WEST POINT, NEBRASKA
10-YEAR COMMUNITY VISION
COMPREHENSIVE PLANNING PROGRAM

COMPREHENSIVE PLAN
2022

February, 2012
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COMPREHENSIVE PLAN 2022

February, 2012

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COMMUNITY PLANNING & RESEARCH
# TABLE OF CONTENTS

## PARTICIPANTS

## TABLE OF CONTENTS

## LIST OF TABLES

## LIST OF ILLUSTRATIONS

## SECTION TITLE PAGE

### SECTION 1 THE WEST POINT PLANNING PROCESS

- The Comprehensive Plan
- Planning Period
- Planning Jurisdiction
- Authority to Plan
- Responsible Growth and Development
- The Plan as a Community &
  Economic Development Tool
- Organization of the Plan
- Element 1
- Element 2
- Element 3

### SECTION 2 GOALS, POLICIES & ACTION STRATEGIES

- Introduction
- Community Goals
- Community Image
- Land Use & Development
- Housing
- Public Facilities, Infrastructure & Transportation
- Housing
- The Comprehensive Plan
- Community & Economic Development
- Plan Maintenance & Implementation
# TABLE OF CONTENTS (CONTINUED)

<table>
<thead>
<tr>
<th>SECTION TITLE</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SECTION 3 POPULATION &amp; ECONOMIC PROFILE</strong></td>
<td>3.1</td>
</tr>
<tr>
<td>- Introduction</td>
<td>3.1</td>
</tr>
<tr>
<td>- General Population Trends &amp; Projections</td>
<td>3.1</td>
</tr>
<tr>
<td>- Income Trends and Projections</td>
<td>3.5</td>
</tr>
<tr>
<td>- Employment and Economic Trends</td>
<td>3.10</td>
</tr>
<tr>
<td><strong>SECTION 4 LAND USE &amp; DEVELOPMENT</strong></td>
<td>4.1</td>
</tr>
<tr>
<td>- Introduction</td>
<td>4.1</td>
</tr>
<tr>
<td>- Proper Land Use Practices</td>
<td>4.1</td>
</tr>
<tr>
<td>- Identification of Future Growth Areas</td>
<td>4.1</td>
</tr>
<tr>
<td>- Location</td>
<td>4.1</td>
</tr>
<tr>
<td>- Historical Development</td>
<td>4.2</td>
</tr>
<tr>
<td>- The Natural Environment</td>
<td>4.2</td>
</tr>
<tr>
<td>- Soils</td>
<td>4.2</td>
</tr>
<tr>
<td>- Watersheds</td>
<td>4.5</td>
</tr>
<tr>
<td>- Wellhead Protection Program (WHP)</td>
<td>4.6</td>
</tr>
<tr>
<td>- Climate</td>
<td>4.6</td>
</tr>
<tr>
<td>- The Built Environment</td>
<td>4.7</td>
</tr>
<tr>
<td>- Existing Land Use Profile</td>
<td>4.7</td>
</tr>
<tr>
<td>- Vacant</td>
<td>4.8</td>
</tr>
<tr>
<td>- Parks/Recreation</td>
<td>4.8</td>
</tr>
<tr>
<td>- Public/Quasi-Public</td>
<td>4.11</td>
</tr>
<tr>
<td>- Residential</td>
<td>4.11</td>
</tr>
<tr>
<td>- Commercial</td>
<td>4.11</td>
</tr>
<tr>
<td>- Industrial</td>
<td>4.12</td>
</tr>
<tr>
<td>- Existing Land Use Summary</td>
<td>4.12</td>
</tr>
<tr>
<td>- Future Land Use Profile</td>
<td>4.14</td>
</tr>
<tr>
<td>- Infill Developments</td>
<td>4.14</td>
</tr>
<tr>
<td>- Annexation</td>
<td>4.21</td>
</tr>
<tr>
<td>- Environmental Assessment</td>
<td>4.22</td>
</tr>
<tr>
<td>- Potential Adverse Impacts</td>
<td>4.22</td>
</tr>
<tr>
<td>- Beneficial Impacts</td>
<td>4.23</td>
</tr>
<tr>
<td>- Alternatives</td>
<td>4.24</td>
</tr>
<tr>
<td>- Actions to Mitigate Adverse Environmental Impacts</td>
<td>4.25</td>
</tr>
<tr>
<td>SECTION</td>
<td>TITLE</td>
</tr>
<tr>
<td>---------</td>
<td>-------</td>
</tr>
<tr>
<td>SECTION 5</td>
<td>PUBLIC FACILITIES, UTILITIES &amp; TRANSPORTATION</td>
</tr>
<tr>
<td>-</td>
<td>Introduction</td>
</tr>
<tr>
<td>-</td>
<td>Public Facilities</td>
</tr>
<tr>
<td>-</td>
<td>Parks &amp; Recreation</td>
</tr>
<tr>
<td>-</td>
<td>Education</td>
</tr>
<tr>
<td>-</td>
<td>Health, Wellness &amp; Elderly Services</td>
</tr>
<tr>
<td>-</td>
<td>Public Safety, Government &amp; Commerce</td>
</tr>
<tr>
<td>-</td>
<td>Public Utilities</td>
</tr>
<tr>
<td>-</td>
<td>Transportation</td>
</tr>
<tr>
<td>SECTION 6</td>
<td>COMMUNITY &amp; ECONOMIC DEVELOPMENT</td>
</tr>
<tr>
<td>-</td>
<td>Introduction</td>
</tr>
<tr>
<td>-</td>
<td>Existing Conditions</td>
</tr>
<tr>
<td>-</td>
<td>Community Development Plan</td>
</tr>
<tr>
<td>-</td>
<td>A Need for Housing Rehabilitation</td>
</tr>
<tr>
<td>-</td>
<td>Downtown Area</td>
</tr>
<tr>
<td>-</td>
<td>Historic Preservation</td>
</tr>
<tr>
<td>-</td>
<td>Heritage Nebraska “Main Street” Program</td>
</tr>
<tr>
<td>-</td>
<td>Community Development Law</td>
</tr>
<tr>
<td>-</td>
<td>Existing Economic Conditions</td>
</tr>
<tr>
<td>-</td>
<td>Economic Expectations</td>
</tr>
<tr>
<td>-</td>
<td>Housing &amp; Economic Development</td>
</tr>
<tr>
<td>-</td>
<td>Business &amp; Industrial Development</td>
</tr>
<tr>
<td>-</td>
<td>Job Creation</td>
</tr>
<tr>
<td>-</td>
<td>The Community &amp; Economic Development Strategy</td>
</tr>
<tr>
<td>-</td>
<td>Community &amp; Economic Development Action Strategies</td>
</tr>
<tr>
<td>SECTION 7</td>
<td>ENERGY ELEMENT</td>
</tr>
<tr>
<td>-</td>
<td>Introduction</td>
</tr>
<tr>
<td>-</td>
<td>Public Power Distribution</td>
</tr>
<tr>
<td>-</td>
<td>Renewable Energy Projects</td>
</tr>
<tr>
<td>-</td>
<td>“Net Metering”</td>
</tr>
<tr>
<td>-</td>
<td>Electrical Energy Consumption</td>
</tr>
<tr>
<td>-</td>
<td>Trends in Energy Consumption</td>
</tr>
<tr>
<td>-</td>
<td>Energy Conservation Policies</td>
</tr>
</tbody>
</table>
LIST OF TABLES

