,000</u>	<u>\$50,000</u> <u>to</u> <u>\$99,999</u>	<u>\$100,000</u> <u>to</u> <u>\$149,999</u>	<u>\$150,000</u> <u>to</u> <u>\$199,999</u>	<u>\$200,000</u> <u>or</u> <u>More</u>	<u>Total</u>
2000*	49	24	0	0	0	73
2000 Med. Val.	\$34,200					
2016*	53	16	3	0	0	72
2016 Med. Val.	\$34,000					
2019	\$35,500					
2029	\$40,200					

*Specified Data Used. 2016 Estimate subject to margin of error.

Source: 2000 Census, 2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

TABLE 17
GROSS RENT
CRAIG, NEBRASKA
2000-2029

	<u>Less than \$300</u>	<u>\$300 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 or More</u>	<u>Total</u>
2000*	0	9	0	0	9
2000 Median Rent	\$413				
2016*	0	0	4	1	5
2016 Median Rent	\$642				
2019	\$650				
2029	\$695				

*Specified Data Used. 2016 Estimate subject to margin of error.
 Source: 2000 Census, 2012-2016 American Community Survey.
 Hanna:Keelan Associates, P.C., 2019.

TABLE 18
AREA HOUSEHOLD INCOME (AMI)
BURT COUNTY, NEBRASKA
2018

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$14,300	\$16,350	\$18,400	\$20,400	\$22,050	\$23,700	\$25,300	\$26,950
50% AMI	\$23,800	\$27,200	\$30,600	\$34,000	\$36,750	\$39,450	\$42,200	\$44,900
60% AMI	\$28,560	\$32,640	\$36,720	\$40,800	\$44,100	\$47,340	\$50,640	\$53,880
80% AMI	\$38,100	\$43,550	\$49,000	\$54,400	\$58,800	\$63,150	\$67,500	\$71,850
100%AMI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,500	\$78,900	\$84,400	\$89,800
125%AMI	\$59,500	\$68,000	\$76,500	\$85,000	\$91,875	\$98,625	\$105,500	\$112,250

Source: U.S. Department of Housing and Urban Development – 2018 Adjusted Home Income Limits.
 Hanna:Keelan Associates, P.C., 2019.

