

# PLAINVIEW



**COMPREHENSIVE PLAN**

COMPLETED FEBRUARY 2022



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## INTRODUCTION

### *RESPONSIBILITY TO PLAN*

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

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

### *AUTHORITY TO PLAN*

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

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

A public hearing regarding the recommendation of this Comprehensive Plan as held by the Plainview Planning Commission on this date in 2022:

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The Plainview Planning Commission recommended adoption of this Comprehensive Plan on this date in 2022:

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A public hearing regarding the adoption of this Comprehensive Plan was held by the Plainview City Council on this date in 2022:

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By approving Resolution No. \_\_\_\_\_, the Plainview City Council adopted this Comprehensive Plan on this date in 2022:

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## *BUILDING THE PLAN*

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

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

The comprehensive development plan shall, among other possible elements, include:

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

## *JURISDICTION OF THE PLAN*

In accordance with NRS §17-1001 (1), the geographical area covered by the City of Plainview Comprehensive Plan includes all land within a one-mile area encompassing the city.

...the extraterritorial zoning jurisdiction of a city shall consist of the unincorporated area one mile beyond and adjacent to its corporate boundaries.

MAP 1.1 on the following page displays Plainview's corporate boundary and zoning jurisdiction.



MAP 1.1 City Extra-territorial (ETJ) Jurisdiction



## *PUBLIC INPUT*

**ECAP:** The Entrepreneurial Community Activation Process provided a framework of education, research, and engagement to assist the Plainview community in better understanding its current and prospective resident perspectives and aspirations. An important part of the ECAP process is its strong invitation to residents to help shape the future of Plainview, both its social capital as well as its built environment.



The City of Plainview's comprehensive planning process began in 2018 with the community's participation in the Entrepreneurial Community Activation Process (ECAP). The ECAP was a series of community meetings and a community survey that discussed eight different aspects of an entrepreneurial community:

1. Culture of Change
2. Leadership
3. Sense of Place
4. Infrastructure
5. Digitally Connected
6. Education/Workforce IQ
7. Entrepreneurial Support Systems
8. Community Vision

Professional community development staff employed by the University of Lincoln Community Vitality Initiative guided the community through the process that was completed June 26,

**ECAP Community Vision Conversations:** The ECAP Vision process began with a community meeting on March 20, 2018. The series of meetings were led by UNL Community Vitality staff. The first meeting explored community strengths, values, and ECAP characteristics (listed above). The second meeting prioritized the ECAP characteristics as they related to Plainview. The final meeting was the development of an action plan based on the highest priority ECAP characteristic.

**Discovery Tool:** Rebecca Vogt and Marilyn Schlake, from University of Nebraska-Lincoln Community Vitality Initiative, facilitated a steering committee to provide input into the Plainview Discovery Tool Survey. The steering committee was composed of residents representing all aspects of the city. After review of the Discovery Tool Survey was launched in February 2018.

**Survey:** The Discovery Tool results were compiled and presented at a meeting on April 12, 2018. A total of 101 participants completed the community survey. When appropriate, those survey results are referred to throughout this plan.

**Community Visions & Goals for Growth:** As a result of their holistic ECAP experience, the Plainview Community set goals for growth that are listed on the following page.

## Community ECAP Goal: Develop an Entrepreneurial Culture

### Vision

- Create a vision statement and logo

### Economic Development

- Empty buildings occupied
- More businesses downtown
- More local jobs created
- Downtown revitalization
- Industry attraction

### Services

- Maintain existing services
- Increase daycare options

### Growth

- Increase population by 25% (roughly 300 residents)

### Housing

- Low to moderate income available lots
- Neighborhoods redeveloped to be cleaner and more appealing
- New housing; 12+ new homes built per year

### Amenities

- Continue to have the park be an attraction
- Walking trails
- Community Center
- Churches to be maintained so that community members have options

### Leadership

- Provide training to emerging leaders
- Youth leadership
- Youth entrepreneurship

### Transportation

- Maintain Class 1 rail system
- Maintain highway presence

### Education

- Maintain a thriving school





**RPIC:** Under the leadership of Susan Norris, the Executive Director Pierce County Economic Development (PCED), PCED was successfully awarded a Rural Placemaking Innovation Challenge from the U.S. Department of Agriculture.

**IACC:** The RPIC grant included funds for Plainview to move on from its ECAP process into the creation of a Inventory and Assessment of its Current Conditions (IACC). The IACC focused more on the physical components of a community and involved: land use, transportation assets, public facilities, energy use, housing development, and broadband services.

**Rise our Region:** The movement from completing the ECAP to completing the IACC and then combining the results of both processes into a planning document that will guide the community's staff, leadership, and residents over the next ten years has been named Rise our Region. Plainview will be joined by its neighbor communities in Pierce and Madison Counties as these communities will also participate in a local ECAP program, move onto to complete an IACC, and then combine the results of both processes into a long range community planning document.

**Future Land Use (FLU) Map Open**

**House:** The information created and/or collected through the ECAP and IACC were then used to draft a proposed a proposed Future Land Use map. The FLU map will become the basis for the city's land use and zoning decisions over the next ten years and eventually be reflective to the city's zoning map.

The FLU map was drafted and presented to the Plainview Planning Commission and community members on November 1, 2021. Roughly 15 people attended the event. Attendants consisted of residents living in and around Plainview, residents living in the one-mile zoning jurisdiction, and individuals that own land within the city's zoning jurisdiction.

Attendees were given the opportunity to view the FLU Map, ask questions, and give feedback. The final FLU Map resulted from the public input received at this event.


**RURAL PLACEMAKING INNOVATION CHALLENGE**

# MEETING NOTICE

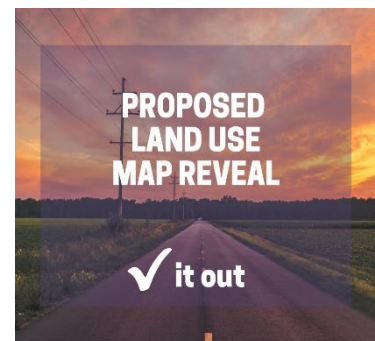
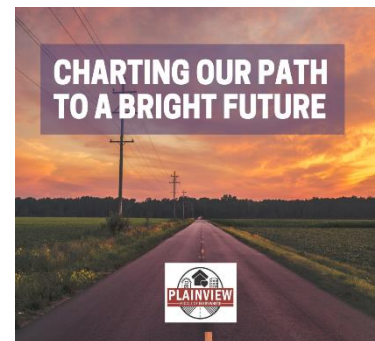
Learn about what's been accomplished in Plainview and what's happening now. Plus, check out the Proposed Future Land Use Map Reveal.

**MON. NOVEMBER 1, 5:30-7pm**  
**Plainview Public Library**

Please Join Us



Charting our Path to Progress



*DECISION TO PLAN*

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

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

~Warren Buffett

# DOCUMENTED ECONOMIC AND DEMOGRAPHIC PROJECTIONS

## NORFOLK MSA

The main source of demographic and economic information guiding this plan was received from the United States Census Bureau.

Plainview is located within the Norfolk Metropolitan Statistical Area (Norfolk MSA).

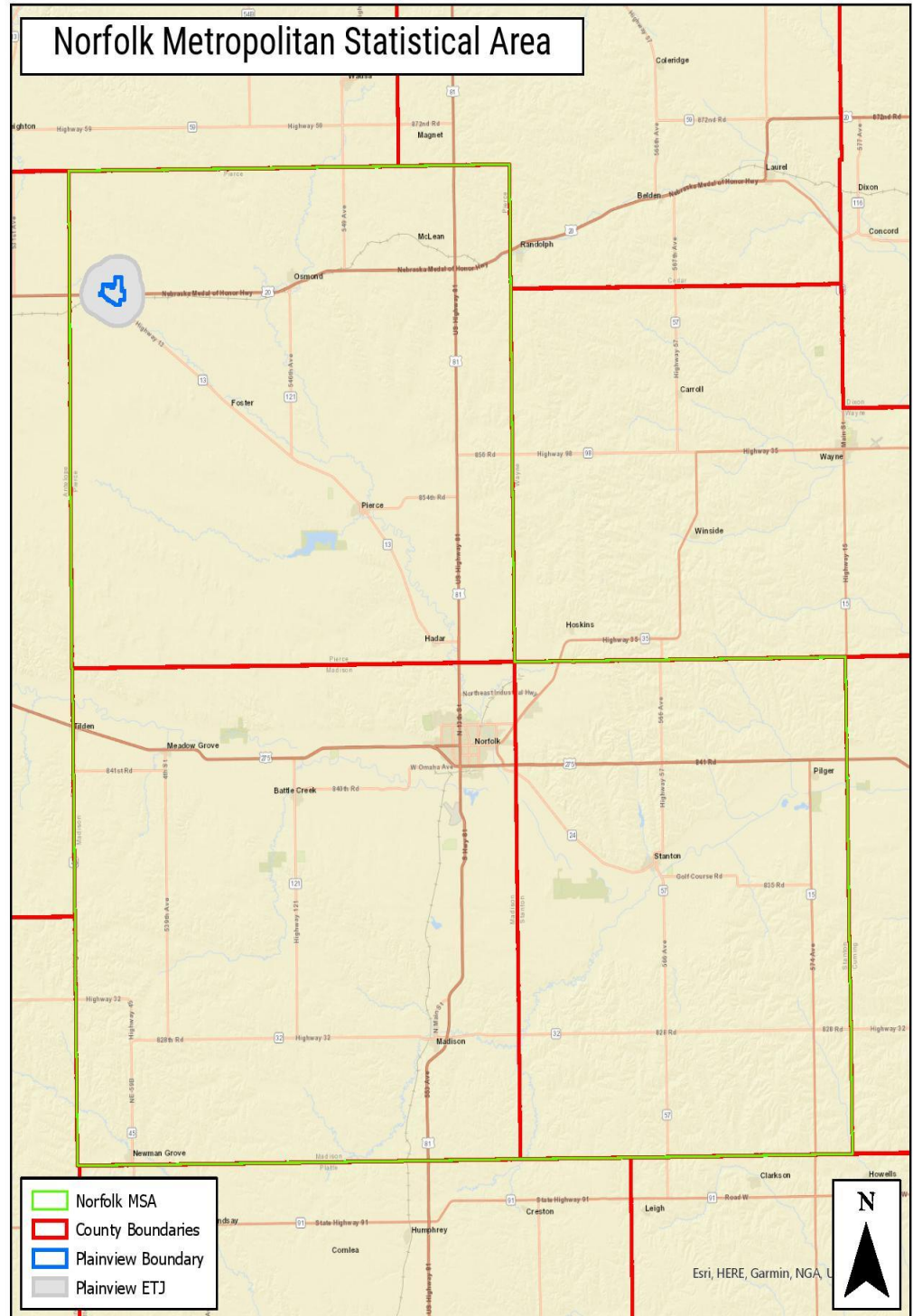
The Norfolk MSA is shown in Map 2.1 and includes Madison, Pierce, and Stanton Counties.

Growth trends for similar communities provide insight as to how Plainview is growing when compared to other municipalities in the Norfolk MSA with similar populations.

Municipalities that are compared to Plainview are listed below.

1. Stanton
2. Battle Creek
3. Pierce

MAP 2.1 Norfolk Metropolitan Statistical Area



*DEMOGRAPHIC CHARACTERISTICS*

**Population trends based on census data:** Population counts, and estimates provided by the U.S. Census Bureau are displayed below in order to compare population trends for Plainview and other comparable municipalities in this region. When compared to other regional communities Plainview appears to have had the weakest growth rate in the early 2000s. However, the census is estimating that the number of residents in Plainview has grown slightly.

Over the past 20 years, Plainview’s population has generally remained steady. According to the Census, the population counts of the comparable communities in the region are stable with some seeing slight increases while others are seeing slight decreases.

**Chart 2.1 Population Trends Plainview and Comparable Communities**

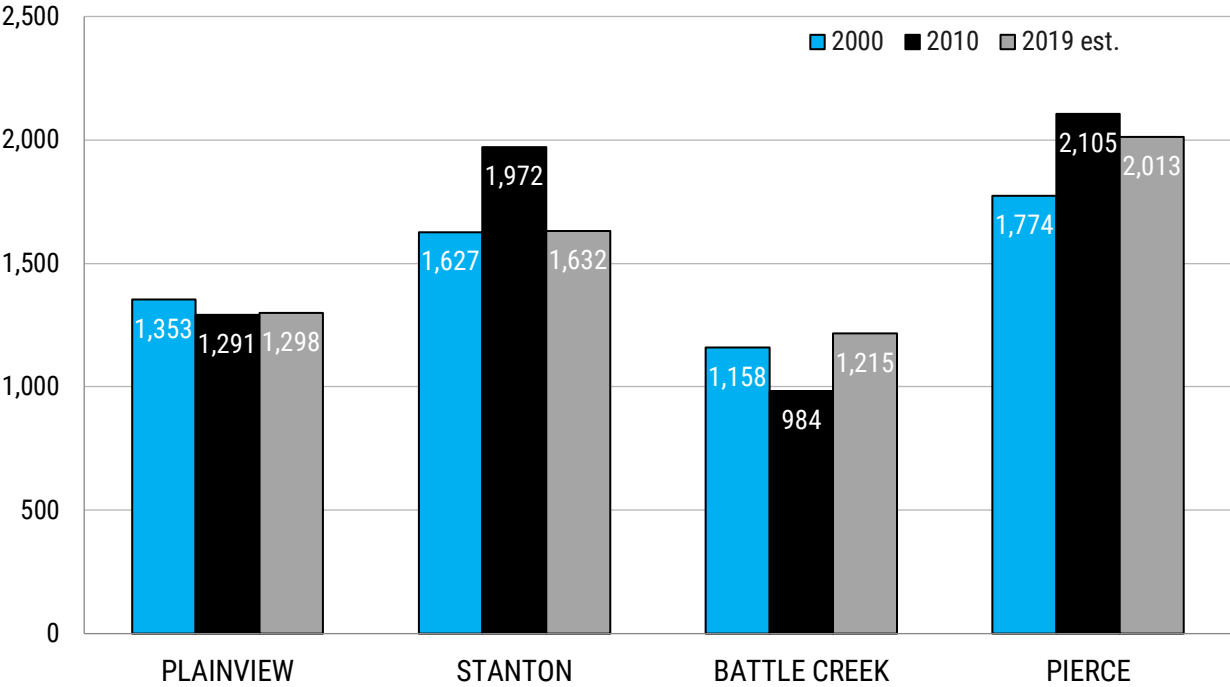


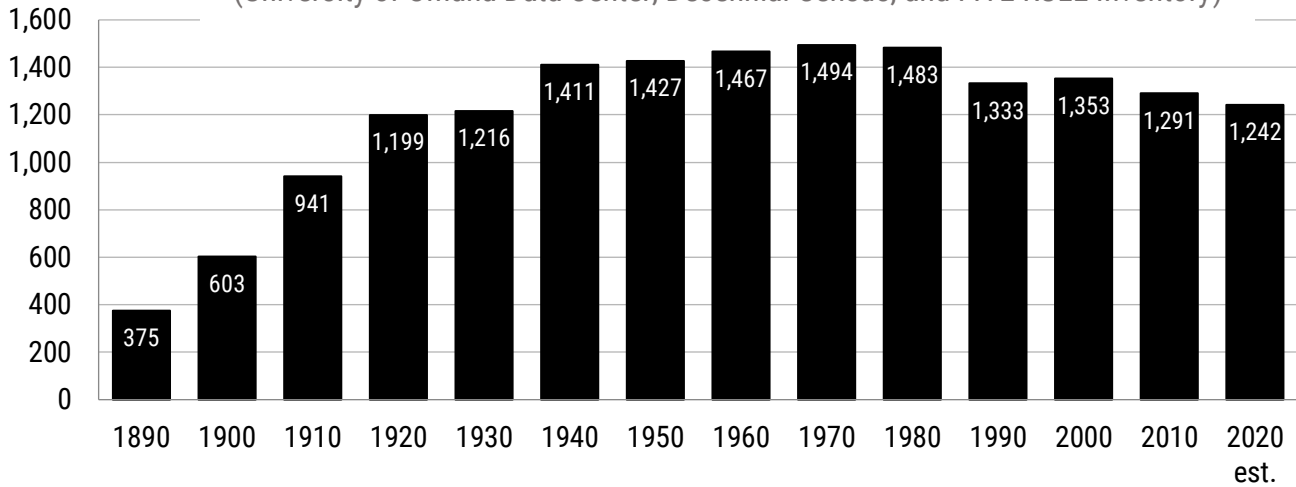
TABLE 2.1 GROWTH RATE-REGIONAL COMMUNITIES					
	2000	2010	ANNUAL GROWTH RATE, 00-10	2019 est.	ANNUAL GROWTH RATE, 10-20
PLAINVIEW	1,353	1,291	-0.46%	1,298	0.05%
PIERCE	1,774	2,105	1.87%	2,013	-0.44%
STANTON	1,627	1,972	2.12%	1,632	-1.72%
BATTLE CREEK	1,158	984	-1.50%	1,215	2.3%

SOURCE: 2000, 2010 DECENNIAL CENSUS, 2018 AMERICAN COMMUNITY SURVEY (ACS)



**Most current population estimate:** The Existing Land Use Inventory (ELUI) was completed as part of the planning process and involved identifying the use, condition, and status of every structure within the City of Plainview. The ELUI counted a total of 545 occupied housing units in 2018. Based on ACS data, the average household size in Plainview in 2019 was 2.16. Utilizing this method of estimation Plainview's most current population, the city's total population is 1,242 persons.

Chart 2.2 Historical Population Growth, Plainview  
(University of Omaha Data Center, Decennial Census, and FIVE RULE Inventory)



**Families** are defined by the U.S. Census as a group of two or more people related by marriage or adoption residing together. **Households** are defined as all people who occupy a housing unit. According to American Community Survey (ACS) estimates, family size and household size are increasing. Family size has increased overall since 2010 while household size shrank but appears to be on the rise again.

Chart 2.3 Change in Average Household Size and Family Size  
(American Community Survey Estimates)

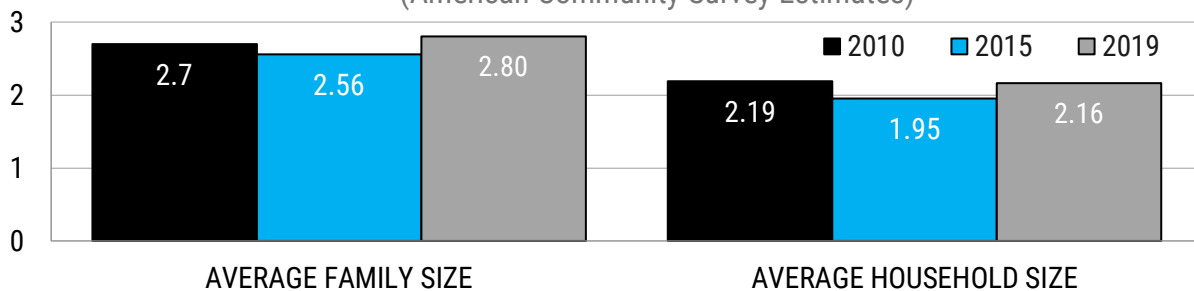


Chart 2.4 Number of Households  
(American Community Survey)

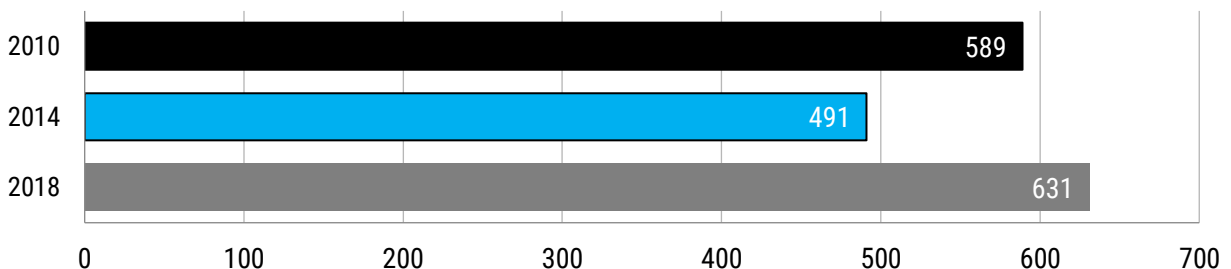




Chart 2.3 pointed to a growing size of households and families while Chart 2.4 is pointing to an increasing number of households in Plainview. Both charts suggest that both the size and number of families is increasing in Plainview.