TABLE TITLE PAGE

3.1 Population Trends And Projections ...................................................... 3.2
3.2 Population Age Distribution Trends And Projections ......................... 3.3
3.3 Specific Household Characteristics ...................................................... 3.4
3.4 Households Income Trends And Projections ........................................ 3.5
3.5 Persons Receiving Social Security Income .......................................... 3.7
3.6 Per Capita Income Trends And Projections ........................................ 3.7
3.7 Estimated Owner Households By Income Cost Burdened With Housing Problems .................................................. 3.9
3.8 Estimated Renter Households By Income Cost Burdened With Housing Problems .................................................. 3.9
3.9 Labor Force Statistics ........................................................................ 3.10
3.10 Work Force Employment by Type ...................................................... 3.11
3.11 Civilian Labor Force & Employment ................................................. 3.12
4.1 Existing Land Use ............................................................................. 4.8
3.2 Comparison Of Utility Rates And Consumption ................................. 7.3
<table>
<thead>
<tr>
<th>ILLUSTRATION TITLE</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Area Location Map</td>
<td>1.2</td>
</tr>
<tr>
<td>4.1 General Soils Map</td>
<td>4.3</td>
</tr>
<tr>
<td>4.2 Existing Land Use Map</td>
<td>4.9</td>
</tr>
<tr>
<td>Corporate Limits</td>
<td></td>
</tr>
<tr>
<td>4.3 Existing Land Use Map</td>
<td>4.10</td>
</tr>
<tr>
<td>Planning Jurisdiction</td>
<td></td>
</tr>
<tr>
<td>4.4 Future Land Use Map</td>
<td>4.15</td>
</tr>
<tr>
<td>Corporate Limits</td>
<td></td>
</tr>
<tr>
<td>4.5 Future Land Use Map</td>
<td>4.16</td>
</tr>
<tr>
<td>Planning Jurisdiction</td>
<td></td>
</tr>
<tr>
<td>5.1 Public Facilities Map</td>
<td>5.2</td>
</tr>
</tbody>
</table>
SECTION 1

THE WEST POINT PLANNING PROCESS
SECTION 1
THE WEST POINT PLANNING PROCESS

THE COMPREHENSIVE PLAN

This West Point, Nebraska Comprehensive Plan was prepared as a tool to assist in planning for future stability and development in the City and the respective One-Mile Planning Jurisdiction. The Comprehensive Plan contains information about existing conditions within the City, including population, land use, public facilities, utilities and transportation. This Plan replaces the City's current Comprehensive Plan, prepared in 1980.

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

The Comprehensive Plan was prepared under the direction of the West Point Planning Commission, with the assistance of a Planning Steering Committee, the City Council, City Staff and Planning Consultants, Hanna:Keelan Associates, P.C., of Lincoln, Nebraska.

PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this West Point, Nebraska Comprehensive Plan is 10 years.

PLANNING JURISDICTION

The City of West Point Planning Jurisdiction includes the land areas within the Corporate Limits and the area within one mile of the City. The City enforces planning, zoning and subdivision regulations within the one-mile limit, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

This Comprehensive Plan for the City of West Point is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.
RESPONSIBLE GROWTH AND DEVELOPMENT

The City of West Point is located in northeast Nebraska, at the intersection of U.S. Highway 275 and State Highways 9 and 32 in southeastern Cuming County. The Community is an estimated 55 miles northwest of western Omaha, Nebraska and 85 miles north of Lincoln, Nebraska. West Point is the County-Seat of Cuming County.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of West Point offers a variety of amenities including schools, restaurants, governmental services, grocery and convenience stores, a hospital and community center, etc. Downtown West Point is centered along Main Street, between Sherman and Walnut Streets in the west central portion of the City. Additional highway commercial and industrial businesses are scattered along Lincoln Street (Highway 275) in West Point.

ILLUSTRATION 1.1
LOCATION MAP
WEST POINT, NEBRASKA
The West Point Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of West Point, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the One-Mile Planning Jurisdiction of West Point will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

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

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL

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

The City of West Point has a Community Development Agency to serve as a vehicle to plan and implement residential, commercial, and industrial redevelopment activities in the City. Currently, three designated Redevelopment Areas exist within the City.

The Future Land Use Maps for the City of West Point identified in this Comprehensive Plan encourage growth and expansion of the City during the 10-year planning period. The City must improve and enhance the older sections of West Point, including the Downtown and surrounding neighborhoods. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources coupled with local lender support, should be utilized by the Community to achieve the goals contained within this Comprehensive Plan.
Providing safe, modern and affordable housing in West Point, during the next 10 years will insure a population base capable of supporting various important businesses and services in the Community. Housing rehabilitation activities, coupled with new housing opportunities for both elderly and young families, should be considered. The City should support housing improvement and development efforts as a means of both expanding the population and increasing the local tax base.

**ORGANIZATION OF THE PLAN**

The creation of the **West Point Comprehensive Plan** included the implementation of both qualitative and quantitative research activities, in an effort to gather pertinent information. The qualitative approach included a comprehensive citizen participation process consisting of Planning Commission and Planning Steering Committee meetings, along with a Community Housing “Open House,” all in an effort to assess the needs and wants of the local citizens.

The quantitative approach included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 1990, 2000 and 2010 Census, as well as information from other pertinent Local, State and Federal Agencies.

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

This Comprehensive Plan includes the following six Sections:

- The West Point Planning Process.
- Goals, Policies & Action Strategies.
- Population, Income, Economic & Housing Profile.
- Land Use Plan.
- Public Facilities, Utilities & Transportation.
- Community & Economic Development Initiative.
- Energy Element.

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.
ELEMENT 1

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

ELEMENT 2

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

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** is the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.
SECTION 2

GOALS, POLICIES & ACTION STRATEGIES
The West Point Comprehensive Plan is an essential and appropriate tool to properly guide the development of the City. An important aspect of the Plan is the planning goals, policies and action strategies, which provide local planners direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and policies are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. Primary components include Community Image, Land Use & Development, Housing, Public Facilities, Utilities & Transportation, Community & Economic Development and Plan Maintenance & Implementation. Goals are long-term in nature and, in the case of those identified for the West Point Comprehensive Plan, will be active throughout the planning period, 2012 to 2022.

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

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

COMMUNITY GOALS

The first step in developing goals, policies and action strategies for this Plan is the identification of general Community Goals. The following community goals were developed via input from the West Point Planning Commission, City Staff and residents of West Point, via surveys and public meetings, in an effort to "highlight" six important elements of the Comprehensive Planning process. These six elements include Community Image, Land Use & Development, Housing, Public Facilities, Utilities & Transportation, Community & Economic Development and Plan Maintenance & Implementation.
The following represent general Community Goals for West Point:

1. Strive to improve the quality of life and sense of community for all residents of West Point.

2. Foster the value of family in West Point. Encourage the development of local action to preserve and strengthen families, while emphasizing West Point’s cultural heritage.

3. Implement appropriate community and economic developments in West Point to stabilize population decline between 2000 and 2010. Plan for an increase in the population of West Point, by an estimated 2.3 percent, during the next 10 years, or a total increase of 79 people.

4. Continue efforts to provide all residents with access to a variety of safe, decent, sanitary housing types, including elderly households and persons with disabilities. Implement an Occupancy Permit process in West Point to certify the property meets uniform building and housing codes prior to persons and families moving into owner and renter occupied dwellings.

5. Stabilize and diversify the economic base in West Point to create and expand employment opportunities and expand job availability for existing and future households. Continue to support the efforts of the West Point Chamber of Commerce, the West Point Community Development Agency and Cuming County Economic Development.

6. Preserve and improve the physical appearance and character of West Point, within the Downtown and along the Highway 32 and 275 Corridors.

7. Continue the process of maintaining and updating the West Point Land Use Plan and Zoning and Subdivision Regulations.

8. Utilize the Land Use Plan as a tool to identify lands adjacent, but beyond the Corporate Limits, that should be annexed into the City. Insure sufficient land is available for growth and expansion of the City. The Land Use Plan identifies areas to be evaluated for annexation.

9. Maintain a modern utility system in West Point. Future public facilities, services and transportation systems will need to be both updated and expanded during the planning period.

10. Continue to utilize the ongoing forum for citizen participation established by the Comprehensive Planning “Community Vision” Program. Build consensus for local action associated with improved economic and social conditions in West Point.

11. Include the Community’s citizens in the ongoing update of the West Point Comprehensive Plan.
COMMUNITY IMAGE

Goal 1

Establish Community Initiatives supportive of a stabilized population growth rate and improved economic conditions for the West Point citizenry.

Policy 1.1

Reverse the trend of a declining population in the Community of West Point, (including the One-Mile Planning Jurisdiction), to prepare for an increase of 2.3 percent, during the next 10 years.

Action Strategy 1.1.1
Create housing, facilities and services to retain the older adult population of West Point. Expand efforts to attract seniors living in rural Cumming County to retire in West Point. A significant portion of the rental housing units to be constructed during the next 10 years should be targeted towards a variety of elderly retirement housing options.

Action Strategy 1.1.2
Plan and implement programs to encourage youth retention and recruitment. Strive to attract former residents back to the Community to continue an existing business, or start their own business and raise a family.

Action Strategy 1.1.3
Maintain and improve both public and private services, business and industry in West Point, in an effort to increase and diversify employment opportunities.

Action Strategy 1.1.4
Housing initiatives should be combined with job creation activities in West Point.

Action Strategy 1.1.5
Promote West Point as a great place to live, work, raise a family and retire. The high quality of parks and recreation areas, public facilities and high quality of life make this Community attractive to existing and future residents.
Policy 1.2

Improve and beautify West Point.

**Action Strategy 1.2.1**
Remove dilapidated buildings and promote infill developments on vacant parcels within areas planned for residential and commercial development.

**Action Strategy 1.2.2**
Encourage the planting of landscapes and the maintenance and preservation of trees.

**Action Strategy 1.2.3**
Create and implement a revitalization plan, including additional public venues, improved/appropriate landscapes and facade restoration in Downtown West Point.

**Action Strategy 1.2.4**
Focus on the “Gateway Entrances” to the City. Landscaping, lighting, trees and shrubbery should be combined with existing entrance signs to create a greater sense of arrival to the City. Consider banners mounted on street light poles along Highway 32 and 275 Corridors into Downtown West Point.

Goal 2

Secure financial resources for the future betterment of West Point.

Policy 2.1

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

**Action Strategy 2.1.1**
Expand upon successful public/private partnerships for the development and redevelopment of residential, commercial and industrial areas in West Point. Accelerate the use of Tax Increment Financing as an incentive to expand local businesses and attract a variety of new business types to diversify job opportunities.

**Action Strategy 2.1.2**
Maintain a program of actively pursuing federal, state and local funds, to preserve and improve the Community.
Action Strategy 2.1.3
Strive to combine multiple sources of funding to expand available capital to complete needed public improvement projects on a shorter timetable. For example, combine Tax Increment Financing with Community Development Block Grants and Local, State and National Foundations to finance the cost of major public improvement projects to make these projects more financially viable.

Action Strategy 2.1.4
Expand the efforts of the West Point Chamber of Commerce, the West Point Community Development Agency, Cuming County Economic Development and the Northeast Nebraska Development District to support business expansion and recruitment.

LAND USE & DEVELOPMENT

Goal 1

Adopt a Land Use Plan capable of fulfilling the residential, recreational, social, shopping and employment needs of the West Point citizenry, during the next 10 years.

Policy 1.1

Maximize the existing land areas presently served by municipal infrastructure.

Action Strategy 1.1.1
Designate a minimum 34 acres of land area for future residential development. Focus development on annexation areas ideally suited for growth, located within the Community's infrastructure and utility service area. Specifically, these areas include between the north, south and eastern Corporate Limits and the proposed route of the Highway 275 Expressway.

Action Strategy 1.1.2
Increase residential land use density in established neighborhoods having redevelopment potential. Focus efforts on older residential neighborhoods within close proximity to Downtown West Point.

Action Strategy 1.1.3
Target infill residential development activities on vacant lots scattered throughout the Community and on vacant lots created after the demolition and removal of substantially deteriorated dwellings.
**Action Strategy 1.1.4**  
Locate future higher density residential developments to buffer commercial and industrial areas from lower density single family and duplex developments. This would include areas adjacent the Downtown and Lincoln Street (Highway 275) Corridor through West Point.

**Action Strategy 1.1.5**  
Encourage the identification of new housing subdivisions in the designated residential growth areas between the eastern Corporate Limits and the proposed Highway 275 Expressway for long-range growth and development opportunities, through 2022.

**Policy 1.2**  
Designate future commercial land areas that provide greatest access for residents and highway travelers.

**Action Strategy 1.2.1**  
Maintain and expand existing commercial and service land uses in the Downtown and the Lincoln Street (Highway 275) Corridor, as needed. All pedestrian-oriented businesses and professional offices should be targeted to the Downtown, while automotive oriented businesses are planned along the Highway 275 corridor.

**Action Strategy 1.2.2**  
Future highway commercial land areas should be concentrated at interchanges and along access roads to the proposed Highway 275 Expressway. Planned expansion of industrial uses should be targeted in the West Point Industrial Park, behind commercial uses along the Highway 275 Corridor in the southern portion of the City.

**Action Strategy 1.2.3**  
Large scale commercial development, or “discount retailers” in association with fast food outlets are recommended to be developed along the Highway 275 Corridor, north of 13th Street and south of St. Michael’s Cemetery.

**Action Strategy 1.2.4**  
Downtown commercial areas should be reserved for personal services, specialty retail stores, entertainment facilities and public venues.
Policy 1.3

Designate a minimum of 150 acres of vacant land for additional industrial uses in West Point through 2022. New developments should be compatible with neighboring land uses, while optimizing the ability to attract new and appropriate industrial types to West Point, throughout the 10-year planning period.

**Action Strategy 1.3.1**
The highest concentration of future “light industrial” uses should be located in the West Point Industrial Park. Secondary locations of “heavy industrial” land uses should remain in the northern Industrial Tract, northwest of 13th Street and Highway 275.

Policy 1.4

Encourage planned open spaces and recreational areas in West Point. Focus on additional neighborhood parks in new subdivisions with linear trails connecting new and existing City Parks, schools and other public facilities.

**Action Strategy 1.4.1**
Maintain a program of sufficient open spaces and park lands in West Point, as is necessary, to provide outdoor recreation, conserve natural resources and preserve historical sites as a means of giving the Community a sense of identity.

**Action Strategy 1.4.2**
Continue to monitor the viability of the current City Swimming Pool and devise long-range plans and funding to potentially develop an aquatic center, either in Neligh Park or another location, during the 10-year planning period.

**Action Strategy 1.4.3**
Encourage the expansion of the trails system around the perimeter of West Point that serves the residents of the Community and provides connections to parks and school facilities. Extra wide sidewalks designated as pedestrian routes, such as the Washington Street Trail, are the most logical way to make these connections. Connecting trails to the proposed Highway 275 Expressway and residential growth areas are a priority as new subdivisions develop.

Policy 1.5

Maintain proper land use development ordinances and regulations in West Point.

**Action Strategy 1.5.1**
Adopt revised zoning and subdivision regulations, while maintaining appropriate building codes, all which conform to the Land Use Plan of the City and are compatible with current development trends.
**Action Strategy 1.5.2**
Utilize both voluntary and involuntary annexation policies in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential, commercial and industrial growth areas.

**Action Strategy 1.5.3**
Continue to enforce municipal codes, the International Building Code and Uniform Housing Code, to insure the current and future residents of the City of West Point live and work safely in structures that are built and maintained to modern safety standards.

**Goal 2**

**Policy 2.1**
Prioritize redevelopment efforts to address areas of greatest need for renovation and restoration activities.

**Action Strategy 2.1.1**
Areas of greatest redevelopment need in West Point include the Downtown and Lincoln Street (Highway 275) Corridor. Existing Redevelopment Areas are located adjacent Mill Street, north of Bridge Street, and the Washington Street Corridor, east of Lincoln Street.

**Action Strategy 2.1.2**
Continue to conduct Blight and Substandard Determination Studies and General Redevelopment Plans in areas of greatest redevelopment need and opportunity.

**Policy 2.2**
Utilize both public and private resources to finance redevelopment efforts in West Point. This would include the use of local, state and federal funding sources to aid in financing redevelopment programs.

**Action Strategy 2.3.1**
Utilize all available public programs of financing to aid in funding redevelopment programs including, but not limited to HOME Funds, Tax Increment Financing, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Historic Preservation Tax Credits etc.
Action Strategy 2.3.2
Continue to support the redevelopment budget to assist in financing both redevelopment planning and implementation programs.