The **median age** in Plainview rose between 2010 and 2015 but dropped significantly in 2019. When considering the growing number of households and shrinking median age with Chart 2.6 Plainview School Enrollment, it appears that families are moving into the community with younger (elementary) aged children.

In the 2016/2017 school year the Plainview school district experienced an approximate 8.4% decrease in district enrollment from the 2013/2014 school year. An increase in the number of students enrolled in the elementary school in the school year 2020/2021 has brought the overall enrollment back to approximately 340 students.

Chart 2.5 Change in Median Age, 2010-2019  
(Decennial Census & American Community Survey)

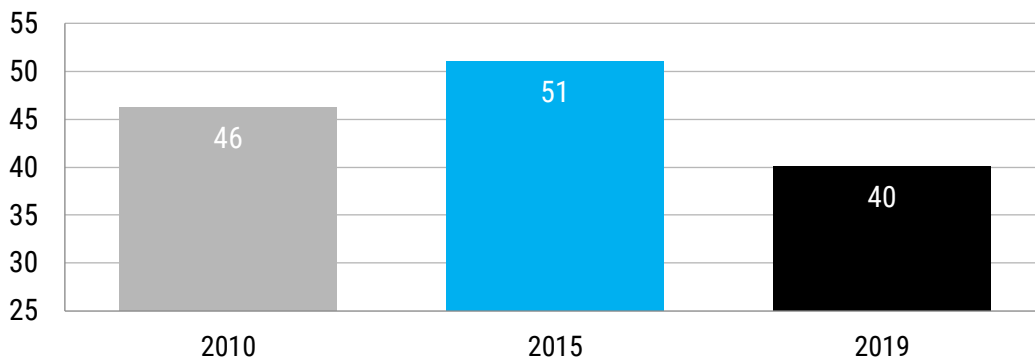
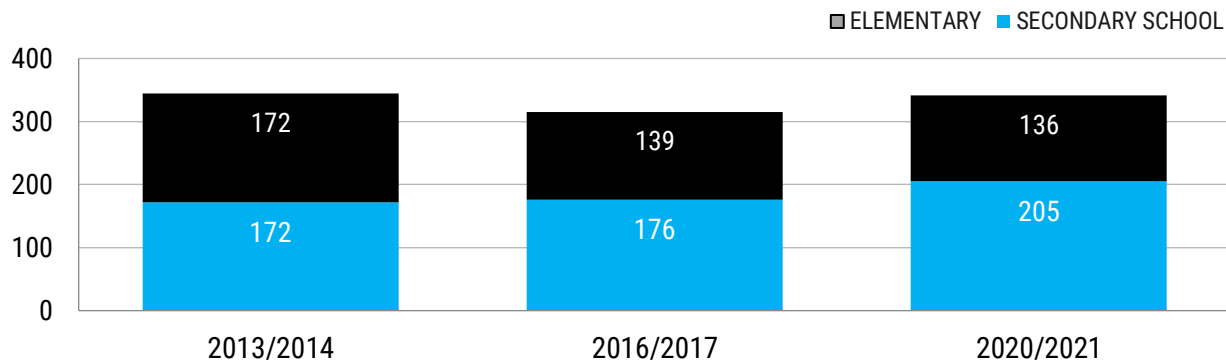
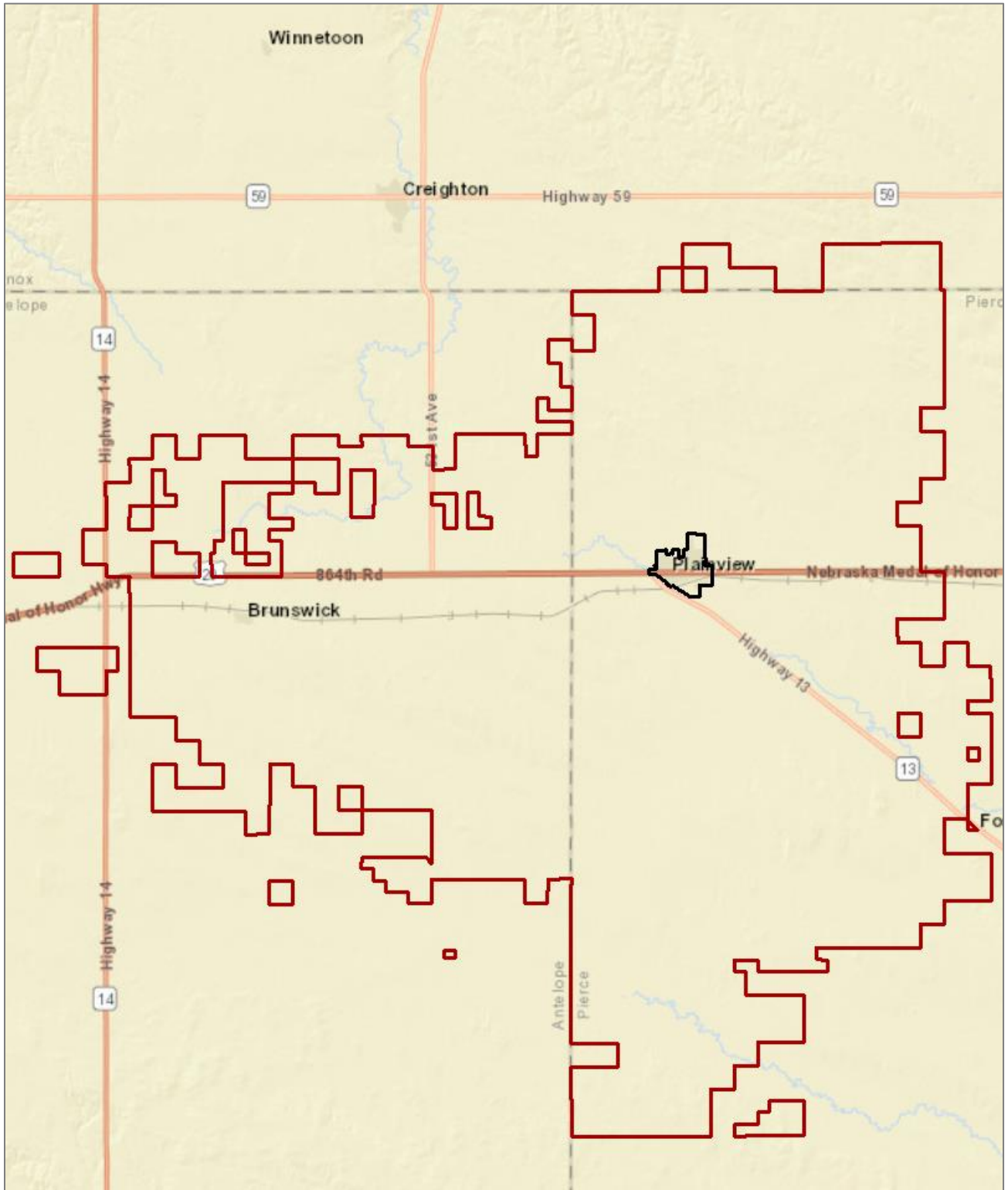


Chart 2.6 Plainview Public School Enrollment  
(Nebraska Department of Education)

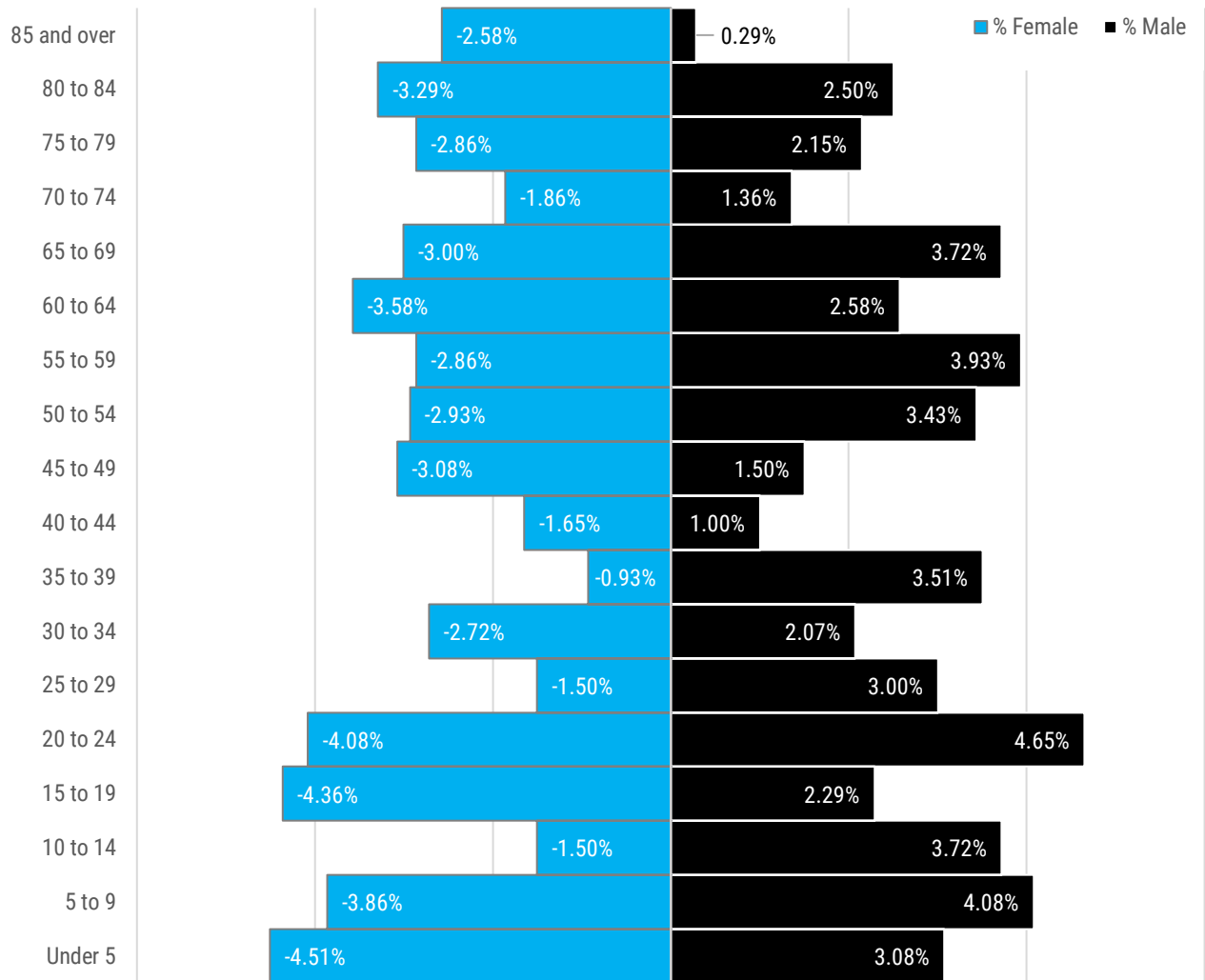


**Plainview Public Schools:** are dedicated to educating, encouraging, and empowering all students for success in an ever-changing society. The school is located at 301 West Pilcher Avenue on the northern edge of Plainview. The district serves the rural areas surrounding the city.



A population pyramid with the widest bars at the bottom of the pyramid is ideal for a community that wants to continue to grow. It shows that there are young families in the area. This is the type of population pyramid present in Plainview. The population pyramid below displays the age cohort breakdown for residents living in Plainview. The source of information for the table and chart were provided by ACS 2018 estimates.

**CHART 2.5, 2022 POPULATION PYRAMID  
(2019 AMERICAN COMMUNITY SURVEY ESTIMATES)**



The largest age cohorts in the community consist of residents between ages 50 and 59 and children younger than 9. This data agrees with the previous charts pointing to the increase in elementary school enrollment, family size, and household size. When considered in conjunction with the previous demographic data, it could be assumed that the residents building new homes and moving into Plainview are bringing, starting, or growing families.

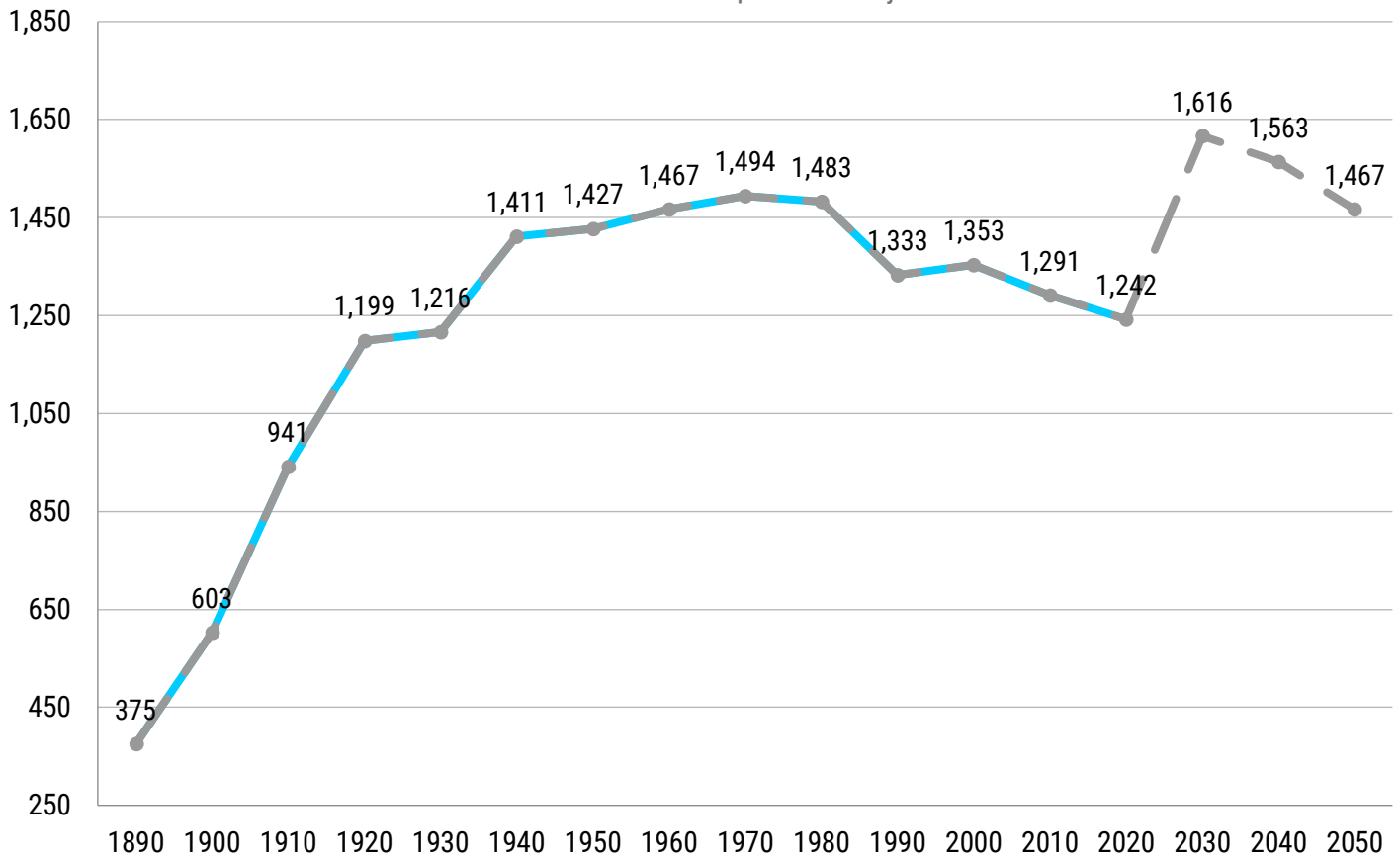


Chart 2.8 below is a simple population projection that estimates the future population counts of the City of Plainview. The projection is created based on the assumption that nothing changes regarding intentional growth priorities or initiatives taken by Plainview leadership or other developers as the projection is based on the simple assumption that history will repeat itself.

Many unknown future factors can impact future growth patterns. However, whenever planning and preparing for future growth, most organizations have come to recognize that history generally proves to be the greatest predictor of future growth.

If the projection is accurate, and the population patterns that have taken place leading up to 2020 will repeat itself in the next 100 years, Plainview's total population will hit its highest point in 2030 with a population of 1,616. This would result in a net increase of 374 residents that will generate the need for approximately 173 **new housing units**. This prediction is based on Plainview's average household size of 2.16.

Chart 2.8 Plainview Population Projection



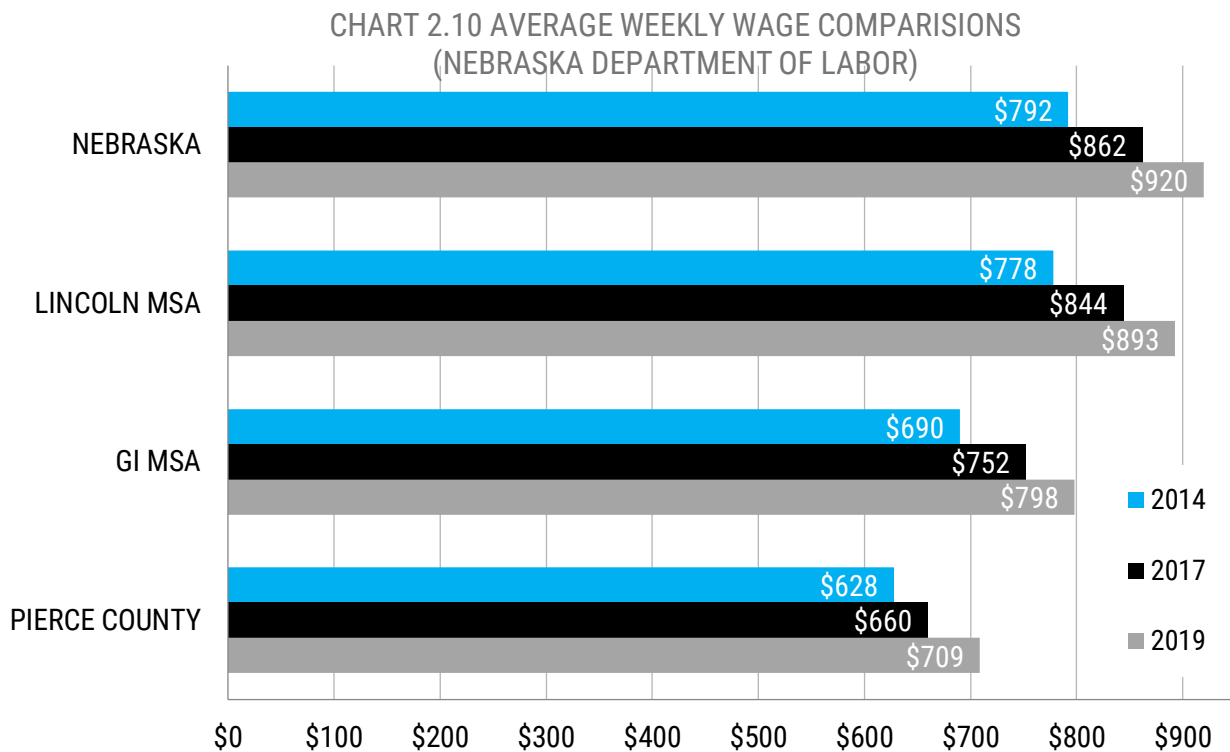
*ECONOMIC CHARACTERISTICS*

Average Weekly Wage (AWW) information below is based upon wages reported to the Nebraska Department of Labor for unemployment insurance.