Goal 3
Adopt a Land Use Plan that encourages the preservation and protection of environmental resources.

Policy 3.1
Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope. As an example, identified residential growth areas east of the Community are not located within the Elkhorn River 100-year flood plain.

Action Strategy 3.1.1
Preserve unique and sensitive natural areas within the planning jurisdiction of West Point from adverse development. These areas include unique scenic vistas and natural habitats associated with the Elkhorn River environs.

Action Strategy 3.1.2
Prohibit intensive agricultural developments, such as feedlot operations, to develop or expand within the One-Mile Planning Jurisdiction of West Point.

Action Strategy 3.1.3
Future development and redevelopment activities should be supported by a modern infrastructure system of public and private utilities.

Action Strategy 3.1.4
All future, major developments in West Point should be accompanied with a storm water drainage plan. Usage fees should provide the necessary funding to develop a City-wide storm water drainage system.

Action Strategy 3.1.5
All development/redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.
Goal 1

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

Policy 1.1

Establish a plan of action for the development of owner and renter housing options for residents of all ages and income levels.

**Action Strategy 1.1.1**

Develop at least 60 units of owner housing and 36 units of renter housing, totaling 96 units of housing in West Point during the next 10 years. Plan for both owner and renter housing types for all income levels, age sectors and types/sizes throughout the Community.

**Action Strategy 1.1.2**

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

**Action Strategy 1.1.3**

Provide additional housing in West Point to eliminate the "pent-up" demand for housing for the current citizens of the Community, especially retirees and non-traditional households.

**Action Strategy 1.1.4**

Plan for a continuum of residential options for retirees and other older adults in West Point and Cuming County.

**Action Strategy 1.1.5**

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

**Action Strategy 1.1.6**

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

**Action Strategy 1.1.7**

Maintain a minimum local housing vacancy rate in West Point of five percent for modern, marketable housing stock.
**Action Strategy 1.1.8**

*Encourage future residential development which is compatible and complements existing neighborhoods, both in style and scale with existing architecture.*

**Policy 1.2**

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

**Action Strategy 1.2.1**

*Rehabilitate up to 115 housing units at an estimated cost of $4.4 million, by 2022. This would include a repair and modification program for housing units occupied by elderly residents desiring to live at home.*

**Action Strategy 1.2.2**

*Remove and replace up to 35 units of single family dwellings and housing that are substantially deteriorated, by 2022.*

**Action Strategy 1.2.3**

*Enforce existing building, plumbing, electrical and fire codes for all residential developments, to ensure West Point residents live in sound, decent, affordable housing.*

**Action Strategy 1.2.4**

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

**Goal 2**

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

**Policy 2.1**

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

**Action Strategy 2.1.1**

*Secure grants and other financial assistance to develop both owner and renter housing rehabilitation/repair programs. Low- and moderate-income households should be encouraged to upgrade their homes to minimum housing quality standards.*
Action Strategy 2.1.2
Coordinate the development of affordable housing needs of West Point with related educational, health and social service programs, both public and private.

Action Strategy 2.1.3
Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in West Point.

Action Strategy 2.1.4
Promote housing opportunities in and around the Downtown, by either replacing substantially deteriorated structures or converting the upper floors of commercial buildings to residential uses.

Action Strategy 2.1.5
Develop and adopt regulations which encourage development of affordable housing subdivisions. The Community Housing Study, completed as a component of the West Point Community Planning Program, identified the need for up to 96 new housing units by 2022.

PUBLIC FACILITIES, UTILITIES & TRANSPORTATION

Goal 1
Maintain and improve the existing public facilities and utilities in West Point and develop, as needed, new facilities and services to reflect the Community's needs and demands.

Policy 1.1
Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of the West Point residents to address health, educational and supportive services needs.

Action Strategy 1.1.1
Upgrade and expand public services to keep pace with population growth.

Action Strategy 1.1.2
Continue to maintain and improve School facilities to encourage and support excellence in education.

Action Strategy 1.1.3
Reinforce and develop continuing education programs to address current and future needs of youths, new families, adults and senior citizens.
Action Strategy 1.1.4
Provide adequate law enforcement and fire protection services, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Insure 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.

Policy 1.2
Preserve and expand existing parks and open spaces throughout the Community to provide improved recreational opportunities in West Point.

Action Strategy 1.2.1
Provide and improve recreation programs for families, youth, elderly and persons with disabilities in West Point.

Action Strategy 1.2.2
Expand the hiker/biker trails system in West Point to connect existing City parks, schools and public facilities throughout the City. Monitor the future development of the regional trail proposed along Highway 275, which is planned to connect West Point to the “Lower Elkhorn Trails Development Plan” as part of the Comprehensive Trails Plan for the State of Nebraska. This planned trail follows Highway 275 between Norfolk and Fremont, Nebraska.

Action Strategy 1.2.3
The City of West Point should strive to apply for Federal and State programs, such as SAFETEA-LU grants, to continue to develop linear trails and expanded recreational opportunities for current and future residents.

Action Strategy 1.2.4
Continue to monitor the viability of the current City Swimming Pool. Begin a fund raising program to seek private donations, grants and foundation funding to develop a new aquatic center, in Neligh Park or at another location, during the 10-year planning period.

Policy 1.3
Maintain the provision of facilities and services necessary to prevent pollution of the environment. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.

Action Strategy 1.3.1
Provide adequate, efficient and appropriate utilities and services throughout the Community of West Point to existing and future residential, recreational, commercial and industrial areas.
**Action Strategy 1.3.2**
Maintain an adequate supply of potable water and an expanded distribution system suitable for both present and future consumption and fire protection in West Point. Continue to pursue funding for upgrading the water distribution system, to supply a sufficient quantity and quality of water.

**Action Strategy 1.3.3**
Segments of the West Point municipal water main distribution and sanitary sewer collection systems will need to be upgraded and extended within the 10-year planning period. The City will need to prioritize improvement projects to maintain the high level of excellence currently provided to the Community.

**Action Strategy 1.3.4**
Coordinate development efforts with the Land Use Plan to target the portions of the Community ideally suited for development, where all appropriate infrastructure can be extended in a cost effective manner.

**Action Strategy 1.3.5**
Promote the use of integrating alternative energy systems in West Point in both private and public construction projects. A variety of Wind, Solar, Geothermal, Biomass and Methane energy sources are available in association with “Green Building” methods to establish buildings that have a significant reduction of energy costs for heating and cooling.

**Goal 2**

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

**Policy 2.1**
Maintain and adopt a coordinated plan for maintenance and improvement of existing and future streets, roads, and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.

**Action Strategy 2.1.1**
Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in West Point.
Action Strategy 2.1.2
Coordinate the West Point Land Use Plan and the One- and Six-Year Street Improvements Plans to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Lincoln Street (Highway 275) and Grove Street (Highway 32) Corridors. Secondary streets that are recommended to be targeted for improvements include Sherman and Washington Streets.

Action Strategy 2.1.3
New residential developments in West Point should have appropriate and adequate streets, curbs, gutters and sidewalks.

Policy 2.2
Downtown West Point serves as the focus for retail commerce, government, public services and social activities. As such, a renewed emphasis on landscaping and pedestrian movement is imperative.

Action Strategy 2.2.1
Reinforce recent Downtown revitalization efforts by implementing redevelopment techniques, such as Tax Increment Financing, Historic Tax Credits and CDBG projects in Downtown West Point.

Action Strategy 2.2.2
Concentrate efforts within Downtown West Point to rehabilitate deteriorated commercial buildings.

Action Strategy 2.2.3
Partially "screen" off-street storage and parking areas with shrubbery and flowering plants to enhance the appearance of the Downtown environs.
COMMUNITY & ECONOMIC DEVELOPMENT

Goal 1

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

Policy 1.1

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

Action Strategy 1.1.1

Create up to 175 new jobs in West Point, by 2022.

Action Strategy 1.1.2

Focus efforts of business and industrial development to attract new companies that diversify West Point’s employment opportunities. As the County Seat of Cuming County, West Point will continue to be the preferred location for jobs and industry expansion in the County.

Action Strategy 1.1.3

Create a business stewardship program to ensure the continuation of well established businesses in West Point after business owners retire. This program would recruit both High School and College students/graduates to train in selective career paths to become business owners.

Action Strategy 1.1.4

Provide incentives to encourage former residents of the Community to move back to West Point to start their own businesses in order to provide a broader selection of services and employment options to the citizens of West Point.

Action Strategy 1.1.5

Develop and maintain a listing of Home Based Businesses so that as a business outgrows its ability to be located in the home (or farm), that appropriate space in commercial or industrial areas of the Community can be occupied with a locally based company. Provide available technical and financial resources to ensure the success of these “home grown” businesses.

Action Strategy 1.1.6

Continue and improve working relationships with Regional and State Organizations/Agencies to promote economic development in West Point.
Action Strategy 1.1.7
Foster the development of industries that would utilize locally available resources and materials.

Action Strategy 1.1.8
Promote the existence and development of industrial businesses that are “light manufacturing” in nature, and/or do not produce products and pollutants detrimental to the health, safety and welfare of the Community.

Action Strategy 1.1.9
Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential land uses.

Action Strategy 1.1.10
Utilize Federal, State and Local governmental incentives to recruit and retain job/business opportunities.

Action Strategy 1.1.11
Continue to promote local festivals and annual events.

Goal 2
Community and economic development practices should strive to both stabilize and improve the local West Point economy.

Policy 2.1
Proper renovation, adaptive reuse, additions and new construction activities should be components of locally available incentives to attract businesses.

Action Strategy 1.2.1
Encourage local reinvestment in West Point by both the private sector and the City.

Action Strategy 1.2.2
Encourage the revitalization or removal of vacant and substantially deteriorated commercial and industrial buildings in West Point.

Action Strategy 1.2.3
Enhance the attractiveness of the business and industrial areas in West Point through revitalization and beautification efforts.

Action Strategy 1.2.4
Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses.
**Action Strategy 1.2.5**
Utilize the potential of the West Point Chamber of Commerce, Cuming County Economic Development, West Point Community Development Agency, State and City Government, the Cumming County Public Power District, Northeast Nebraska Development District, Nebraska Municipal Power Pool and other existing organizations or special committees for technical and financial assistance for securing new economic development activities.

**Action Strategy 1.2.6**
Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry, including the use of Tax Increment Financing.

**PLAN MAINTENANCE & IMPLEMENTATION**

**Goal 1**

**Maintain a current and modern Comprehensive Plan and associated regulatory ordinances.**

**Policy 1.1**
Update the **West Point Comprehensive Plan** annually to consider changes occurring in the Community during the previous year. Unforeseen changes to the population, land use development methods or the development of a new large industry, for example, could require changes to the current planning documents.

**Action Strategy 1.1.1**
Establish an annual review process of the **West Point Comprehensive Plan** and associated Zoning and Subdivision Regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.
SECTION 3

POPULATION, INCOME & HOUSING PROFILE
WEST POINT, NEBRASKA
10-YEAR COMMUNITY VISION
COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN 2022
SECTION 3
POPULATION, INCOME & ECONOMIC PROFILE

INTRODUCTION

Population, income and economic trends in the City of West Point and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community and provide a basis for the realistic projection of the future population.

The population trends and projections for the years 1990 through 2022 were studied and forecasted for West Point, utilizing a process of both trend analysis and popular consent. West Point is projected to increase in population during the next 10 years. To maintain a stable population base, the City of West Point will need to develop existing land within the Corporate Limits, while developing land adjacent the City for future annexation. This population goal would also require the creation of additional housing stock and related public features and utilities for the City.

This population goal would also require the creation of additional housing stock and related public features and utilities for the City. The recently completed West Point Community Housing Study identifies the future housing needs and desires of the Community. The Housing Study identifies a target demand for up to 96 new housing units, during the next 10 years. The Study provides a “10-Year Housing Action Plan” for completing housing projects deemed most needed by the local citizens of West Point.

GENERAL POPULATION
TRENDS AND PROJECTIONS

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

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.
Table 3.1 identifies population trends and projections for the City of West Point, Nebraska. The current (2012) estimated population of West Point is 3,376, an increase of 12 persons, or 0.3 percent since 2010.

Based on the “medium” population projection, the population for West Point is expected to increase an estimated 2.3 percent, or by 79 persons, from 2012 to 2022, to an estimated population of 3,455 persons. A high projection would result in a 10-year population increase of 104 persons, or 3 percent by 2022.
AGE DISTRIBUTION

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

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

Table 3.2 provides age distribution for the City of West Point, from 1990 to 2022. West Point is projected to experience a net increase in population during the next 10 years. The only age categories experiencing a population decrease are projected to be the “19 and Under” and “20 to 34” age groups. Even with this decrease, it is estimated that the 19 and Under age group will comprise the largest portion of the population. The “85+” age group will remain the smallest with an estimated 208 persons.

Median age in the City of West Point is projected to increase from an estimated 40.8 years in 2012, to 42.1 years, by 2022.

COMPREHENSIVE PLAN 20
Table 3.3 identifies specific household characteristics of the City of West Point, from 1990 to 2022. The number of households in West Point is projected to increase by an estimated 28 households, from 2012 to 2022. During the next 10 years, persons per household in West Point is projected to increase, slightly, from an estimated 2.23 in 2012, to an estimated 2.24 in 2022.

Group quarters consist of living quarters that are not considered a household, such as dormitories, nursing care centers and correctional facilities. Currently, there are an estimated 157 persons residing in group quarters (nursing home residents) in West Point.
INCOME TRENDS
AND PROJECTIONS

HOUSEHOLD INCOME GROUPS

Table 3.4 identifies household income trends and projections for West Point, Nebraska, from 1990 to 2022. In 2012, median income in West Point was projected at $41,338. In 2012, a majority of “All Households” had incomes of $50,000 or more. Median income in West Point is projected to increase by an estimated 15.3 percent to $47,683 by 2022.

Renter household median income, for 2012, is an estimated $30,706. The median income for renter households is projected to increase by an estimated 17.1 percent to $35,972, by 2022.
SOCIAL SECURITY INCOME

- Table 3.5 identifies the number of persons receiving Social Security Income (SSI) and/or Supplemental Security Income in Cuming County. A total of 2,205 persons received Social Security Income in Cuming County, in 2010. Of this total, 70 percent, 1,545 persons were retired workers. A total of 1,875 beneficiaries were aged 65 years or older.

COMPREHENSIVE PLAN 2
Table 3.6 identifies per capita income trends and projections in Cuming County and the State of Nebraska, from 2000 to 2022. The 2012 per capita income is estimated to be $44,148. By 2022, per capita income is expected to increase an estimated 23.9 percent to $54,712.
COST BURDENED HOUSEHOLDS

Tables 3.7 and 3.8 identify households with housing problems/cost burdened in the City of West Point, in 2000, 2012 and 2022. Cost burdened households are households that spend 30 percent or more of their household income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may also include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 person per room exist in a housing unit.

Table 3.7 identifies owner households with housing problems/cost burdened. In 2012, an estimated 142 owner households are cost burdened with housing problems. By 2022, this number will be an estimated 135 households.

Table 3.8 identifies renter households with housing problems/cost burdened. In 2012, an estimated 74 renter households are cost burdened with housing problems. By 2022, this number will be an estimated 68 households.
COMPREHENSIVE PLAN 20
The most recent and comprehensive employment data available for West Point and Cuming County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Cuming County labor force statistics is also included to provide a general understanding of the economic activity occurring in and around the City of West Point.

LABOR FORCE STATISTICS

- Table 3.9 identifies the most current and projected employment data available for Cuming County. The unemployment rate ranged from a high of 4 percent and a low of 2.3 percent, between 2000 and 2010. During this period, the number of employed persons increased by 70.