TABLE 2.2 AVERAGE WEEKLY WAGE (AWW) COMPARISON					
	2014	2017	% CHANGE 2014-2017	2019	% CHANGE 2017-2019
PIERCE COUNTY	\$628	\$660	5.10%	\$709	<b>7.42%</b>
NORFOLK MSA	\$705	\$741	5.11%	\$823	<b>11.07%</b>
GI MSA	\$690	\$752	8.99%	\$798	6.12%
NEBRASKA	\$792	\$862	8.84%	\$920	6.73%
LINCOLN MSA	\$778	\$844	8.48%	\$893	5.81%

SOURCE: NEBRASKA DEPARTMENT OF LABOR, QUARTERLY CENSUS OF WAGES

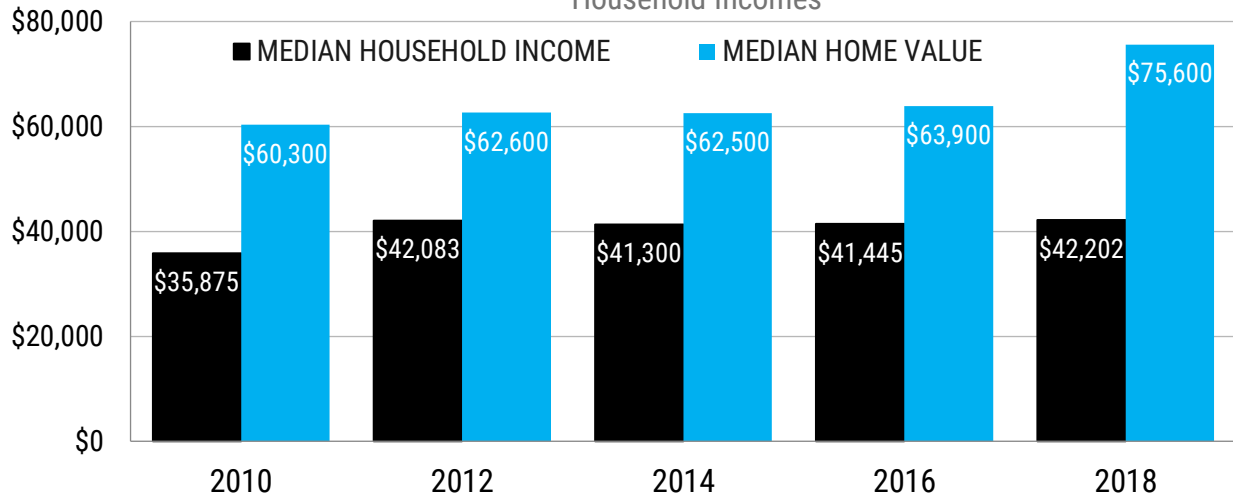
Table 2.2 and Chart 2.10 demonstrate that wages are growing in Nebraska. The Norfolk MSA and Pierce County have reported greater increases in AWW compared to the Lincoln MSA, Grand Island MSA and Nebraska as a whole. Although the average weekly wages in Pierce County are still the lowest. The Norfolk MSA’s AWW was lower than Grand Island’s MSA reported AWW in 2017 and but then became higher than Grand Island MSA in 2019. From this information there is evidence that the AWW in Pierce County and the Norfolk MSA are closing the gap between themselves and the State as a whole and Lincoln MSA AWW.





The following charts compare the change in median household incomes compared to the change in median home values (owner occupied homes) and median gross rent (renter occupied homes).

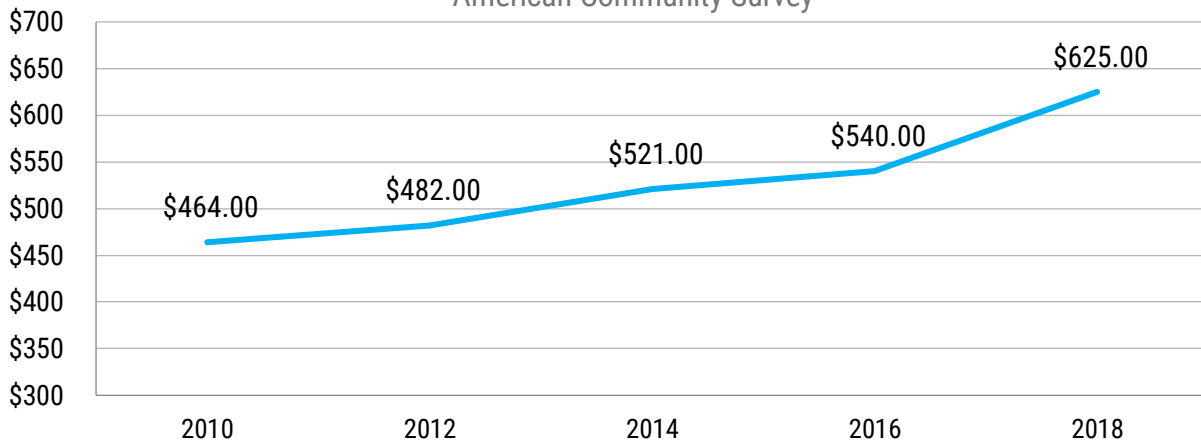
**Chart 2.10 Comparison of Median Home Values (Owner Occupied) and Household Incomes**



All data provided for Charts 2.10 and 2.11 is provided by the U.S. Census American Community Survey (ACS) and is an estimate of the combined wages of all wage earners in a household. The ACS collects data on a rolling basis and provides an estimate for each year based upon the data collected. Unlike the AWW data for Pierce County, the ACS estimates that a slight dip in earnings took place for households in between 2012 and 2014 for the city of Plainview. The ACS also estimates that earnings have begun to increase again.

However, the rise in home values and gross rent is increasing at a much more significant pace. This rise in home values is most likely connected to earlier data that points to an increasing population in the area and an ongoing increase in the price of labor. Increasing wages show that the region is trying to find new workers. Yet, homes are not being added at a pace to keep up with the number of workers being recruited to the area. As jobs are filled by people moving into the region, homes are not being added at the same pace. This chain of events is exasperating the lack of housing supply needed to meet the growing demand.

**Chart 2.11 Change in Median Rent  
American Community Survey**



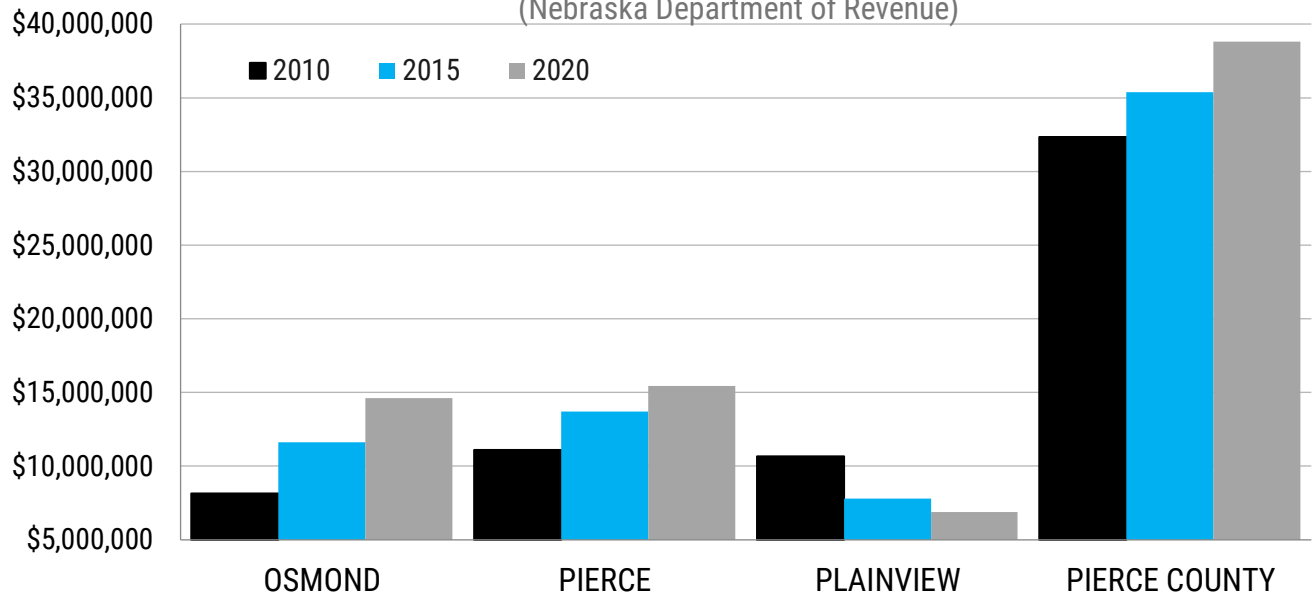
Sales tax information collected by the Nebraska Department of Revenue is a good indicator of the amount of economic activity in a community. Table 2.3 and Chart 2.11 below display the change in net taxable sales from 2010 to 2020. Plainview has experienced a steady decrease in the number of local sales generated while the communities of Pierce and Osmond have seen increases; Pierce County has seen an increase over the data ranges represented.

TABLE 2.3 CHANGE IN NET TAXABLE SALES, PIERCE COUNTY CITIES					
CITY	2010	2015	% INCREASE	2020	% INCREASE
OSMOND	\$8,147,566	\$11,634,832	11%	\$14,613,906	20%
PIERCE	\$11,116,566	\$13,719,379	6%	\$15,442,452	11%
PLAINVIEW	\$10,654,782	\$7,792,544	-7%	\$6,875,749	-13%
PIERCE COUNTY	\$32,342,825	\$35,358,452	2%	\$38,791,736	9%

SOURCE: NEBRASKA DEPARTMENT OF REVENUE, 2019

The struggle to increase locally generated sales in Plainview is connected to its convenient drive to a variety of retail options in Norfolk. However, the growing number of residents and households in all the Norfolk MSA

Chart 2.11 Change in Net Taxable Sales, Pierce County Communities  
(Nebraska Department of Revenue)



communities point to the potential for small retailers and service-oriented businesses to grow within each of their respective communities.

Plainview has a downtown business district ready to house new and growing local businesses. Sales tax can be an important source of revenue that supplements property tax for a small community like Plainview. Small businesses in Plainview can also provide secondary jobs to family members living in Plainview and working a primary job in Norfolk. Lastly, small businesses can provide services that will make Plainview a more convenient place to live with the opportunity to do business and receive services locally. Attracting and growing small retail and service-oriented businesses is an important priority for the City of Plainview if it wishes to continue growing and offering a high quality of life to current and new residents.



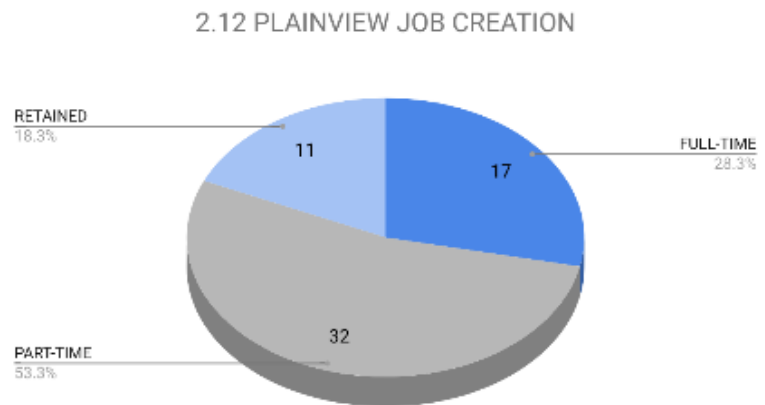
## ENTREPRENEURIAL COMMUNITY ACTIVATION PROCESS

Of the eight ECAP Themes, the Plainview Community decided to focus on Community Vision, Culture of Change, Leadership and Entrepreneurial Culture.

### Community Visions & Culture of Change

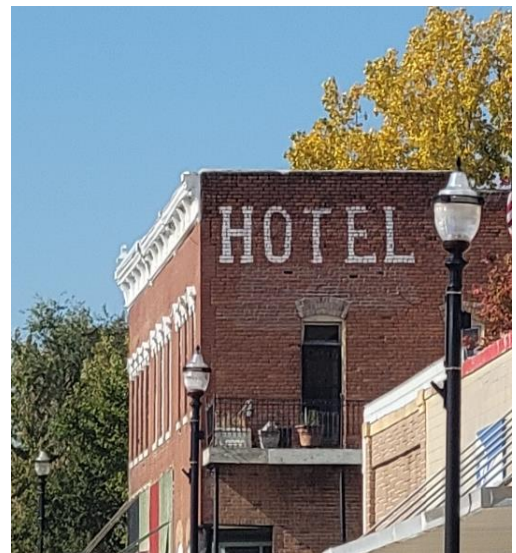
The goals set within this framework were aimed at the occupancy of empty buildings, increasing the number of downtown businesses, creating local jobs, revitalization of the downtown area and industry attractions.

Between November 2017 and October 2021 twelve downtown buildings have been sold for new businesses. Eight new businesses have opened, four have transitioned owners and two existing businesses have expanded. Chart 2.12 demonstrates the employment growth as a result of these changes.



Plainview Economic Development and the City of Plainview applied for two USDA Rural Business Development grants in 2019 to create local revolving funds. Plainview was awarded an \$80,000 grant from the Rural Economic Development Loan & Grant Program (RBDG) with an additional \$25,000 being added from the Local Option Municipal Economic Development Act (LB840) funds in May of 2019. To date, \$77,000 in RBDG funds have been expended for new businesses.

Plainview was awarded a \$400,000 Intermediary Revolving Loan Fund (IRP) that was matched with \$100,000 from LB840 funds to create a \$500,000 RBDG, of which \$68,000 (to date) have been expended for new businesses. LB840: \$132,250 in Local Option Sales Tax has been utilized in the form of low interest loans between November 2017 and October 2021 for new businesses. In August of 2020, the City of Plainview was awarded \$435,000 CBDG Grant for building façade and downtown revitalization activities, currently underway.



In 2019 Plainview was chosen by Blackhills Energy as the location of their new regional service center. Five acres of land was purchased, and a 3,000 square foot service center was constructed that houses four permanent office staff. An average of 20 service technicians from across Northeast Nebraska utilize the facility on a weekly basis. Plainview Economic Development and Pierce County Economic Development partnered with Norfolk Economic Development, Neligh Economic Development and Boon County Economic Development to utilize Gazelle A.I., a company that provides lead generation for businesses looking to expand in the Midwest.

The community ECAP goals for housing are set to make plots available for low to moderate incomes, neighborhood appeal and new housing.

Plainview LB840 purchased land for \$25,000 and created a subdivision north of Plainview. Two homes have been built in the subdivision with space for two more, totaling four new homes. In the last four years six new homes have been built. In 2020 the City of Plainview was awarded a \$452,000 Nebraska Affordable Housing Trust Fund, Workforce Housing Grant to construct four townhomes. In 2021 two apartment complexes in Plainview transitioned ownership; the units have been remodeled with rent ranging from \$650 - \$700.

The community ECAP goal for services in the Plainview community is to maintain existing services and increase daycare options. CHI Health has maintained its current facilities and introduced a new rural mental health program. In 2018 Family 1<sup>st</sup> Dental and Priority Family Medicine opened. In 2020 Tranquil Spaces Counseling opened an office in Plainview bringing mental health services to the community. The Plainview Pharmacy Transitioned to new ownership in 2020, retaining pharmacy services for the community and locally owned nursing home. In 2021 Hayly's Happy Hearts Daycare opened, alleviating some of the pressure from the existing three home-based daycare providers in the community.

Amenity goals for the community of Plainview established through the ECAP are to continue to have the park be an attraction, the availability of walking trails, a community center and to maintain the current churches. A \$165,000 new playground equipment project took place at Chilvers Park.



The Plainview Economic Development worked with the City of Plainview and the Plainview Park Board to fundraise \$30,000 for the community which was used as a match for \$30,000 grant from Peter Kiewit Foundation, a \$4,500 grant from the Cooper Foundation and a \$22,500 grant from Lower Elkhorn NRD with the remainder of the project being funded by the City of Plainview.

The playground project consisted of a new structure for ages 5-12 and a toddler playground for ages 2-5, new flooring was installed in addition to a new water fountain and park benches. The city then paid to re-roof picnic shelters and bathrooms as well. In 2019 Band Shell Park added two new sand volleyball courts, the structure was painted, new trees were planted, and lighting and benches were added. In 2019 the city pool board set aside funding for three shade sails to be added to the city pool. A proposed community center has been discussed in Plainview.

The capital campaign for the Community Building kicked off in October of 2021. The timing of the community ECAP survey allowed Plainview Economic Development and the City of Plainview to include a section in the community, alumni and high school youth survey dedicated to the community building project. Results reported 75% of respondents placed the building at a high to moderate priority which will increase early childhood education options, an indoor track, event and conference spaces, basketball and tennis courts as well as a 24-hour fitness facility. The plans for the facility were developed and drafted by a steering committee, the city engineer and an architect.

The Plainview community has adopted the slogan “Middle of Everywhere” and the logo (pictured on the right) to represent the community, through a collaboration with a local committee and public participation guided the visionary ECAP goal.



At the conclusion of the ECAP process, 18 new and emerging leaders participated in BP10 Gallup Strengths Based Training to further their leadership skills and innate strengths.

Twelve of these individuals served on the Plainview Community Building Steering Committee. Five others are serving on the Community Development Authority (CDA), LB840 Economic Board and Downtown Revitalization Committee (DTR).

In 2021, Plainview and PCED created a youth Leadership & Entrepreneurship Course. ECAP youth surveys indicated that more than 70% of the youth in Pierce County stated they had a high interest in Participating in leadership and entrepreneurship courses if they were available. PCED plans to roll this program out in the Summer of 2022 in alignment with the ECAP education goal towards “thriving schools.”

The community ECAP Goal aims to increase the city population by 25%.





## DEMOGRAPHIC AND ECONOMIC KEY TAKEAWAYS

Key takeaways regarding **Demographics** to be considered include the following points:

- **Population Growth:** The City of Norfolk and Norfolk MSA communities are growing. The number of households and residents is increasing. Though it has experienced a huge loss in population, Plainview’s population is not growing as the same rate as that of the region. At the same time, the median age is decreasing. Elementary school enrollment at Plainview Public Schools is increasing as the ACS estimates that children 9 years of age and younger are the highest population in the community.
- **High Point:** The number of households in Plainview has increased by nearly 28% from 2014 to 2018.
- **Housing Demand:** If this plan’s population prediction is correct, the Plainview community will need more than 173 new housing units to accommodate the growth.

Key takeaways regarding **Economics** to be considered include the following points:

- **Cost of labor:** Wages for workers in Pierce County, Norfolk MSA, and all of Nebraska are seeing a steady increase. Wages for Pierce County and Norfolk MSA workers saw a 2017 to 2019 higher increase in comparison to Nebraska, Grand Island MSA and Lincoln.
- **Housing costs:** Though wages are increasing, they do not appear to be keeping up with the cost of housing, which is most likely connected to the lack of quality housing in the area. Home values and gross rents have increased significantly over the past five years. A significant increase in prices almost always points to demand outpacing supply. In this case, the supply of housing is not keeping up with the demand for it. The region’s economy needs workers and workers moving to the region need housing. If Plainview is financially and politically able to attract more residents, the region’s demand for housing suggests that new homes built in Plainview would fill up quickly.
- **Community:** Members of the community are coming together to establish goals and take action to serve and grow the community. An ECAP steering committee was established, an individualized logo and slogan was created and adopted to market the community, action was taken on caring for existing services and creating new services in town, as well as improving public structures and parks throughout the city.

## LAND USE AND ANNEXATION

### NRS § 19-903

A **land-use element** which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;

When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.