Currently, an estimated 4,870 employed persons exist in Cuming County. The County currently has an estimated unemployment rate of 3.6 percent.
WORKFORCE EMPLOYMENT BY TYPE

Table 3.10 identifies work force employment by type, in Cuming County, Nebraska, from 2008 to 2010. Between 2008 and 2010, Cuming County experienced an overall decrease of 2.1 percent in non-farm employed persons. The largest increases were experienced in the “Federal Government” Sector, which increased by seven employees, or 17.5 percent and the “Leisure & Hospitality” Sectors, which increased by 16 employees, or by 5.8 percent. The largest decline was evident in the “State Government” Sector, which declined by 18.9 percent, or by seven employed persons.
CIVILIAN LABOR FORCE

Table 3.11 identifies civilian labor force and employment, in Cuming County, Nebraska, from 1990 to 2022. Between 2000 and 2010, Cuming County experienced an overall total employment decrease of 812 persons, or 1.5 percent. From 2012 to 2022, total employment is projected to increase at an annual rate of 0.4 percent, obtaining or 198 new employees, by 2022.

ECONOMIC SUMMARY

Overall, the economic outlook for West Point is good for the planning period 2012 to 2022. Economic opportunities exist, primarily due to recent and projected population increases in West Point. Additional commercial and industrial business, as well as the expansion of existing businesses in the West Point area, should be pursued if the Community desires more commerce. Existing locally-based business, agricultural-related industries, and large food processing industries will ensure West Point has a stable economic base and a bright future for increased economic development.
SECTION 4

LAND USE & DEVELOPMENT
WEST POINT, NEBRASKA
10-YEAR COMMUNITY VISION
COMPREHENSIVE PLANNING PROGRAM
SECTION 4
LAND USE & DEVELOPMENT

INTRODUCTION

The Land Use and Development section of this Comprehensive Plan identifies the land use development patterns, which have occurred in West Point since the adoption of the last Comprehensive Plan in 1980. The land use component examines development opportunities, requirements and future utilization of land in and around the Community. A discussion of the environmental and physical characteristics of West Point precedes a description and analyses of existing and future land use conditions in the City.

PROPER LAND USE PRACTICES

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In West Point, the major development constraints are associated with the soil conditions and associated floodplains of the Elkhorn River and the steep slopes of the upper elevations of the river valley.

IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed future land use plan concentrates on the use of land in West Point and the Community's respective One-Mile Planning Jurisdiction, during the 2012 to 2022 Planning Period. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities throughout the next 10 years.

LOCATION

The City of West Point is located along the eastern bank of the Elkhorn River in northeastern Nebraska, at the intersection of Highways 32 and 275. West Point is also the County Seat of Cuming County, located approximately 55 miles northwest of Omaha, Nebraska and 85 miles north of Lincoln, Nebraska. West Point's highway corridors are vital to the future of the Community. This geographic setting directly links West Point with trading centers in the midwest and points beyond.
HISTORICAL DEVELOPMENT

The “Nebraska Settlement Company” a town development company based in Omaha, Nebraska, identified a new Town site along the Elkhorn River. Although the original name of the town was “New Philadelphia,” early residents so frequently described its location as being the farthest point west along the Elkhorn Valley that, in 1858, the Community’s name was changed to West Point. The same year, West Point was designated as the County-Seat of Cuming County. The Town grew slowly; Census records indicate that 14 persons resided in the Community in 1860. West Point was officially incorporated in May 1869. The arrival of the Sioux City and Pacific Railway (also known as the Fremont, Elkhorn and Missouri Valley and later, the Chicago & Northwestern Railroad) brought an influx of people to Town, reaching 560 persons in 1870 and nearly doubling again to 1,009, as per the 1880 Census. Today, West Point is a Community of 3,376 people and has several neighborhoods that reflect the historic beginnings and modern trends in housing development.

POPULATION GROWTH

Population growth of this rural Community flourished throughout the late 1800s and 1900s, with only the 1910 and 1990 decennial Censuses indicating a decline of population. The City had reversed the decline of 1990 and exceeded the 1980 Census figure of 3,609 people, reaching 3,660 persons, the historic peak population of West Point as per the 2000 Census. A declining population trend was evident as of the 2010 Census, when population totaled 3,364 persons. Population projections for 2012 anticipate that the Community has stabilized, with a slight increase of 12 persons, to a current estimated population of 3,376 people.

THE NATURAL ENVIRONMENT

SOIL ASSOCIATIONS

The soils in and around West Point are classified into four soil groups, or associations, each with a broad range of characteristics. Illustration 4.1 graphically displays the General Soils Map for West Point and the Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil types found on the Illustration. The three soil associations depicted in Illustration 4.1 are the Moody-Nora-Before, Zook-Leshara-Wann, and the Thurman-Leisy-Moody Associations.
The majority of the lands throughout the West Point Planning Jurisdiction are associated with the Elkhorn River Valley. The City is situated along the eastern bank and upper terraces of the Elkhorn River, which provided the Community access to drinking water and suitable land that was fairly level for development purposes. Community growth and expansion has extended the City to the northeast and east of the Downtown in the upper elevations of the upper divides and rolling hills above the Valley.

**Moody-Nora-Belfore Association**

Moody-Nora-Belfore soils occupy upland hills above the Elkhorn River Valley, including the northeastern third and the extreme western portions of the One-Mile Planning Jurisdiction. Soils of this Association are described as **“Deep, Well-drained, nearly level to moderately steep, silty soils on uplands.”** Most of land comprised by this Association throughout Cuming County are cultivated.

Sewage lagoons, septic tanks and leach fields associated with rural dwellings are moderately limited by slow permeability and severely limited where slopes exceed eight percent. Dwellings have moderate limitations due to frost action and high shrink/swell potential.1

**Zook-Leshara-Wann Association**

The western half of the West Point Planning Jurisdiction is almost entirely within the Zook-Leshara-Wann Association. Soils of this Association are described as **“Deep, somewhat poorly drained, nearly level, clayey, silty, and loamy soils on bottom lands.”** This Association consists mostly of nearly level soils within the floodplains of the Elkhorn River. Flooding and wetness related to a high water table are the principal limitations of the soils in this Association. Approximately 60 percent of the lands in this area are cultivated, while remaining areas are in pasture, hay and wooded areas. These soils must be carefully managed to prevent water erosion and to maintain fertility.

All soils have moderate to severe limitations for septic tanks, filter fields and sewage lagoons, due to shallow depth to water table of approximately two to eight feet, and occasional flooding. These soils have severe limitations of frost action and high shrink/swell potential that impacts the foundations of buildings.2
Thurman-Leisy-Moody Association

The eastern half of the City of West Point and the southeastern portion of the One-Mile Planning Jurisdiction are included in the Thurman-Leisy Moody Association. Individual soils are generally described as, “Deep, somewhat excessively drained and well-drained, nearly level to moderately sloping, sandy, loamy, and silty soils on uplands.” These soils are used mostly cultivated, with approximately 20 percent of the Association consisting of pasture, hay and wooded areas.

Although these soils have moderate limitations to the foundations of buildings, they are severely limited to lagoons, septic tanks and leach fields in areas where slopes exceed seven percent.3

WATERSHEDS

The topography and terrain of West Point and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The natural topography of the Community is nearly level to gently sloping. Lands slope upward from developed areas adjacent to the Downtown, eastward to the upper ridges of the Elkhorn River Valley.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the West Point Planning Jurisdiction. The underground water supply for the City is part of the Ogallala Aquifer, which underlies much of the central and western portions of Nebraska, and continues throughout the Great Plains. The average depth of the four municipal wells is 60 feet. The City of West Point relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the wells, located within the Corporate Limit of West Point. A report on the condition of public utilities in West Point was conducted by Advanced Engineering Services.

The underground water supply is vital to the region. It is the source of water for numerous private and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the West Point Planning Jurisdiction is very important. A minimum lot size of three acres is recommended for residences in agricultural zoned areas. This standard generally ensures that adjacent households do not contaminate each others drinking water.
Rural dwellings typically have septic tanks and/or leach fields. If located too close to each other, contamination could occur. Adequate residential lot sizes help ensure residents' health, safety and welfare into the future.

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.