*EXISTING LAND USE INVENTORY*

**City Existing Land Use Inventory**

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

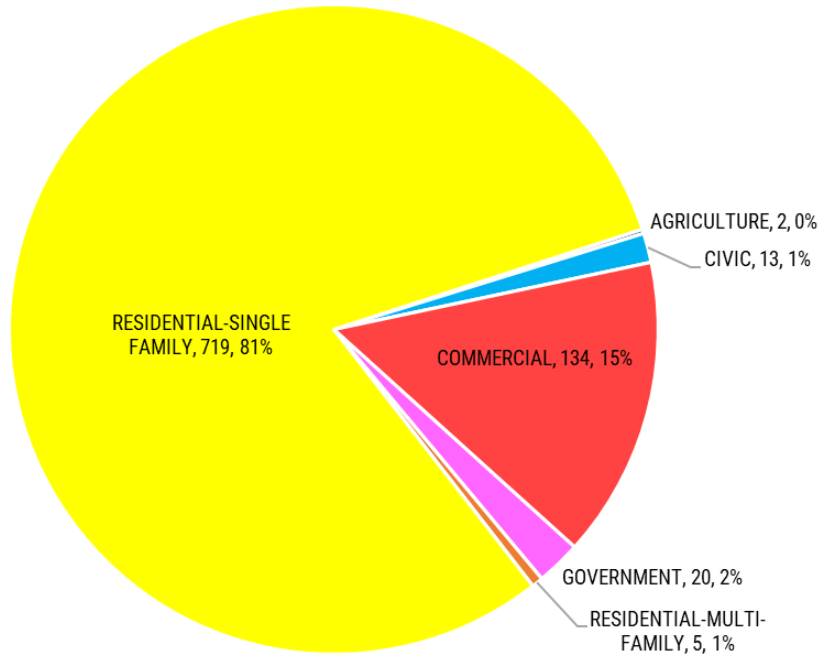
Plainview is classified by Nebraska Statute as a city and therefore has zoning jurisdiction over all lands inside of the corporate limits and withing one mile of the city corporate limits. For this reason, the land use inventory completed in summer of 2021 also involved those lands within one mile of the city. The data in Table 3.1 and Charts 3.1 and 3.2 only represent the lands inside of the City of Plainview corporate limits.

The primary user of land inside Plainview is residential, single family (SF) homes; this is evident when breaking down the use of land by parcels or acres. The second highest user, commercial lots, includes lots in the downtown business district and the Highway 20 corridor. Government is the next largest user of land followed by multi-family residential and various civic uses.

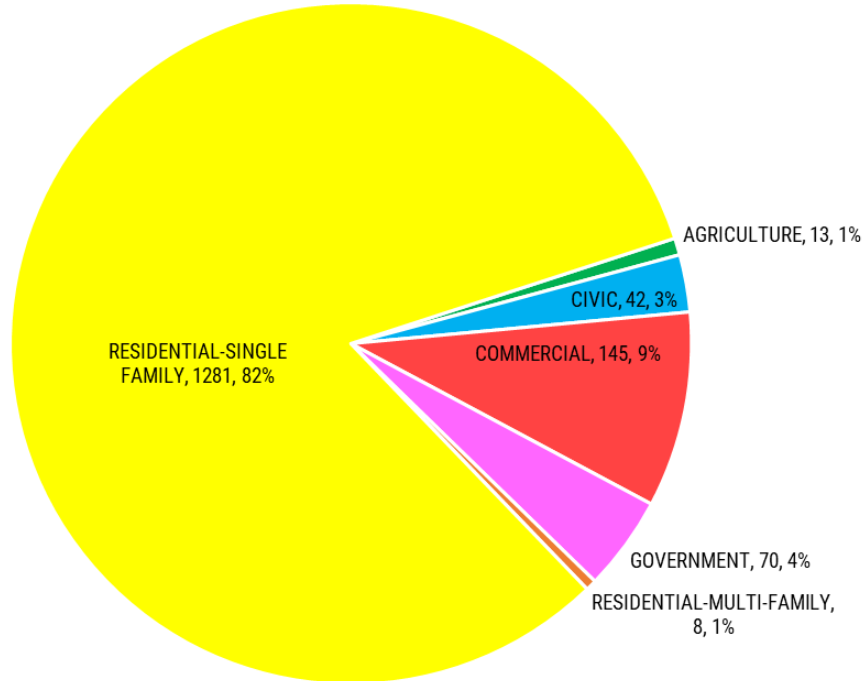
CITY OF PLAINVIEW EXISTING LAND USE BREAKDOWN (ASSESSED SUMMER 2021)				
	Parcels	% of Total	Acres	% of Total
AGRICULTURE	2	0.2%	13	0.8%
CIVIC	13	1.5%	42	2.7%
COMMERCIAL	134	15.0%	145	9.3%
GOVERNMENT	20	2.2%	70	4.5%
RESIDENTIAL-MULTI-FAMILY	5	0.6%	8	0.5%
RESIDENTIAL-SINGLE FAMILY	719	80.5%	1281	82.2%
<b>TOTAL</b>	<b>893</b>	<b>100%</b>	<b>1559</b>	<b>100%</b>



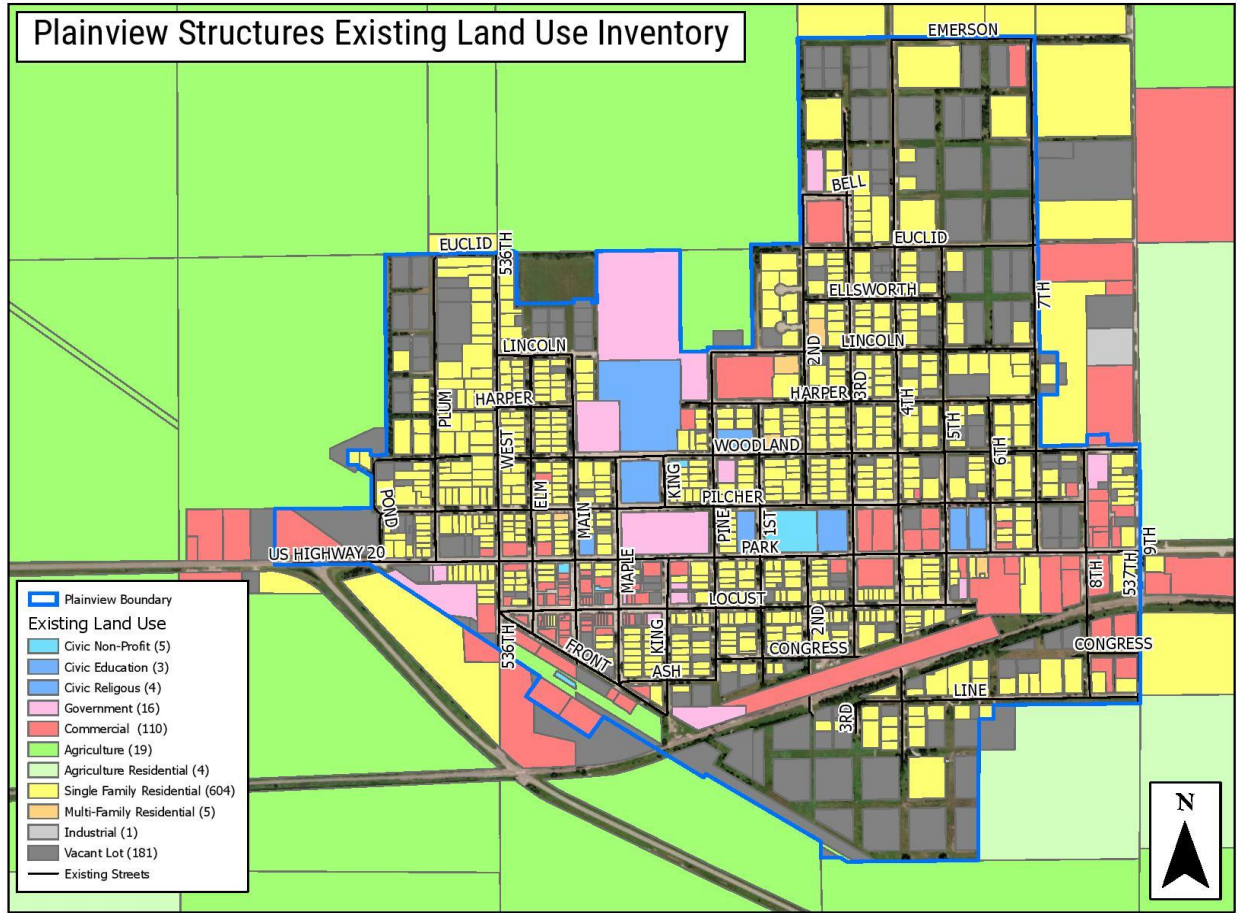
**3.1 PLAINVIEW CITY EXISTING LAND USE INVENTORY  
BREAKDOWN BY NUMBER OF PARCELS**



**3.2 PLAINVIEW CITY EXISTING LAND USE INVENTORY  
BREAKDOWN BY AMOUNT OF ACRES**



# MAP 3.1 City Existing Land Use Inventory-Uses



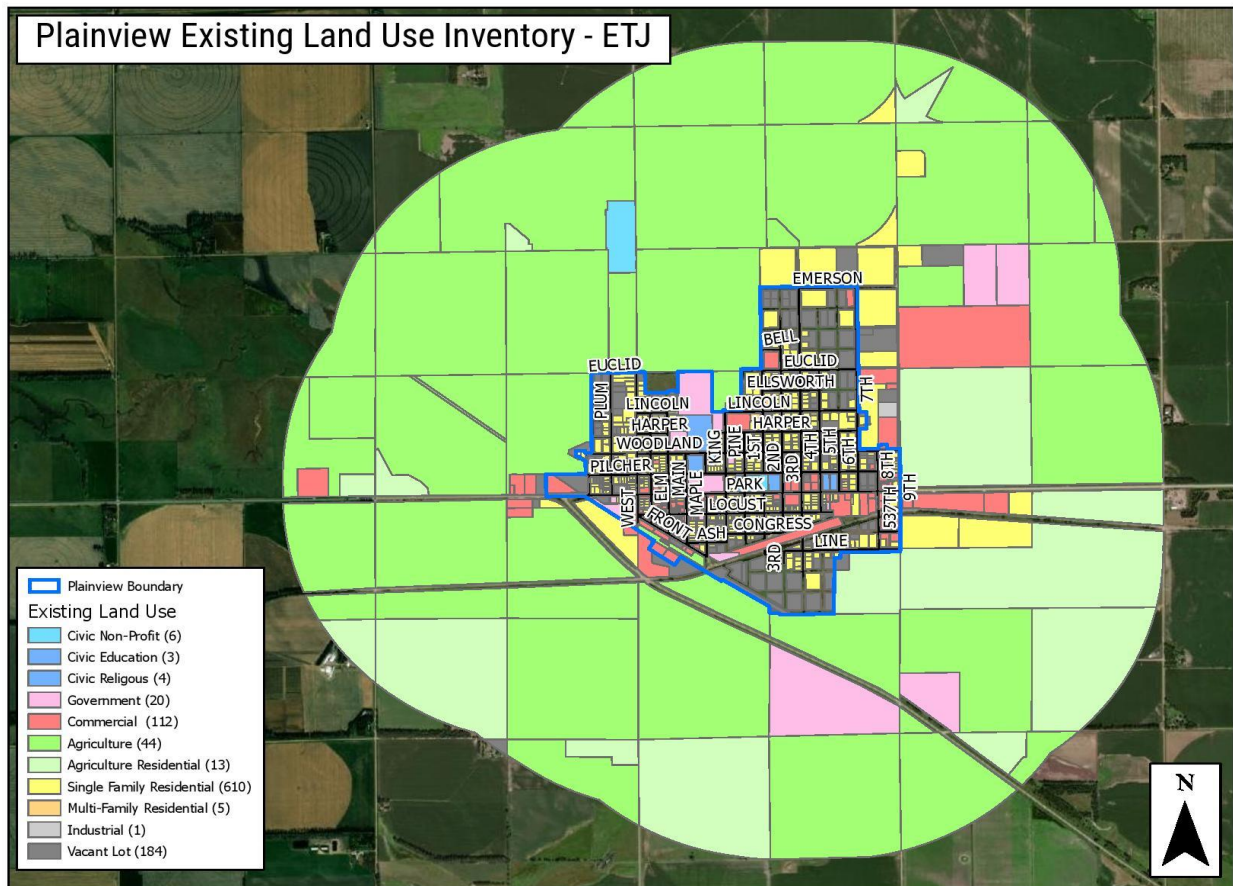


## One-Mile Zoning Jurisdiction

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

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

MAP 3.2 Entire Zoning Jurisdiction Existing Land Use Inventory-Uses





### *STATUS AND CONDITION OF STRUCTURES*

Maps 3.3 and 3.4 on the following pages display the results of the land use inventory that was completed in the summer of 2021. The status and condition of all structures within the City of Plainview is also identified when the existing land use inventory is completed. This task is completed to identify underutilized properties within the community on lots that are already developed.

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

1. **Appears abandoned (AA):** It appears the structure is uninhabitable, has not been utilized in several months, and does not appear to be maintained.
2. **Appears maintained but no evidence of daily use (NEDU):** While the property is maintained (yard is mowed, entries are secure), it does not appear that anybody is utilizing the property daily.
3. **For sale (FS):** There is a sign in the yard or some indicator that the property is actively being marketed to buyers.

Based on the assessments, only 16 out of 595 residential structures (3.36%) were labeled as vacant, with 13 NEDU, 3 AA, and 4 listed for sale. Of the four single family residence structures being listed as for sale at the time of the inventory, all four appeared to be occupied. Seven out of 79 (8.86%) commercial structures were identified as vacant, NEDU. Zero commercial structures were identified as AA and no commercial units were listed for sale.

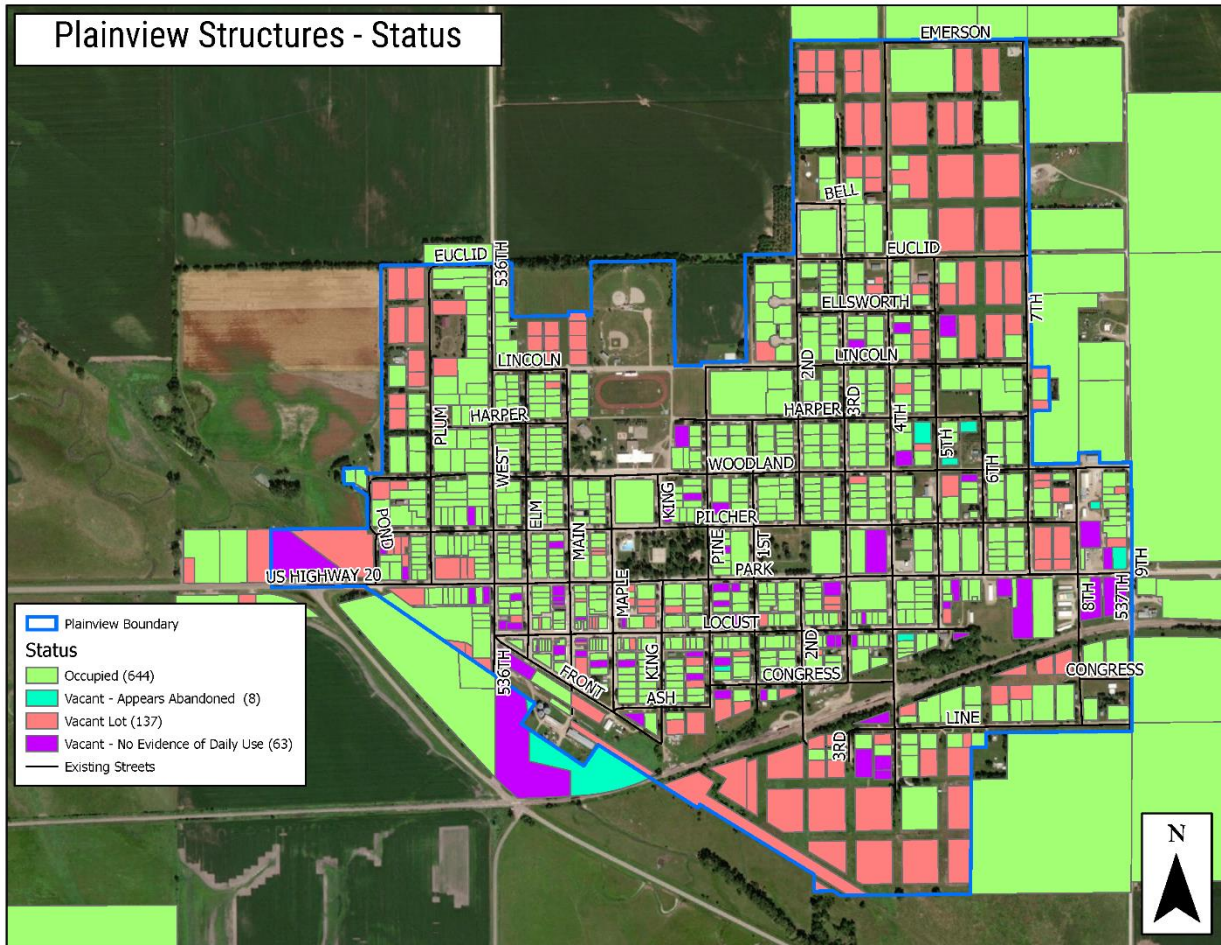
In addition to identifying status, properties are categorized by their condition as well. These assessments are based upon the Nebraska Housing Study Lite Toolkit that was developed by the South-Central Economic Development District (SCEDD) to be used as a rating tool for structures. Based on their appearance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

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

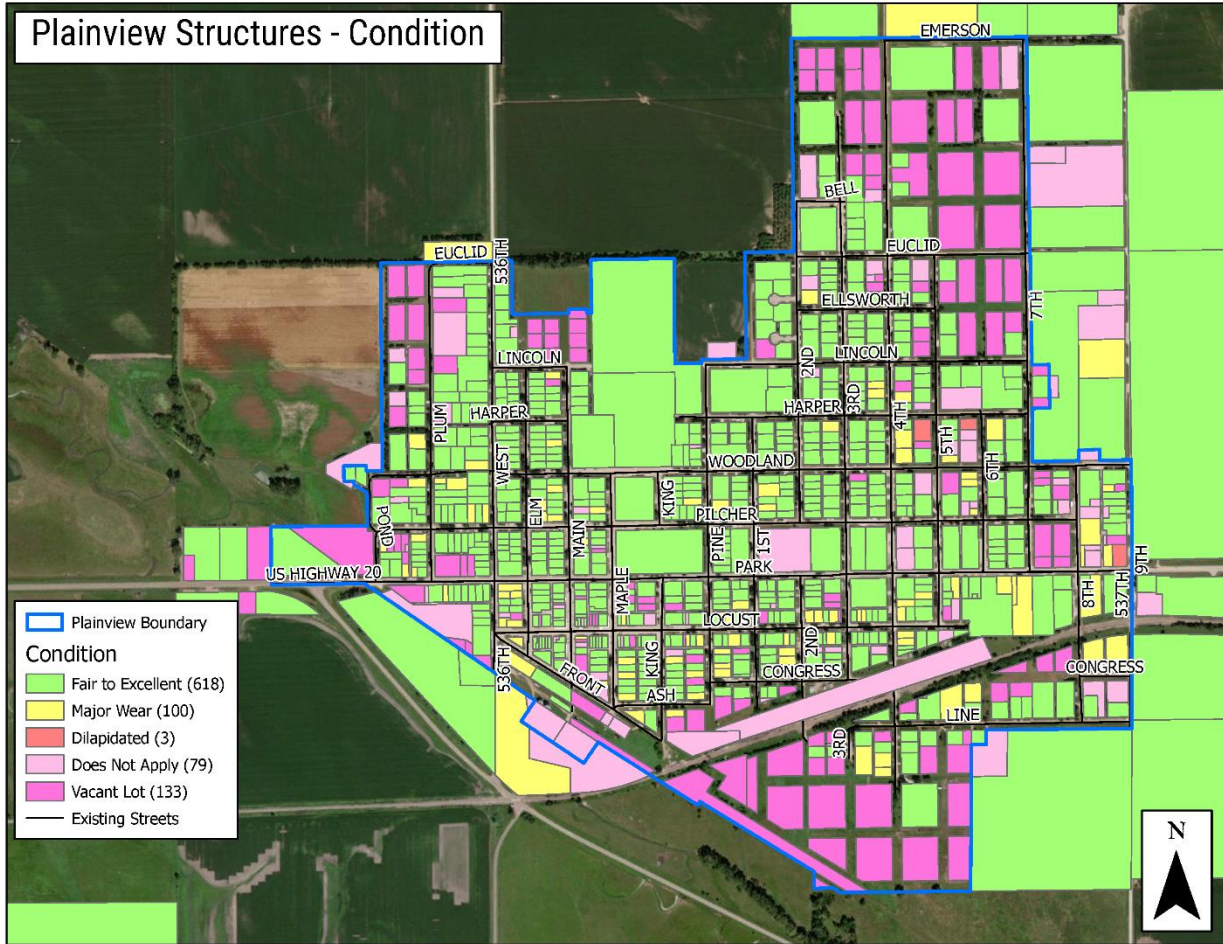
Eighty-one out of 595 (15.7%) total residential structures were rated as having major wear while 3 (0.5%) residential structures were rated as dilapidated. A total of 79 commercial structures were counted; fifteen out of 79 (19.0%) were rated as having major wear none were dilapidated, while the remaining 64 (81.0%) were rated as fair to excellent. While 20.58% of commercial structures were identified as not being used daily with 15 structures showing major wear, it is likely that most of these structures appear under-utilized, but they are likely not available for sale or redevelopment.

Vacant residential properties and structures rated as having major wear are the best candidates for redevelopment through housing rehabilitation programs. Dilapidated residential structures and lots could utilize TIF to assist with redevelopment. Therefore, if the city wishes to add more residents, it will most likely need to place more consideration on both redevelopment of substandard existing homes and housing expansion through new construction.

### MAP 3.3 City Existing Land Use Inventory-Status of Structures



# MAP 3.4 City Existing Land Use Inventory-Condition of Structures





## RESIDENTIAL OCCUPANCY RATE

Occupancy	Residential Structures
Occupied	575
For Sale	4
Vacant NEDU	13
Vacant Appears Abandoned	3
<b>Total Vacant Structures Counted</b>	<b>16</b>
<b>Total Structures Counted</b>	<b>595</b>
<b>Residential Vacancy Rate</b>	<b>2.69%</b>

## COMMERCIAL VACANCY RATE

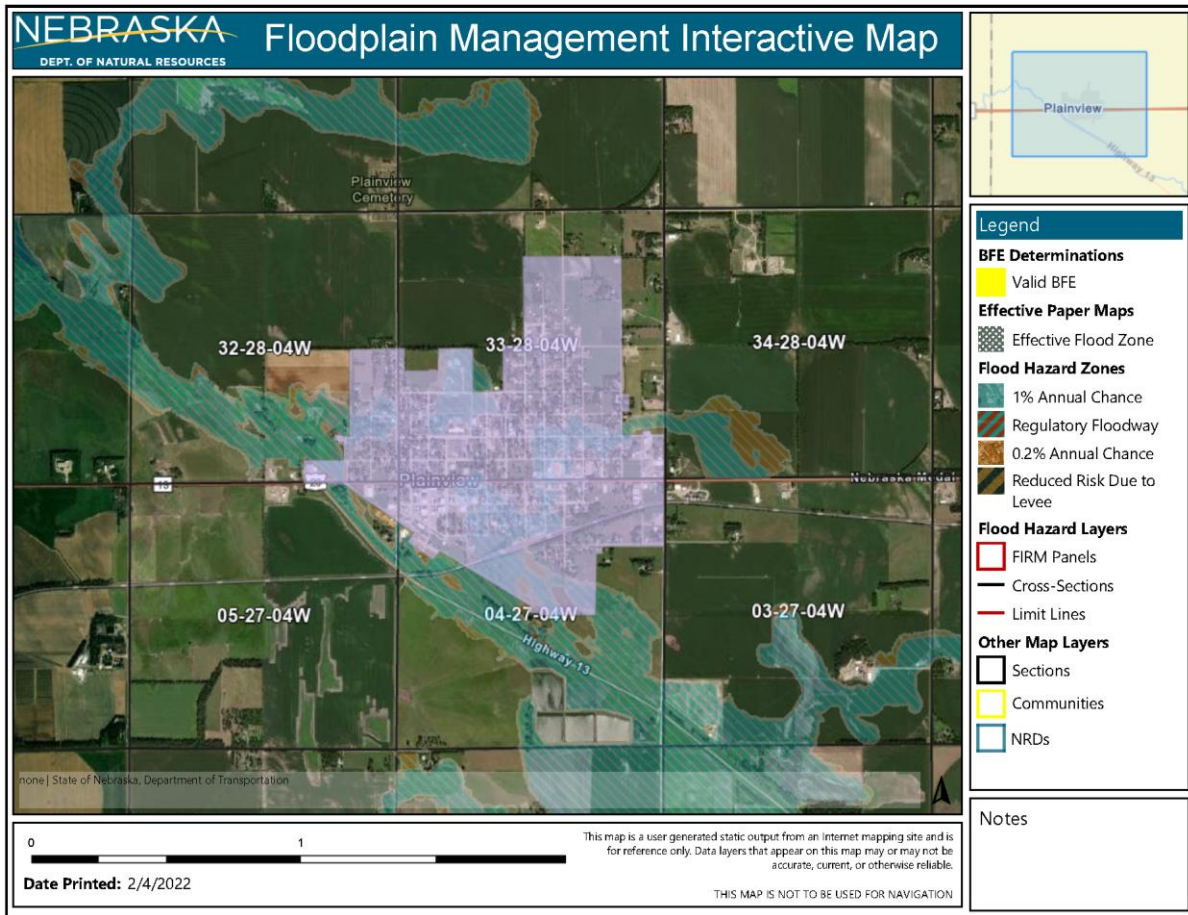
Occupancy	Commercial Structures
Occupied	72
For Sale	0
Vacant NEDU	7
Vacant Appears Abandoned	0
<b>Total Vacant Structures Counted</b>	<b>7</b>
<b>Total Structures Counted</b>	<b>79</b>
<b>Commercial Vacancy Rate</b>	<b>8.86%</b>



*PLANNING FOR NATURAL HAZARDS*

The most likely natural hazard that the city can plan for involves flooding hazards. Map 3.4, Future Land Use Map displays that new commercial/industrial growth is available along the Highway 20 corridor and new residential growth is planned for the northeast corner of Plainview.

Neither of these new developments are located within the city’s floodplain, which, in combination with the Plainview city boundary, is displayed below in the map provided by the Nebraska Department of Natural Resources. Lands that are colored in blue are those lands that have a 1% chance of flooding annually.



### *FUTURE LAND USE MAP*

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

Map 3.5 represents the vision of the Plainview community by illustrating attributes of the existing land use maps that the city would like to change in the next ten years. The city's vision for annexation as well as redevelopment of already incorporated areas is communicated through the Future Land Use Map. The Future Land Use (FLU) Map was presented to the Plainview community during an open house and Planning Commission meeting on November 1, 2021. Comments from the community were incorporated into the proposed future land use map.

### *ACCEPTABLE SUB-USES*

Map 3.5 on the following page serves as the city's Future Land Use (FLU) map that will guide the city's residents and leadership on determining the highest and best uses of its land over the next 10 year. The land uses show in the map are general and consider only private uses of land.

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

Acceptable sub-uses within each land use category are listed as follows.

#### **Agriculture**

City and/or county facilities (Parks and Recreation/Utility/Trash Storage/Landfill/Recycling)

#### **Industrial**

City and/or county facilities (Utility/Trash Storage/Landfill/Recycling)

#### **Commercial**

Public and or non-profit/civic uses (Religious/Educational/Office/Library/Community Center/Parks and Recreation)

#### **Residential**

Public and or non-profit/civic uses (Religious/Educational/Library/Community Center/Parks and Recreation)



## *POLICY STATEMENTS*

The FLU Map reflects the following policy statements that represent the Plainview community's vision for future growth.

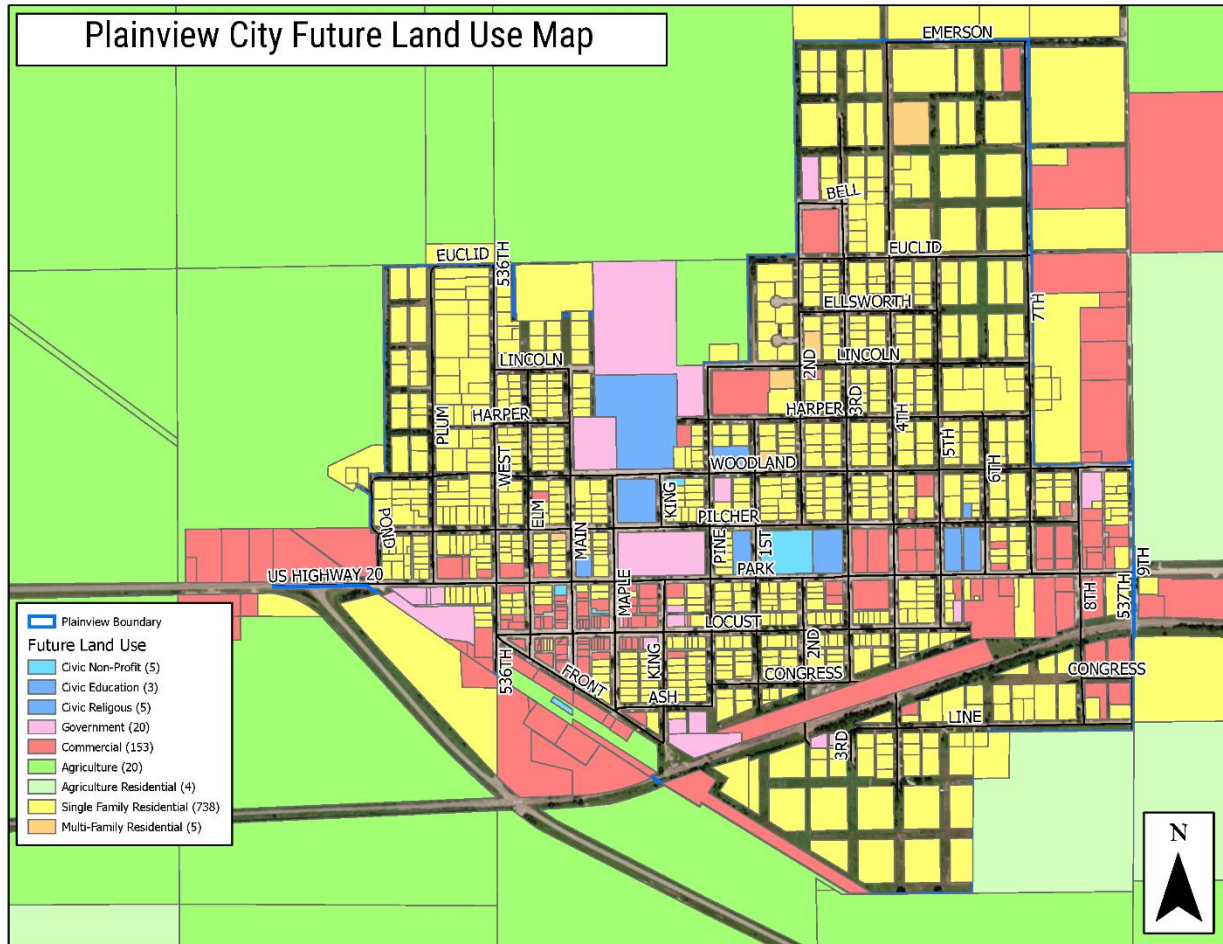
**Residential growth:** The City of Plainview recognizes the unmet demand for housing and the negative impact it is having on the community's ability to attract young families and provide employees for area businesses. According to information and maps provided by the City Engineer (Miller & Associates), the lands that are in the northeast corner would be the most affordable to develop. This is due to this land's natural sloping and the water and sanitary infrastructure that already exists near the area making it easier for future utility extensions.

The FLU map also shows no residential or commercial development of the lands within the zoning jurisdiction. This reflects the Council's policy to pay special attention to how developments will impact the ability of the city to expand by adding neighborhoods that are annexed and connected to services. The area northeast of the city has land and lots yet to be sold and built upon. The housing lots in this area are geared more toward larger dwelling units while infill lots closer to the center of the city would serve smaller lots for affordable housing options.

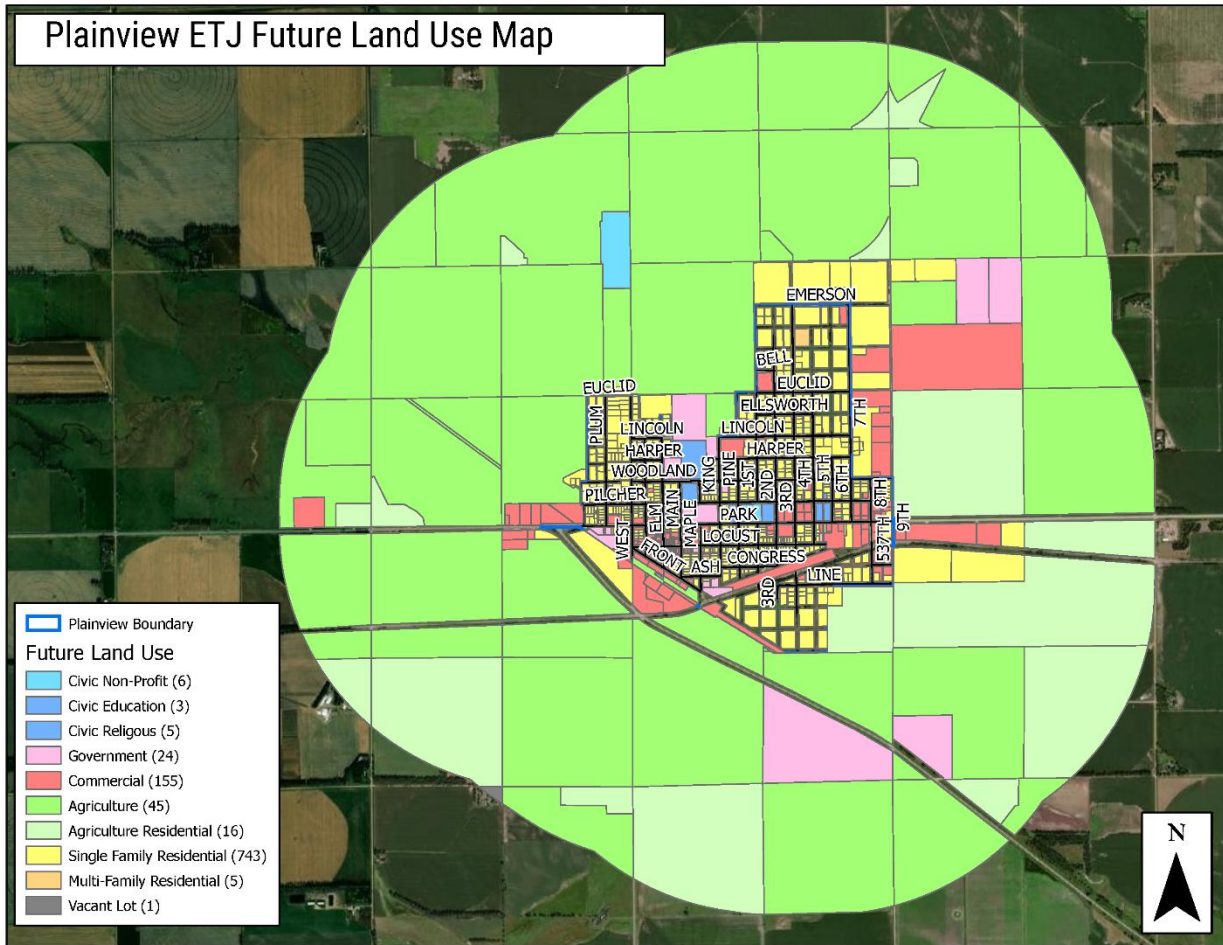
**Commercial land development:** The existing land use (ELU) inventory noted that no commercial properties are currently for sale. Sales tax pointed to a decrease in sales tax revenue for Plainview in the last several years. High quality commercial lands should be preserved for high quality commercial opportunities, especially those that generate sales tax.

High quality commercial lands are especially those located along Highway 20. New commercial businesses and expanding local businesses should be located along this corridor, which has been marked by the FLU Map as commercial. The ELU also counted several underutilized commercial properties. To bring these commercial properties to their full potential, the city will need to approach zoning regulation decisions for these properties with flexibility. The city will want to encourage business development and look for ways to regulate the appearance of these properties in a manner that ensures they are attractive while also enabling local businesses to be profitable.

MAP 3.5 City Future Land Use Map



MAP 3.6 Extra-territorial Jurisdiction Future Land Use Map



## TRANSPORTATION ROUTES AND FACILITIES

### NRS § 19-903

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

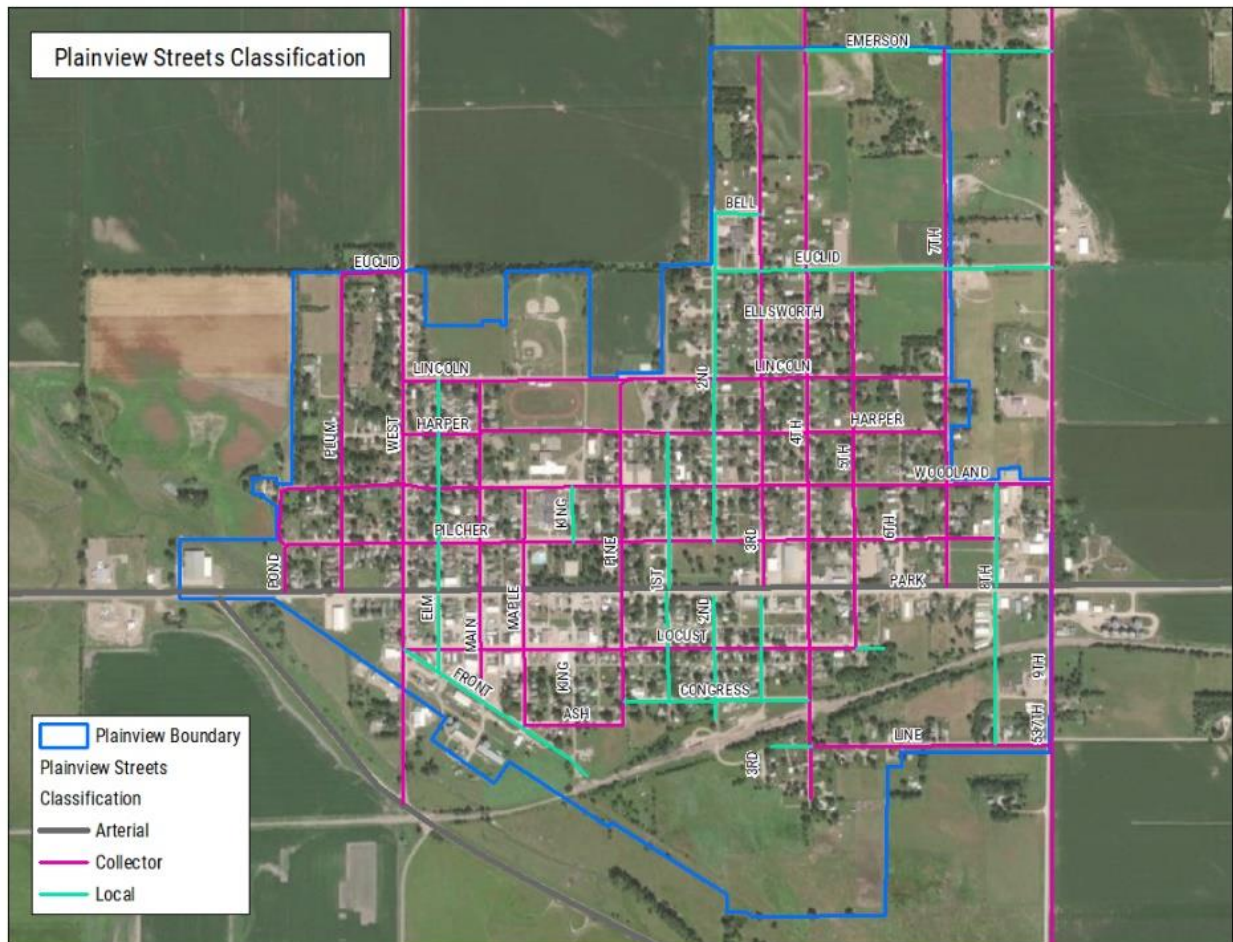
#### TRANSPORTATION ROUTES

Plainview's transportation routes consist of several surface transportation assets that are displayed on Map 4.1 Streets Classification:

- Arterial Streets
- Collector Streets
- Local Streets

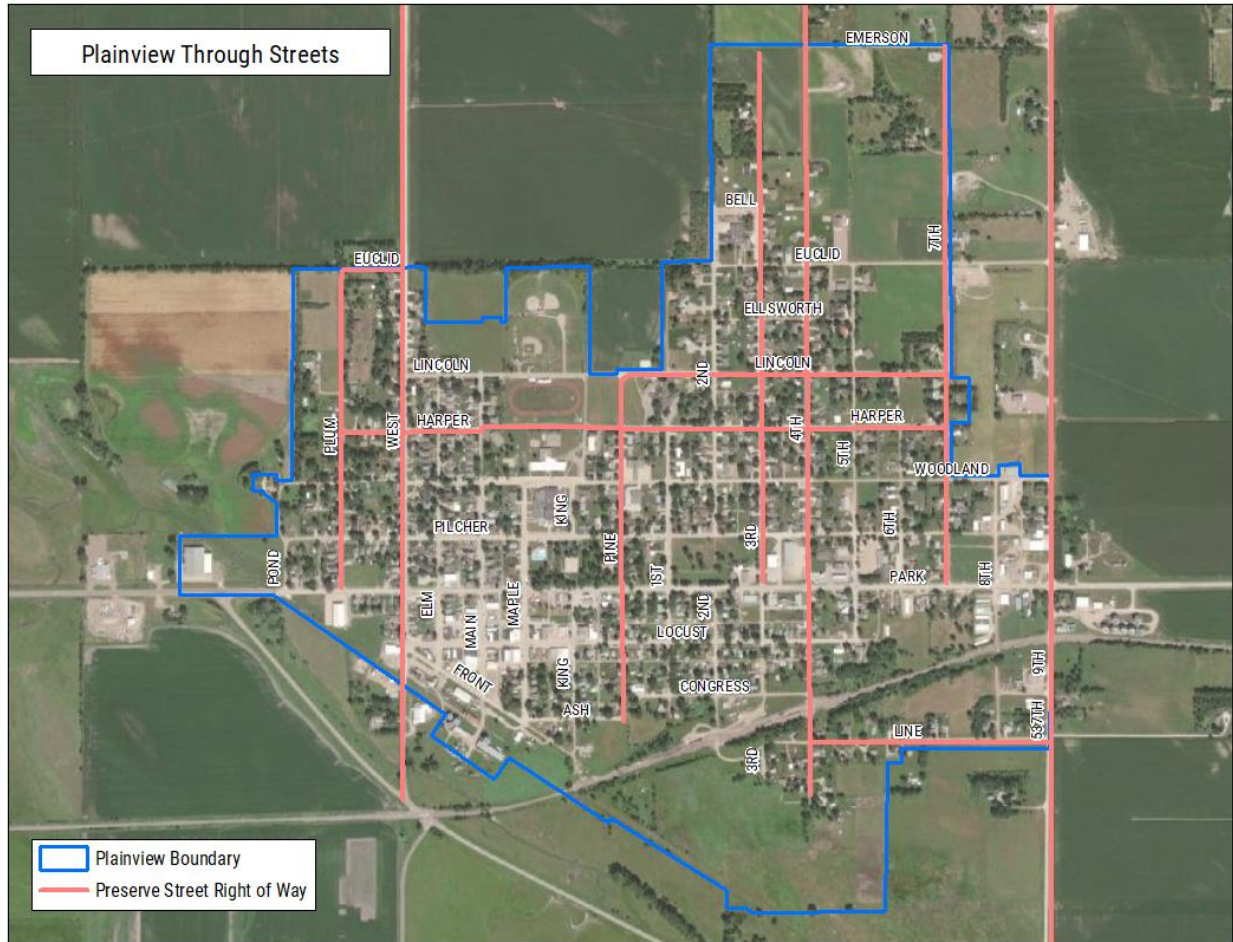
Plainview has state Highway 20 passing east and west through the city which serves as an arterial street that carries people into and out of the community. Highway 13 is on the southwest boundary of the city and provides a connection from Highway 20 southeast to regional trade and employment areas of Norfolk. The city is also served by a small group of collector streets, which delivers residents and visitors to local streets. The remainder of streets in Plainview are classified as local streets that deliver residents and visitors directly to their homes or destinations.

MAP 4.1 Plainview Streets Classification





## MAP 4.2 Through Streets



### Rights of Way and Corridor Preservation

Map 4.1 displays the classifications of the streets in and around the City of Plainview. Map 4.2 displays the through routes map, which consists of the arterial and collector streets in and around Plainview. Both maps communicate two important policies to be considered by the city's leadership when making development decisions.

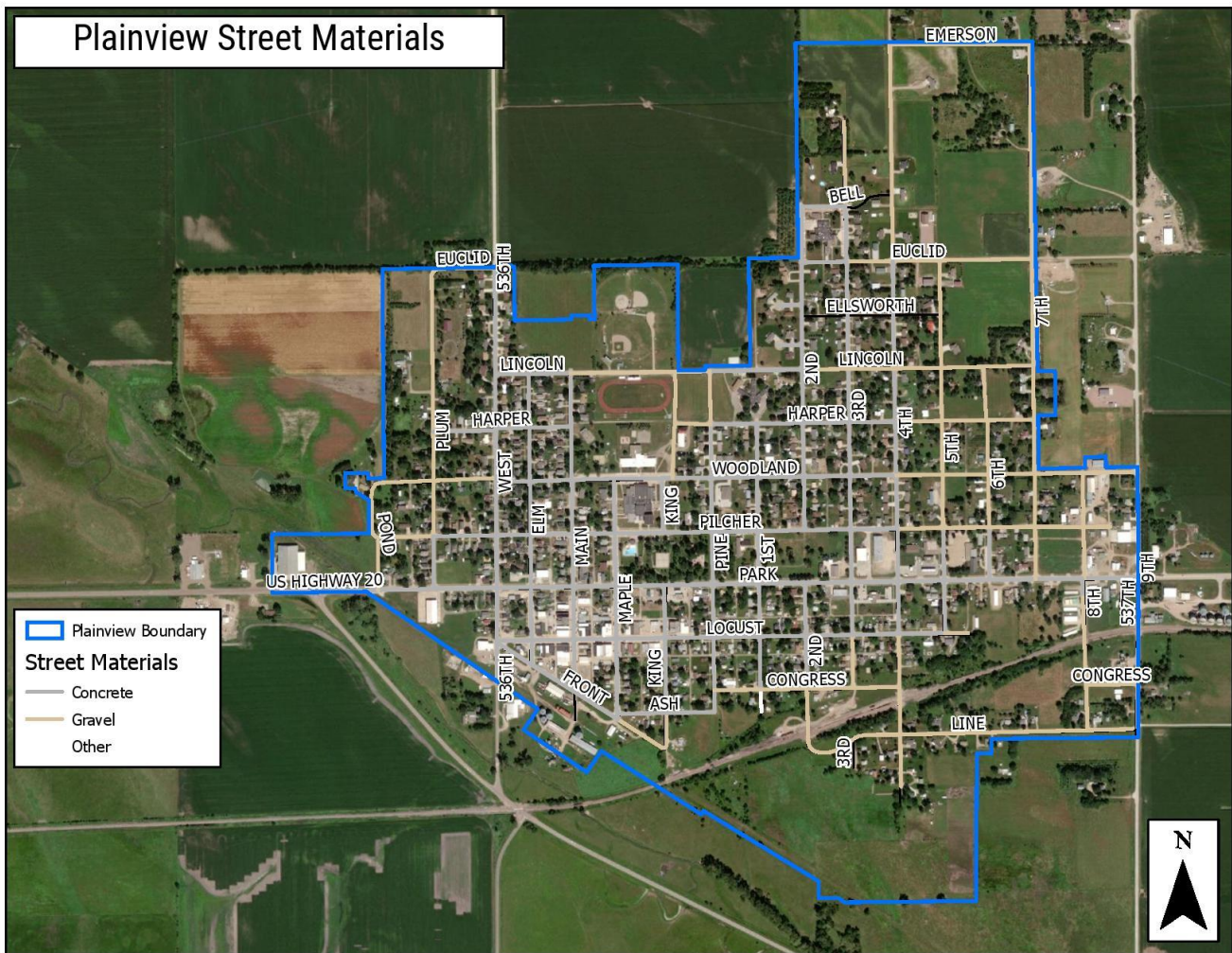
1. Preserve rights of way: through streets are important to affordable housing. If the city hopes to see additional housing developments, street rights of way and easements previously platted should be preserved and continue to be owned by the city.
2. Corridor appearance: the appearance of arterial roads and collector streets should be a consideration as it is the main view visitors will have when looking into the community. Appropriate setbacks and design guidelines should be considered when making land use decisions for properties along these corridors.

## Streets and Sidewalks

**Streets:** The following maps, Map 4.3 and Map 4.4 were completed at the same time as the existing land use inventory and display the material and condition of the streets.

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

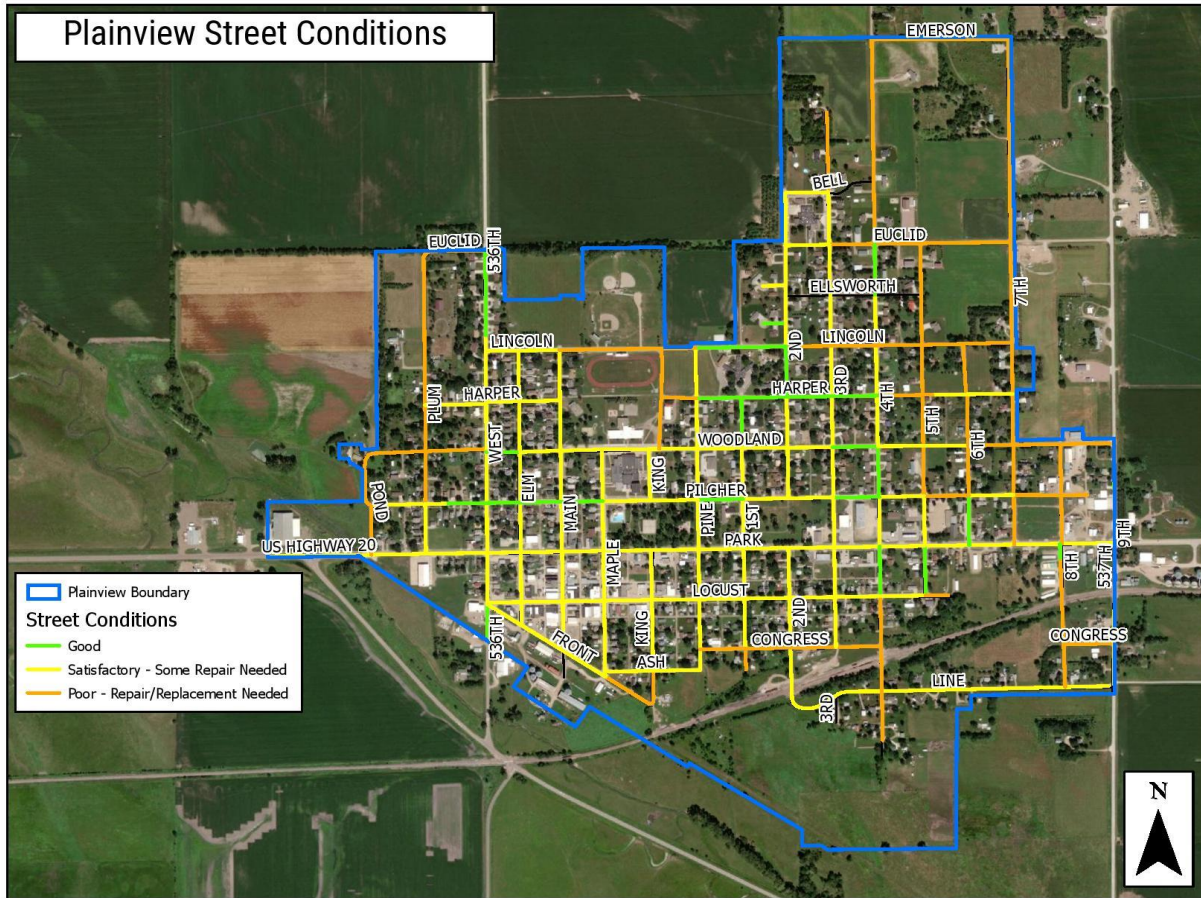
### MAP 4.3 Street Materials





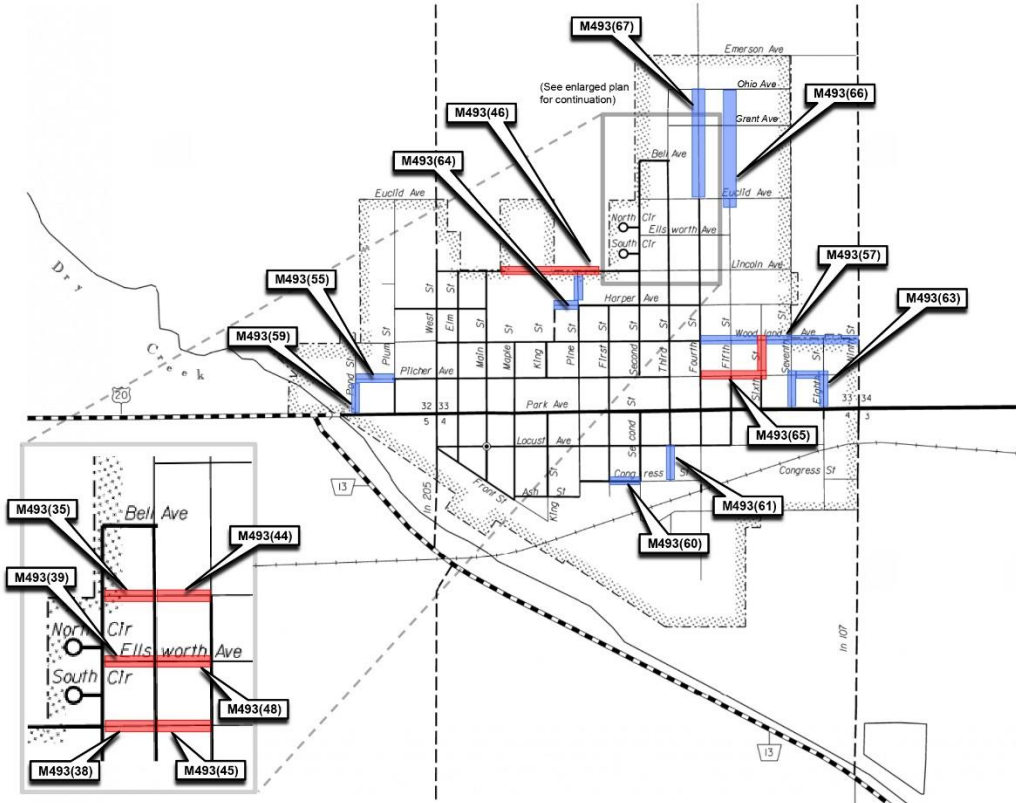
The streets in Plainview are mainly concrete streets rated in satisfactory or good condition. Streets on the edge of town that are gravel were rated the poorest. These streets most likely carry the lightest amount of traffic and may not be a budget priority for the city.

MAP 4.4 Street Conditions



**One and Six Year Plan:** The Nebraska Department of Transportation (NDOT) encourages municipalities to annually complete a one-and-six-year plan for local street projects. NDOT will then distribute funds to that municipality to support the completion of these projects. In FY 2021-2022, the Municipal Highway Allocation projection for the city is \$184,549 for their highway allocation. Miller and Associates is the city engineer and completes the plan for the city council each year, with the latest plan being approved on November 9, 2021. Several factors will affect the eventual completion of the projects on the plan. While these projects may not be completed in the next one to six years, the streets on this plan demonstrate the council's priorities concerning street projects.

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Prepared By:  
**M&A**  
**Miller & Associates**  
 Consulting Engineers, P.C.  
 1111 Central Avenue  
 Kearney, Nebraska 68847  
 tel. (308) 234-6158  
 fax (308) 234-1146



1 Year Plan  
—  
 6 Year Plan  
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**1 & 6 Year Plan**  
**2022**  
 Plainview, Nebraska

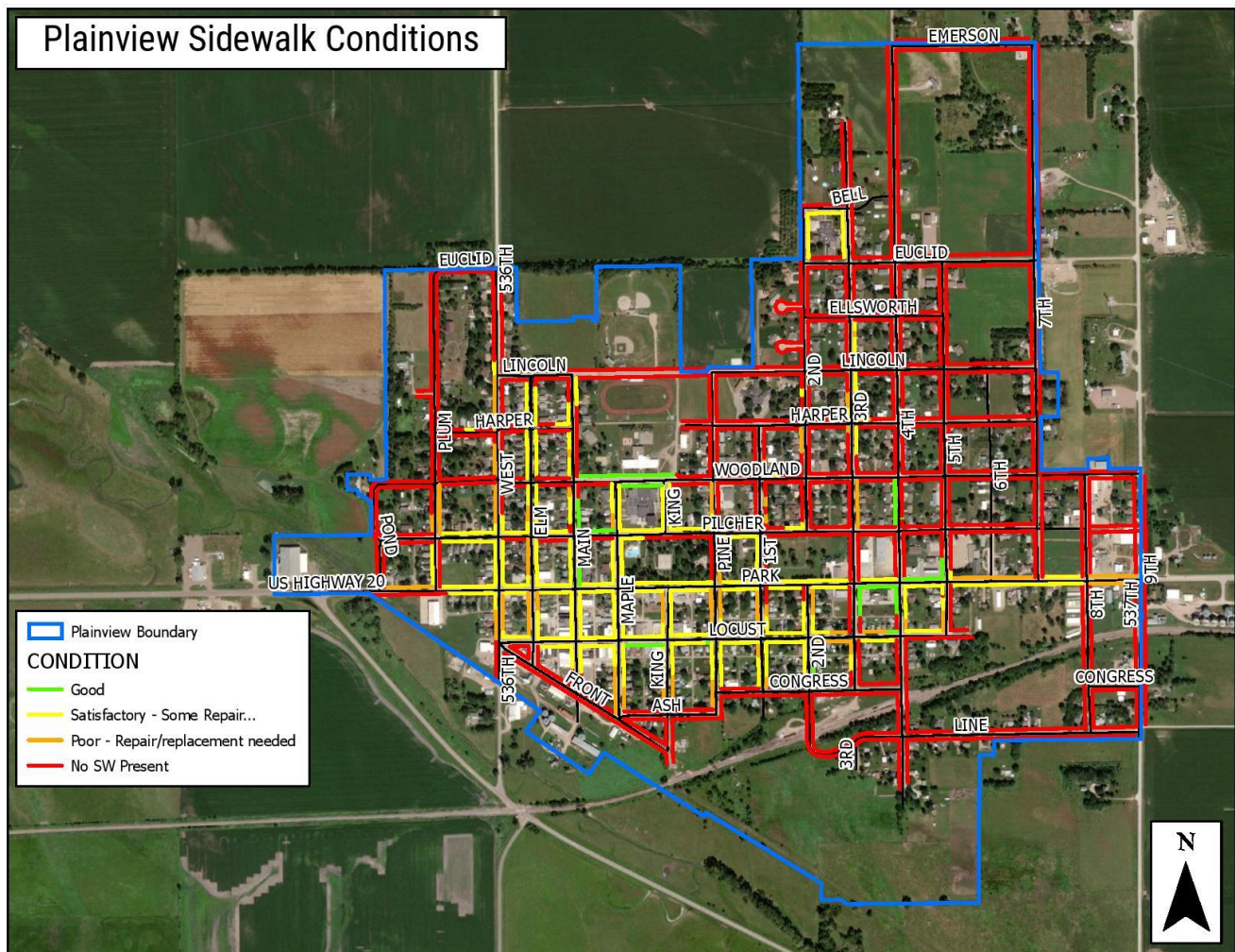




**Sidewalks:** Most of the sidewalk system in Plainview is either missing or in disrepair. A sidewalk system is often not present adjacent to gravel streets. The newest housing areas in Plainview were constructed without sidewalks. In a community the size of Plainview, due to absence of sidewalks, residents and vehicles often are sharing the street. This lack of a sidewalk system can compromise pedestrian safety in high traffic areas near the school, library, recreational facilities, and residential areas.