WELLHEAD PROTECTION PROGRAM

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. The approaches of Nebraska’s Wellhead Protection Program are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The Wellhead Protection Area (WHPA) is a region with restrictive regulations on land use to prevent potential contaminants from uses located in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEQ so Communities can apply zoning regulations to the floating district. The West Point Municipal Wells are located within the Corporate Limits and, thus, are within the jurisdiction of the City of West Point.
of 89°F in July. The average annual precipitation in West Point is 28.3 inches of rain and 34

The natural terrain enhances the built environment by providing an aesthetic base for urban
paths, thus, giving the neighborhoods distinct boundaries.

the southern Corporate Limits. Industrial uses are concentrated in two industrial parks in
st after crossing the Elkhorn River. Industrial businesses originally associated with the

Planning Jurisdiction. Downtown West Point is planned to remain the primary focus of retail commerce. The majority of

total area within the City of West Point is currently estimated to be 1,779 acres.
rea. No planning standards exist for this land use classification. An estimated 40 percent of the vacant land in West P

Land attributed to parks and recreational use accounts for nearly 12 percent of the total developed land in West P
and private schools and various other public buildings. This land use classification
more than the planning standard of 10 acres.

per 100 people.

and two acres per 100 people, based on current planning standards.

60 percent less than the recommended planning

than the planning standard for commercial land area, 2.4 acres per 100 people.
standard recommendation of 2.3 acres per 100 persons. Substantial amounts of land are located in the southwest of Highway 275 and Garfield Street.

Public development, such as The Nielsen Community Center and St. Francis Memorial Hospital, has already alleviated some of the pressures to be alleviated, vacant areas beyond the Corporate Limits will be needed to be used for development.

The highest concentrations of vacant land as being associated with the two Industrial Parks, The Nielsen Community Center and St. Francis Memorial Hospital, are within the Corporate Limits of the City. This Plan also estimates that 40 percent of the land in the River Valley, while few areas remain in the developed core of the Community for new development.
The lands with all necessary infrastructure for residential construction is also evident with

-  

\textbf{Potential land use categories to support development throughout the 10-year planning period.} For future development, urban uses. Subdivisions on this scale have not been developed since the last large scale residential subdivision, W...
activities to stabilize the City’s population base, during the 10-year planning period. If met, this growth will require special consideration and development during the next 10 years. This growth will require special consideration and the One-Mile Planning Jurisdiction.

streets, electrical, gas, water and sewer systems. The desire for lots within the Corporate Limit an additional 35 dwellings should be targeted for demolition and replacement during proposed to the north, east and southeast of the City within the City’s One-Mile Planning Jurisdiction.

City Parks including Neligh Park and the Municipal Pool, which are located north of and expand park equipment needs to be a focus during the 10-year planning period.
Community in West Point. “Community Development” is a term which encompasses such varied activities as neighboring built development and infrastructure. Economic development addresses the topics of business retention and important action strategies for consideration.

The City also possesses an economic advantage with its location along a portion of I-75 at the northern Corporate Limits of the Community. The City is located in the cities and towns. With a progressive stance, the City of West Point will be able to insure the Community’s future existence.
Community. Highway 32 passes through the center of Downtown West Point, along Grove Street. The Downtown area is the Limits and highlighted in the Future Land Use Maps, Illustrations 4.4 and 4.5.

As the housing stock continues to age and deteriorate, programs such as rehabilitation is the appropriate amount of modern rental housing coupled with an expected increase in

in providing appropriate incentives for property owners to rehabilitate substandard uses with additional State and Federal funding, such as the Community Development Block

this area. Retail commercial uses outside of the Downtown must be limited in scope as to
ded to provide goods and services to local citizenry, as well as to residents of adjacent

tivism, West Point City Council and Planning Commission, City Administration and
Financing (TIF), Historic Preservation Tax Credits and Community Development Block
Currently, the City of West Point has three designated Redevelopment Areas

commercial enterprises, all sectors of the retailing industry must band together. Through
commended to compliment the current redevelopment activities:

is Downtown West Point and the Highway 275 (Lincoln Street) Corridor, two Industrial

Fremont and Omaha;
West Point is an “associate member” of the Heritage Nebraska “Main Street” Program. West Point is
To assist in the reuse and renovation of these historic resources, the City should develop
community that could potentially be listed on the National Register would be eligible for a
For every dollar spent on restoration or renovation of a building, 10 or 20 percent can be

American's Downtowns.

Support Main Street revitalization. Organization, building collaboration between
district's existing economic base are the final points of the Main Street Program.

Medium sized communities have rejuvenated their Downtowns. The City of West Point
Main Street” Program.
to the Community Development Law to provide Tax Increment Financing, an area must
adhere with the requirements of the Nebraska Community Development Law.

To revitalize its economic base, relying less on agriculture and traditional heavy industry, by

Community Development Agency (CDA), the West Point Chamber of Commerce,
istration. The continued efforts of these partnerships will play a vital role in future

regional projects. It is recommended that the Northeast Nebraska Economic Development
pursuit its housing goals and objectives in West Point.
provide its residents with needed services and businesses, the City will need to actively 

This initiative should include a detailed listing of service, commercial and
interviews with local community and/or economic development leaders.
volunteering and becoming new community leaders who are concerned about the future
cement, landscaping and street trees, and infrastructure improvements, and;

shall include the expansion to the existing walking trails within the City to loop around the
State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component evaluates the utilization of renewable energy sources and promote energy conservation measures.

**NMPP.** NMPP was created in 1975 as 19 municipal electric utilities pooled their resources of NMPP. Several Communities in the States of Kansas, Colorado, Wyoming and

**MEAN,** a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, May MEAN supplies wholesale electricity to more than 65 Communities in Colorado, Iowa, Wyoming and Nebraska, and a fired power plant began operation in May 2011, supplying MEAN with 80 megawatts rate from NPPD through 2023.
duction in 2011; the remaining 11 percent of the NPPD energy was supplied through purchases, with over 50 planned to have 533 megawatts of total wind generation by 2020. As of December 2010, the
districts purchasing their excess energy. The Planning Commission chose to allow usage
of the Energy Conversion System provisions in the Zoning Regulations.

customize the service to best fit the needs of their Communities.

the annual total of City usage. From 2003 to 2011, Total Consumption and the Average
category increased the most, 66.1 percent.

11.8 percent of the percentage share of personal income was spent on energy.

and hydroelectric production. Each of these energy types are detailed between 1960 and

trillion BTU. Diesel fuel consumption quadrupled from 24.2 trillion BTU to 93.7 trillion

to trigger reduced production and maintenance outages.
Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative sources of energy.

In the future, the design, fabrication of equipment and maintenance.

Throughout the County.
...is agricultural and public uses).

...neighborhoods or individual subdivisions, are encouraged to collectively pursue an

...ance to the “LEED” Certified Building techniques.

...hich use lighting fixtures with high-efficient light fixtures such as LED to reduce consumption
jurisdiction includes the zoning areas within and up to one mile of the corporate limits of

...
all of the zoning regulations herein specified for the district in which it is located.

Any of this ordinance shall meet the minimum requirements established by these

applicable, Municipal, State, or Federal standards, which are more restrictive than those
have been prohibited, and

and/or the applicable yard and height regulations may be continued, so long as it
delining shall not create any additional nonconformity or increase the degree of existing

be restored unless it shall thereafter conform to the regulations for the zoning district in
months, and restoration is actually begun one (1) year after the date of such partial

the regulations of the zoning district in which it is located after being moved.
is accessory to such use or land, may be continued, so long as otherwise lawful.

...

performed on any structure or system that is devoted in whole or in part to a

...

ity who declares such structure to be unsafe and orders its restoration to a safe condition.

...

d area other than that occupied by such nonconforming use on the effective date of these

...

regulations of the district in which it is located.

...

one in which it is located.

...

ny other lot, unless the entire structure and the use thereof or the use of land shall
may be changed to another nonconforming use provided that the governing body after
more appropriate shall mean creating less traffic, noise, glare, odor or other characteristics
shall be returned to the original use or any other less appropriate use.

and any subsequent use or occupancy of such land shall comply with the regulations of the
ned to affect the scope, meaning or intent of such context.