The Highway 20 corridor and downtown business district accounts for the majority of the sidewalk system for pedestrians and cyclists. Portions of the sidewalk system in these areas were rated as poor with repair or replacement needed for safe travel. There are also sidewalks leading from the downtown business district north to the school, parks, and recreational areas, however there are areas in need of repairs or replacement and key blocks are missing adequate sidewalks. A city sidewalk study would be beneficial to creating pedestrian pathways improving access to and from the business district, residential areas, community park facilities, schools, and library.

MAP 4.5 Sidewalk Conditions



### *TRANSPORTATION-KEY TAKE AWAYS*

Plainview's city leadership should take the following statements into consideration when making transportation decisions that will impact the city's future land use characteristics.

**Maintain Collector Street Rights of Way:** The City of Plainview has little to no control of Highways 20 and 13. However, there are several collector streets that carry vehicles all the way through Plainview going north and south as well as east and west. The ability to develop along through streets that are not impeded by floodways or private developments [such as cul de sacs] will impact the type and amount of affordable housing that is able to be constructed.

Therefore, to support the city's goals to add affordable housing, these through street rights of way need to be maintained and/or acquired.

**Preserve Commercial Corridors:** State Highways 20 and 13 are important assets for the Plainview community. It is the community's front porch, and the source of judgements passersby will make when traveling along these routes. Some of these passersby may be potential future residents; as such, these corridors must be preserved and well maintained. It is also a source of customers for businesses as well as a natural location for those businesses to serve residents.

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

**Account for Pedestrian Transportation:** The city's sidewalk system is almost non-existent in the residential neighborhoods and along local streets. For a small city, vehicles and pedestrians may be comfortable sharing roadways; therefore, the city does not need to make residential sidewalks a priority. However, pedestrian accessibility and safety along the highway and along routes that connect pedestrians to the rest of the city should be maintained and improved. Key pedestrian destinations include Downtown Plainview, Plainview Public Schools, and the city parks, swimming pool, and ballfields. A community goal set through ECAP were trails. A trail system that travels through the city could repair or replace deteriorated sidewalks. The city could conduct a walkability study to determine the most important pedestrian routes for recreation and transportation. That study would enable the community to move forward with a trail system as well as a sidewalk repair/replacement program.

## PRESENT AND PROJECTED COMMUNITY FACILITIES

### NRS § 19-903

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

#### DOMESTIC WATER AND SANITARY SEWER SYSTEM

Providing utility services in the form of water and sanitary can be an important revenue generator for a city. This is only possible if its customer base is growing and the rates charged to customers are, at a minimum, covering the cost of providing clean water and sanitary sewer services. The City of Plainview has experienced a 9% increase in the number of residential and commercial customers, up from 593 total accounts in 2011 to 653 total accounts in 2022.

Chart 5.1 City of Plainview Water Customers  
(City of Plainview)

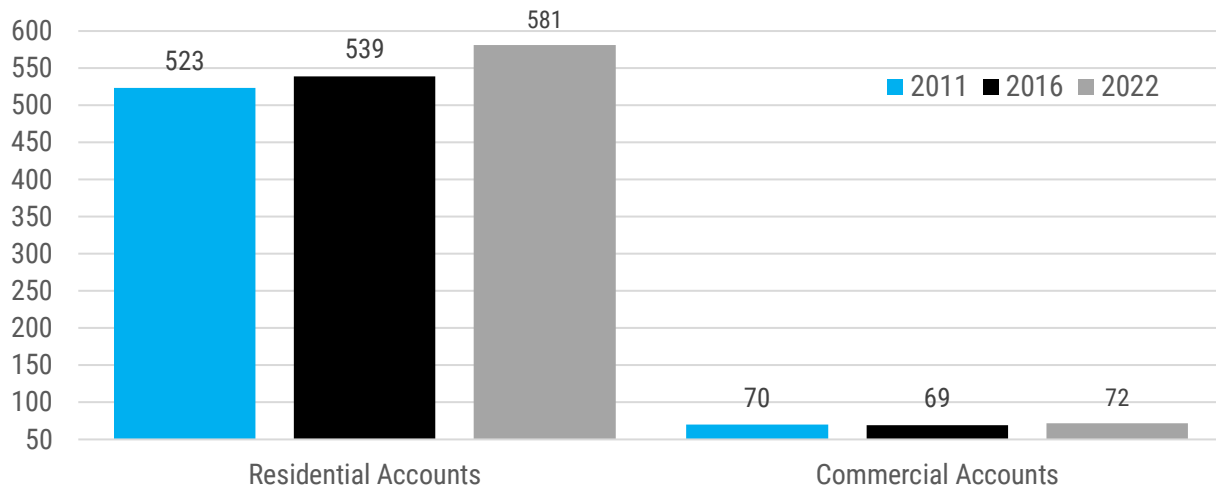
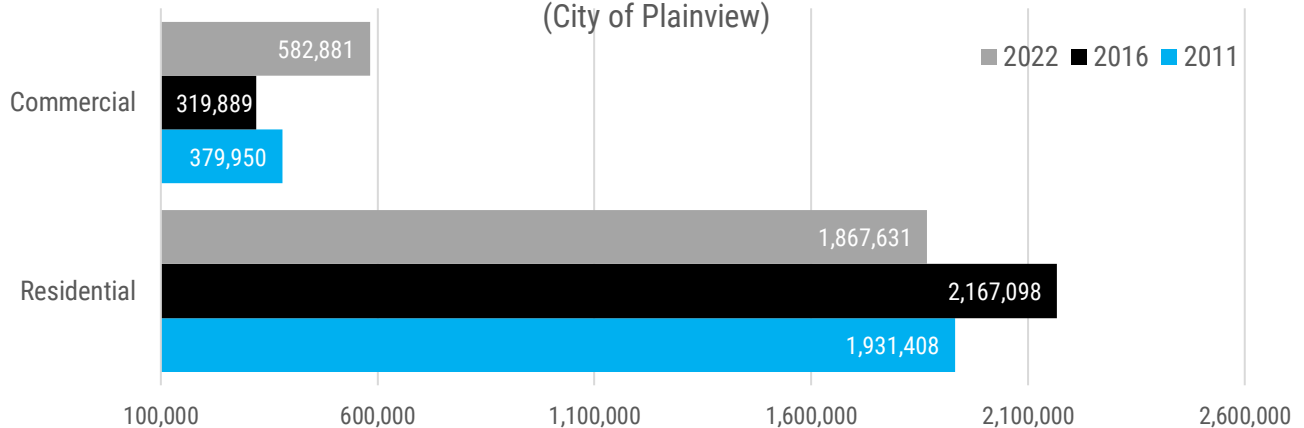


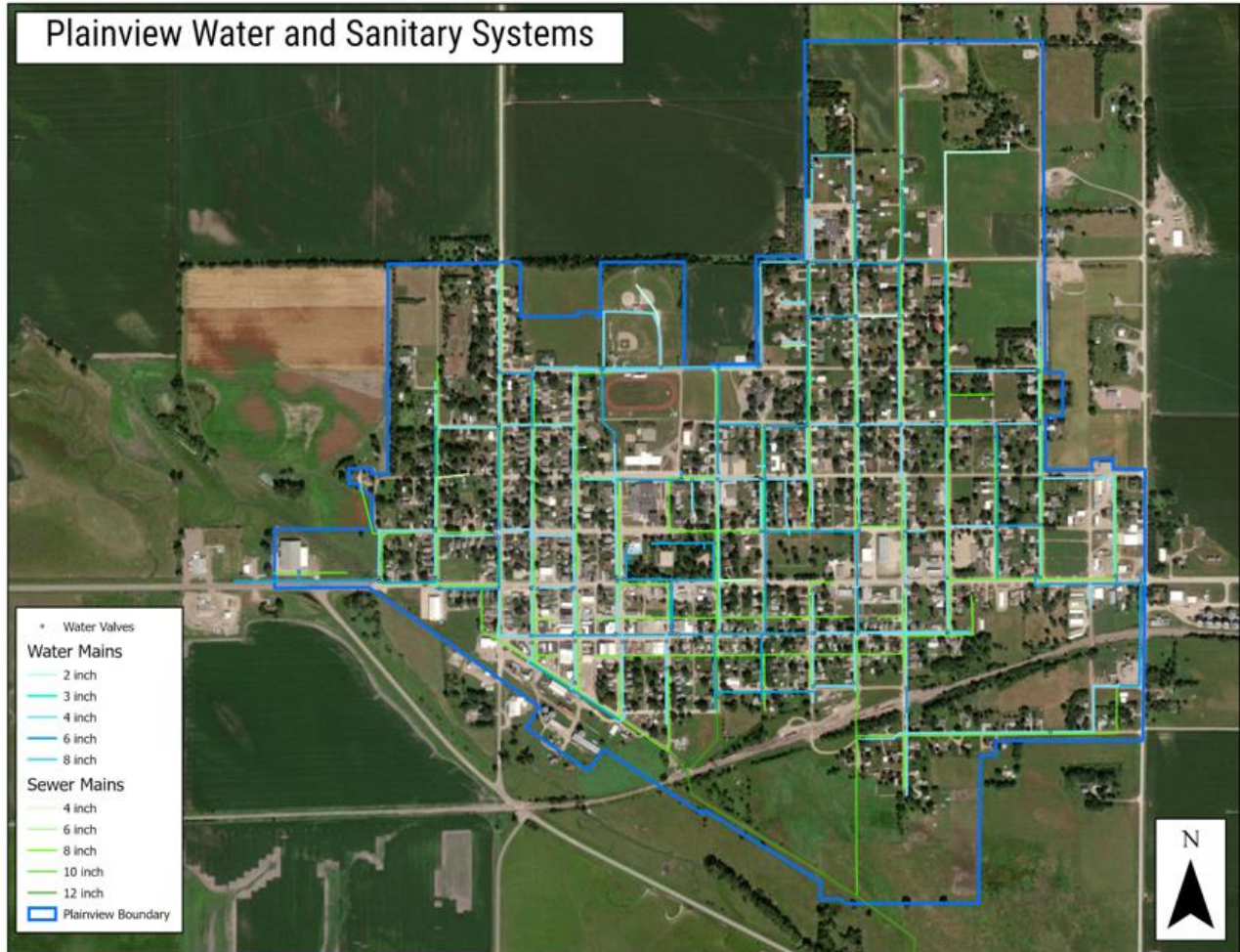
Chart 5.2 City of Plainview Water Usage  
(City of Plainview)





Miller & Associates of Kearney, NE serves the city as its water and sewer civil engineer and maintains the records that contain information about the city's overall water and sanitary system. Map 5.1 shows the location and size of the water and sewer mains.

MAP 5.1 Water and Sanitary Sewer Lines



The city's water system consists of three production wells which are screened in the Ogallala portion of the Principal Aquifer with two wells being currently used for water production. The North 4th Street well is not in production and on emergency status. The 2019 Clean Water and Drinking Water Intended Use Plan includes the city's plan for a new well due to nitrates and replacement of water mains and meters.

The wastewater treatment facility consists of a four-cell lagoon system, located north of the intersection of County Road 863 and 537<sup>th</sup> Avenue, south of Highway 13. During normal operations, Cells #1 and #2 act as primary cells and Cells #3 and #4 act as the secondary or final cells. Cells #1 and #2 have the capability of receiving wastewater directly from the city. Cells #3 and #4 will operate as the secondary lagoon cells and Cell #4 is the only cell from which a discharge can be done. The four cells can operate in series or in parallel.



The city's current Nebraska Department of Environment and Energy Wastewater Treatment Facility operating permit includes a compliance schedule set forth for meeting final permit limit requirements for ammonia prior to September 30, 2026.

At the end of the current operating permit, if treatment upgrades to meet ammonia are needed, not later than four years and six months after the effective date of the permit, the City of Plainview will complete the construction of upgrades to the wastewater treatment. If the facility can meet final limits in the operating permit without an upgrade, the identified process changes and/or best management practices shall be implemented.

### *COMMUNITY SERVICES*

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

**Police Department:** the Plainview City Police Department is located nearby the city offices and employees a Chief of Police and a full time police officer.

**Plainview Public Library:** the Plainview Public Library is open 6 days a week and provides adult and children's programming. The Library is led by an appointed board and employees a library director, assistant librarian, and a children's librarian.

**Trash Collection:** the City of Plainview contracts with a private business that provides weekly pick up of household garbage. The City does have a Construction and Demolition site and accepts construction debris, including asbestos and other hazardous materials.

### *COMMUNITY SERVICE PARTNERSHIPS*

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

**Electricity:** Nebraska Municipal Power Pool provides wholesale electricity to the City of Plainview, with North Central Public Power District maintaining distribution system and customer billing services. In 2022, North Central Public Power District will make improvements to the existing distribution system.

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

**Schools:** the community is served by a K-12 public school system, Plainview Public Schools, a parochial elementary school, Zion Lutheran, and two preschools.

**United States Post (USPS) Office:** a post office is located in Downtown Plainview.

**Plainview Volunteer Fire Department and Ambulance Rescue:** the PVFD organized in 1903 and added ambulance services in 1998. The department is run by the Plainview Rural Fire Board.

**Healthcare:** located within the City of Plainview is a hospital run by Catholic Health Initiatives, an independently owned and operated medical clinic, an independently operated local pharmacy, an optometrist, a dentist, a chiropractor, a massage therapist, and counseling services.

**Economic Development:** Plainview is a member of Pierce County Economic Development. The leadership and guidance provided by this organization has led to many positive community growth events in the past 5 years.

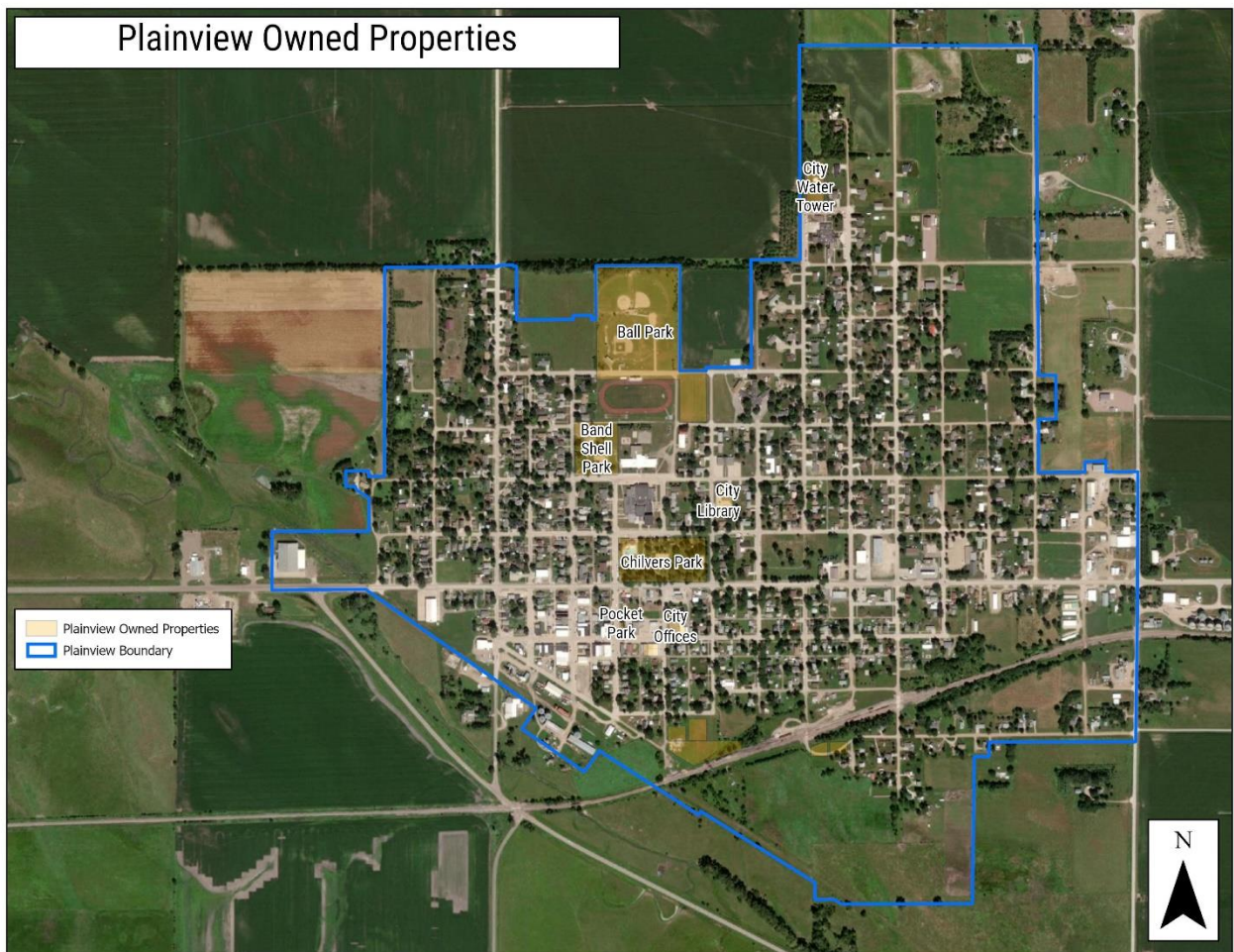
*PUBLIC LANDS AND BUILDINGS*

The City of Plainview owns multiple facilities, which include the community center, public library, community parks with playground equipment, baseball and softball fields, and a maintenance building.

The Plainview Rural Fire Protection District volunteer fire department is housed in a new facility that hosts vehicles, gear, equipment, and meeting room.



MAP 5.2 Plainview Owned Lands and Facilities





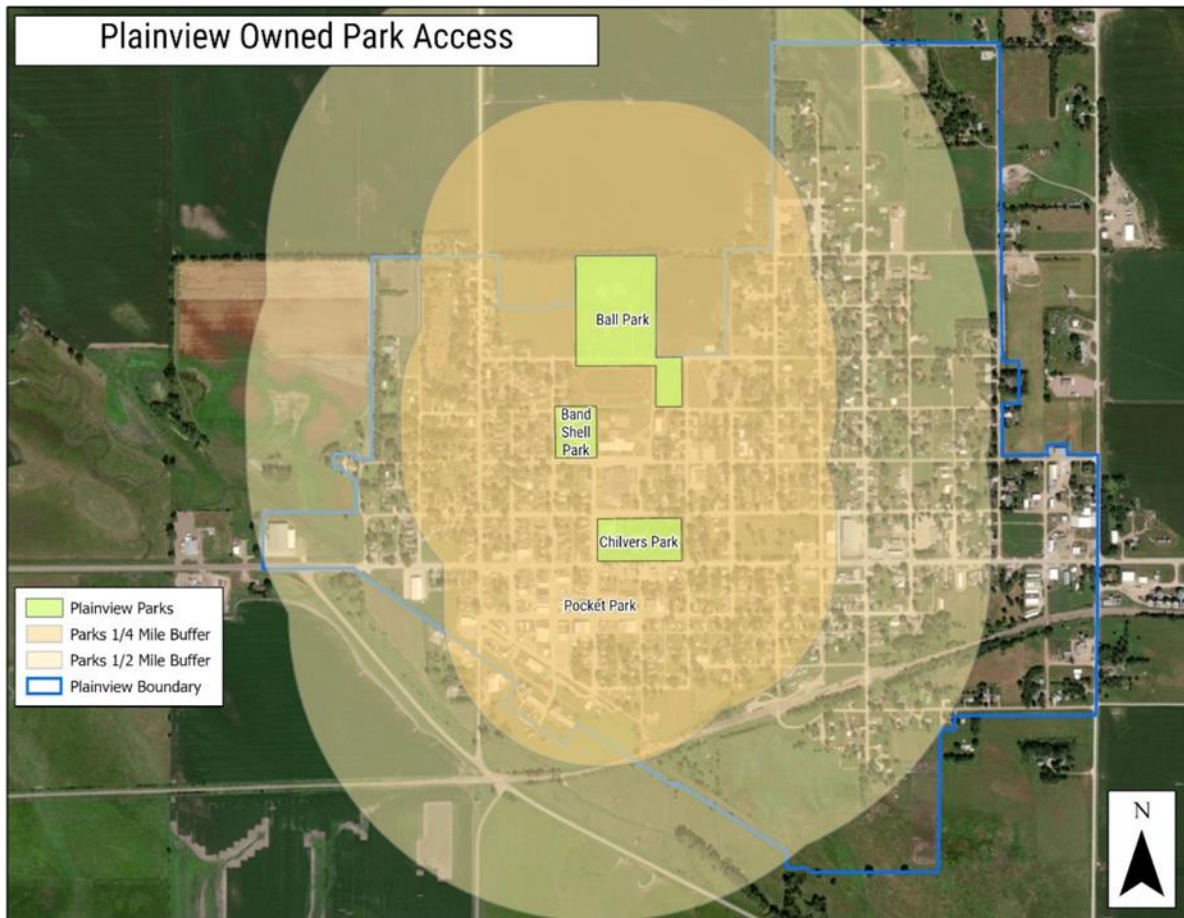
## PARKS AND RECREATION

**Access:** Residents in Plainview enjoy three city parks, ball fields, and one sports complex area associated with the Public School. Chilvers Park is located on the north side of Highway 20 between Maple and Pine Streets. It is centrally located in the community and is adjacent to the downtown area. The Band Shell Park is located west of the Public School at the northeast corner of Woodland Avenue and North Main Street. The downtown area has a Pocket Park at the northeast corner of Locust Avenue and Maple Street. The city also owns and maintains a baseball field and two softball fields north of the Public Schools track and football field complex.

Map 5.3 below displays the location of the parks as well as a ½ mile radius around each park. According to American Planning Association (APA) community planning standards, residents should live within ½ to 1 mile of park space. The majority of residents are living within ½ mile of parks while a large proportion of residents are also within ¼ mile of a park.

Potential residents in northeast Plainview would be the furthest away from a park. If the city is successful implementing its residential growth goals communicated in its FLU map, it will add residential developments to the northeast side of town. If these developments take place, more park space in that area should be prioritized due to increased population and the distance from existing park facilities.

MAP 5.3 Access to Parks



**Amount:** As a general guide, the APA recommends a community have two acres of park space for every 100 residents. With a population of approximately 1,177 residents, and roughly 26.68 acres of park space, Plainview should aim for 26 acres of park space; therefore, the city currently has an adequate area of park space. While APA recommendations are currently met, further prioritizing of additional of park space with the addition of housing and residents.

<i><b>PARK</b></i>	<i><b>TOTAL AREA (ACRES)</b></i>
Chilvers Park	5.9
Band Shell Park	3.6
Pocket Park	0.08
Baseball and Softball Fields	16.8
Total acres of park space in Plainview	26.38
Recommended amount of park space	23.54
Current surplus of park space	+2.84





## COMMUNITY INPUT

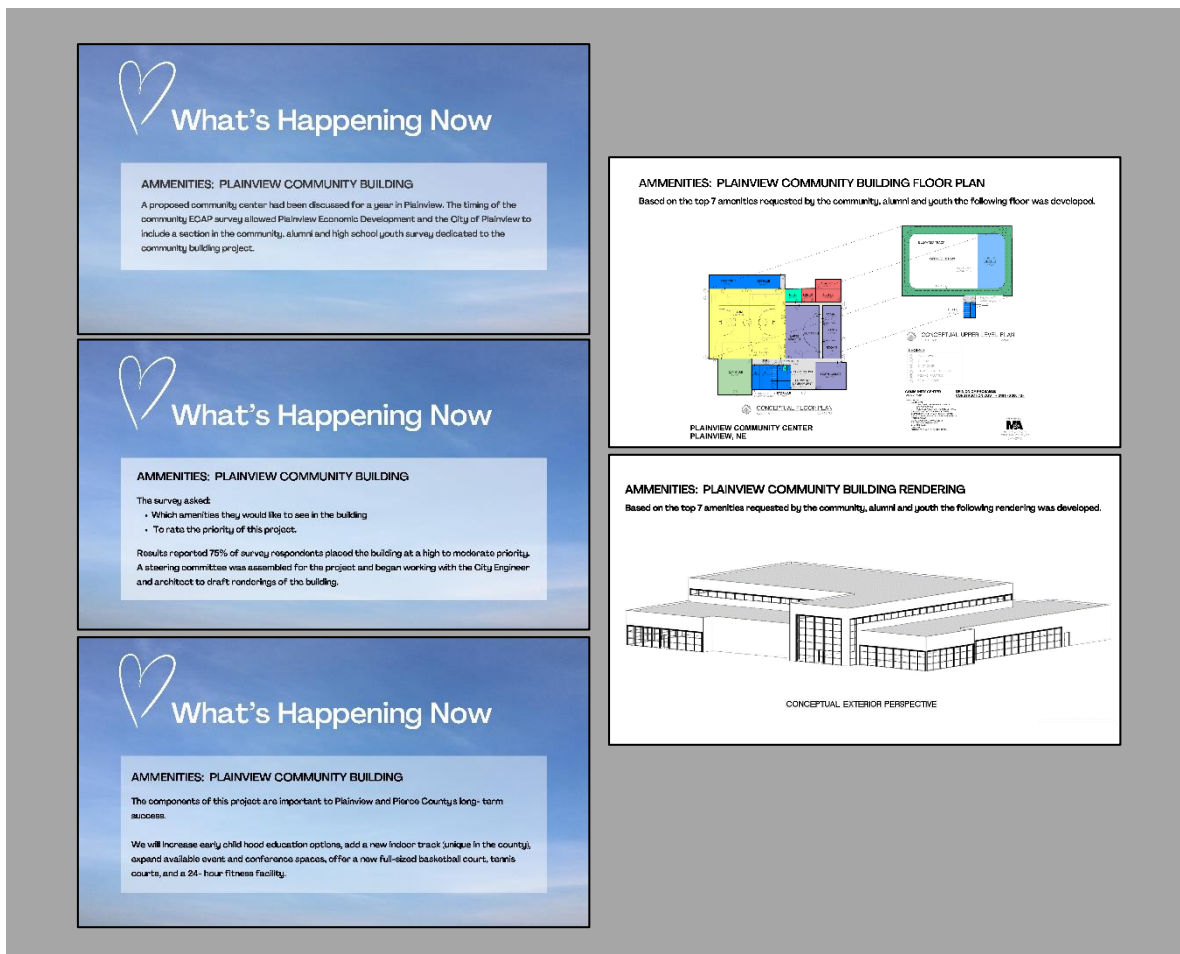
ECAP survey respondents were given an opportunity to rate the condition of recreational amenities. Over 1/2 of the respondents rated the swimming pool, baseball fields, softball fields and city park as either good or excellent.

### Community Center

At the time of the ECAP survey, Plainview was exploring building a new community center. Residents were asked what priority building a new community center should be. Just under three-quarters (75%) said building a new community center should be either a moderate or high priority.

Respondents were given a list of items and were asked which they would like to see included in that building. At least four in ten respondents said they would definitely like to see the following in the community center: an indoor walking/running tract (60%); activity center (53%); before/after school programs (42%), basketball courts (41%); and large meeting/conference room (41%).

The images below are taken from the ECAP update slide deck that was presented to residents in November 2021. The Plainview community has gone on to begin fundraising for a new community center. Funds will be raised through the efforts resulting from a partnership between the City of Plainview, a community led steering committee, the Plainview Brunswick Community Fund, and Piece County Economic Development (PCED).



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

Plainview's city leadership should take the following statements into consideration when making decisions regarding the facilities that it owns and the services that it provides that will impact the city's future land use characteristics.

**Water and Sanitary Investments:** The 2019 Clean water and drinking water intended use plan includes the installation of a new municipal well and water main and meter replacements. Based upon its current wastewater operating permit, the city may be required to make upgrades to its current wastewater treatment system. Both upgrades will be a significant investment for the city and will eventually impact the city's ability to continue attracting residents and businesses.

**Community Center:** The ECAP program brought forth the community's desire for a new community center. The process enabled city leadership and residents to organize and begin formal fundraising efforts to construct a new community center. This project is clearly a priority for Plainview over this document's planning period.

**Park Access:** Plainview currently has a park acreage surplus of roughly 2 acres. However, the community is adding residents to the northeast corner of town. Some of these areas are located more than ½ mile from a park space. Also, due to the ECAP program, the community has seen significant park upgrades to its existing parks. As the city adds more houses to the edges of town, it will need to consider whether to continue upgrading its current parks or looking for new park spaces that may be smaller but would be in closer proximity to new neighborhoods.

**Future Park and Recreation Facility Improvements:** Future ECAP Amenity goals for the community of Plainview are to continue to have the city park system to be an attraction and to improve the availability of walking trails and recreation amenities. The city should determine the most important pedestrian routes for recreation and transportation through input from its boards and community members. The input would enable the community to move forward with a trail system within the city parks as well as a sidewalk repair/replacement program to improve walkability in residential and commercial areas. Underdeveloped flood prone areas should be considered for public recreational lands which could include hiking trails, camping, dog park, and other attractions. All developments must comply with floodplain regulations.



## ENERGY ELEMENT

### NRS § 19-903

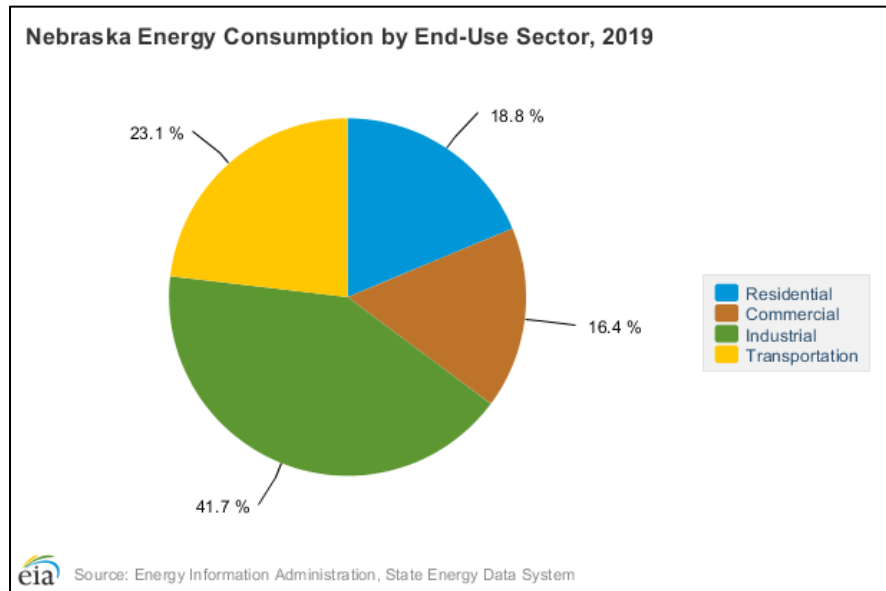
When a new comprehensive plan or a full update to an existing comprehensive plan is developed on or after July 15, 2010, but not later than January 1, 2015, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community.

#### ENERGY PRODUCTION AND CONSUMPTION IN NEBRASKA

According to the U.S. Energy Information Administration, the industrial sector is the largest consumer of energy in Nebraska.

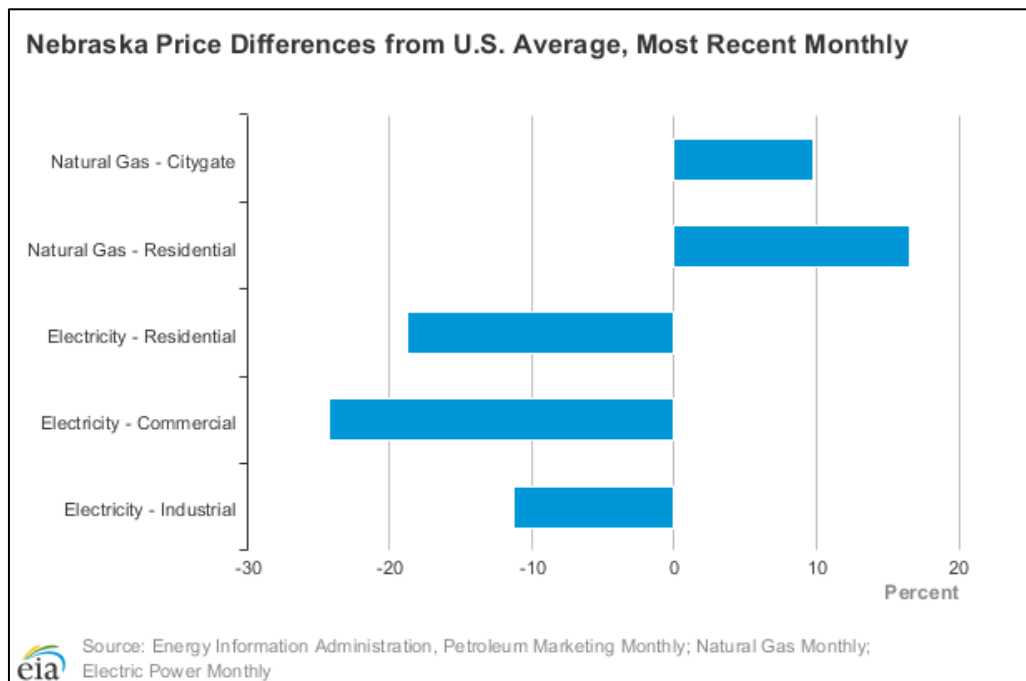
Agricultural and food processing activities are considered a part of the industrial sector, which groups Nebraska within the top ten energy consumers in the country.

The primary users of land within Plainview are also residential, commercial, and industrial.



When comparing Nebraska data to US prices, it can be assumed that the City of Plainview has an adequate supply of energy resources available at competitive prices.

Lower energy costs can be a recruitment tool for new residential, commercial, and industrial development.



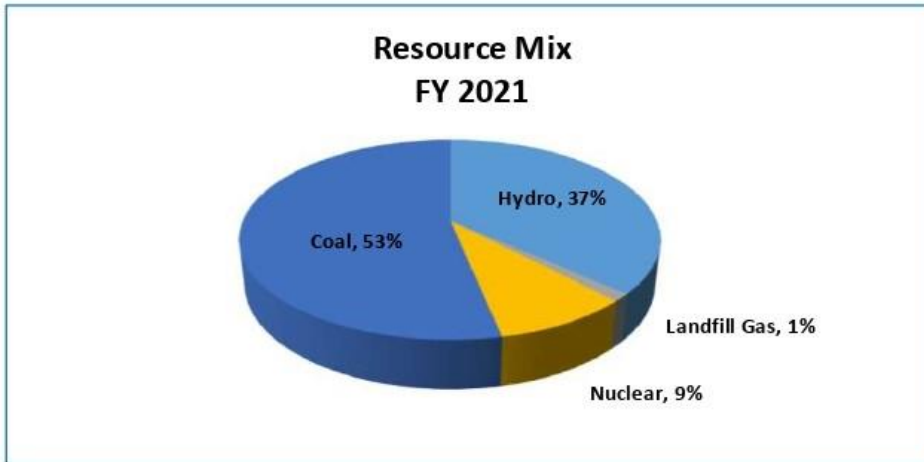


**Nebraska Municipal Power Pool (NMPP)**

NMPP provides wholesale electricity to the City of Plainview, with North Central Public Power District maintaining distribution system and customer billing services. NMPP’s primary sources of energy are coal, nuclear, and wind generation, which is displayed in Chart 6.2.

**Chart 6.2, NMPP’s SHARE OF ENERGY RESOURCES**

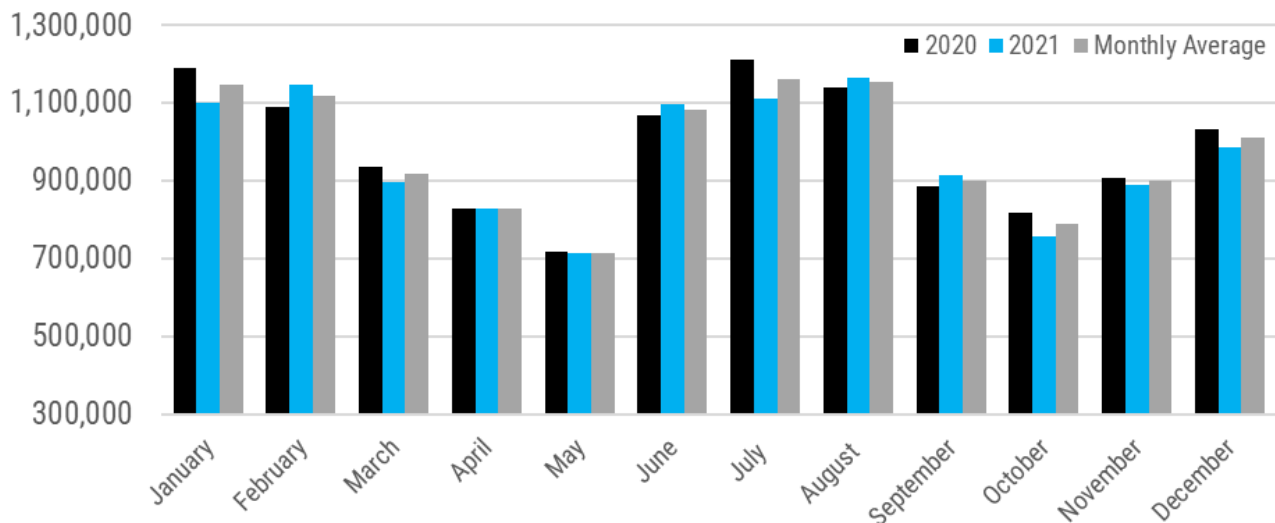
Energy Generation Resources for NMPP Customers



**Electricity Consumption in Plainview**

The primary sources of energy for residents and businesses in Plainview are provided by North Central Public Power District (electricity) and Black Hills Energy (natural gas). Chart 6.2 below displays the city’s usage of electricity in the past two years. The summer months of June, July, and August appear to be the highest consumption months for residents and businesses in Plainview.

Chart 6.2 Plainview Electricity Usage-kw hours  
(North Central Public Power District)



## *ENERGY ELEMENT-KEY TAKEAWAYS*

**Locally generated power:** small home system wind and solar power generation has grown as a source of energy and should continue to grow. The demand for locally generated power could impact the city within its zoning jurisdiction and allowing for but also regulating renewable energy facilities should be considered when implementing land use policies.