Commission of West Point duly appointed by the governing body of the City of West Point.

not limited to, tennis courts, swimming pools, detached garages, garden houses, ture shall be considered a part thereof and meet the requirements of the principal
and which produces one thousand dollars ($1,000) or more of farm products each year.


Common or contiguous walls, each portion or section of such building shall be regarded as a

ured from the curb level if the building is not more than 10 feet from the front lot line or

gned for use as a storage facility, parking facility, or animal shelter. The term portable

e Zoning Ordinance of the City of West Point, Nebraska pertaining to buildings.
coping units for camping purposes, which include any buildings, structures, vehicles
Nebraska, as provided and defined under the Title 474 of the Nebraska Administrative
by the zoning administrator.

i
ng alone. Individual bathrooms and complete kitchen facilities, permanently installed,
modations, meals, resident support services, counseling, guidance and varying levels of 

secondary to the residential occupancy and does not change the residential character nor 

over material over all exposed waste at the end of each operating day and in conformance
and other than to a permanent site, which does not have permanently attached to its body
the United States Department of Housing and Urban Development, or a modular housing
units, separately tow able but designed to be joined as one (1) integral unit. Nothing
in this area can either be placed on permanent foundation or supported only by its
for one (1) or more mobile homes, connected to utilities and used by one (1) or more
movable or portable until placed on a permanent foundation and connected to utilities. Statutes.
There is no wrecking or disposal of any other waste, and which is in conformance with the requirements of the Nebraska Department of Health and Human Service System.
Other used materials are bought, sold, exchanged, stored, baled or cleaned; and places or trailers presently in operable condition, and used furniture and household equipment found in certain zoning districts as stipulated under permitted special uses in each of the

... or public items such as utility poles, street light fixtures, street signs, bridges and...

... townhouse may or may not be owned separately. For the purpose of the side yard...

... the result of the actions of the applicant, a literal enforcement of the ordinance would result...
trees, ornaments, and furniture may be permitted in any yard subject to the district

for open porches, or as otherwise provided in these regulations.

and administer the requirements of the zoning regulations.
enacted within this ordinance and in accordance with the laws of the State of Nebraska.

Which, certified to have been enacted as provided by law, is filed in the office of the City Clerk
liminary report and hold public hearings thereon before submitting its final report, and

and signed by the Mayor and attested by the City Clerk and hereinafter referred to

ce.
part of the Official Zoning Map(s) promptly after the amendment has been approved by

requested by the City Clerk."

for Official Zoning Map(s).

(s) or any subsequent amendment thereof.
Official Zoning Map(s).

The Zoning Adjustment shall interpret the district boundaries.

Sections for either portion of the lot not to exceed one hundred and fifty (150) feet beyond the
nce with Article 6 of these regulations.
Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall in conformance with the provisions of Article 6, Section 6.5 of these Regulations.

other than general farming and ranching activities, and no structure shall be moved or
Residential Districts should be located in a manner where R-1 Districts buffer R-2...
Family District.

Forty-five (25) feet and one side yard with a maximum setback of eight (8) feet or 10% of lot
through to the roof line is maintained.

Twenty-five (25) feet and one side yard with a maximum setback of eight (8) feet or 10% of

through to the roof line is maintained.
R-1 Residential Districts buffer R-2 Districts from more intensive commercial and

...as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall
family District.
aryks are considered as a residential use and should be located in areas where services and

been obtained in accordance with Article 6 of these regulations:

as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall
Home, Single and Multifamily District.

with setback of twenty-five (25) feet;
the lot width but not reduced to less than five (5) feet, and rear yard setback of
settled in this district.
with Article 6 of these regulations.

As Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall

District.

Districts, except in a required front yard.

smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare, or unsightliness or to
possible adverse effects on adjacent properties.
in compliance with Article 6 of these regulations.

(See 19-10 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall

be permitted in all districts, except in a required front yard.
arsonages, and other religious institutions; parks and playgrounds;
of these regulations.

9 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall
by public expenditures for flood protection and relief, and impairment of the tax base all of

or hazardous to others, which are inadequately elevated or otherwise unprotected from

inundation. The base flood is selected for this ordinance. It is representative of large
illustrative materials dated as amended.
areas (including AE, AO and AH Zones) and within the Zoning Districts FW and FF
of its duly designated representative under such safeguards and restrictions as the City
5.0, 6.0, and 7.0.

5.0. Interpretation is needed to the exact location of the boundaries of the districts as shown on the

maps where the interpretation is contested, the West Point Zoning Board of Adjustment will

thereby shall be given a reasonable opportunity to present his case to the Zoning Board of

any applicable regulations.
Ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby

mitigation or repeal of any other powers granted by state statutes.

ions or the flood height may be increased by man-made or natural causes, such as ice
ding or flood damage. This ordinance shall not create liability on the part of the City of
Management Agency.
liding or development.
(FF) as identified in the Flood Insurance Study [and accompanying map(s)]. Within

and A zones (including AE, AO, and AH zones) unless the conditions of this Section are

and development provisions of SECTION 6.0. If Flood Insurance Study data is not

or substantial improvement, when combined with all other existing and reasonably

waters, and on-site waste disposal systems be located so as to avoid impairment or
and other service facilities that are designed and/or located so as to prevent water from

flood warning.

flood damage, (b) all public utilities and facilities, such as sewer, gas, electrical, and water

proposals for manufactured home parks and subdivision) of five (5) acres or fifty (50) lots,
ether with attendant utility and sanitary facilities, to be flood-proofed so that below that
lts of buoyancy.  A registered professional engineer or architect shall certify that the

than a basement and which are subject to flooding shall be designed to automatically
tect or meet or exceed the following minimum criteria:  A minimum of two openings
penings may be equipped with screens, louvers, valves, or other coverings or devices

vent that over-the-top frame ties to ground anchors are used, the following specific

additional tie per side;
The floor of the manufactured home is at or above **one (1) foot** above the base flood elevation. Homes not subject to the provisions of Section 6.25B be elevated so that either:

- In accordance with the provisions of
for highway use, or (iii) meet the permit requirements and the elevation and anchoring
and security devices, and has no permanently attached additions.

a clearly defined channel does not exist and where the path of flooding is unpredictable

of water and with structural components having the capability of resisting hydrostatic

the depth number specified in feet on the community's FIRM (at least two feet if no

specified), or
are recommended uses for the Floodway District:


required professional engineer or architect is provided demonstrating that the development
unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data


ent or administration of this ordinance.
R.R.S. 1943 (For Municipalities).

... streets and bridges.
nstructed below the base flood level, providing items (8.52-8.56 below) have been fully

historic structure and the variance is the minimum necessary to preserve the historic

ination that the granting of a variance will not result in increased flood heights,

um rates for flood insurance up to amounts as high as $25.00 for $100 of insurance
subject to the following conditions:

In writing of instances of nonconforming uses where utility services have been occurred except that if it is reconstructed in conformity with the provisions of this listed on the National Register of Historic Places or a State Inventory of Historic Places, exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails shall be considered a separate offense.
protection Act of 1973, provided, however, that no such action may be taken until after a
Elevation Certificate is issued for the property in the City of West Point. At least ten (10) days
shall elapse between the date of issuance of the Flood Insurance Program Regulations as
published in Title 44 of the Code of Federal Regulations.

Exception:

Three feet where a clearly defined channel is unpredictable and where velocity flow may be

existing operations or storage of equipment or materials. Effective before that date. "Existing

construction" may also be referred to as "existing
to be affixed (including, at a minimum, the installation of utilities, the construction of

streets, and either

applicable to the community.

surface elevation of the base flood.

raising the water surface elevation more than one foot.
State to flood heights greater than the height calculated for a selected size flood and

the Secretary of the Interior as meeting the requirements for individual listing on the
list of national historic landmarks; (c) Individually listed on a state
switches with historic preservation programs that have been certified either: (1) By an

an other than a basement area, is not considered a building's lowest floor, provided that

required utilities. The term "manufactured home" does not include a "recreational

regulation adopted by a community and includes any subsequent improvements to such
affixed (including at a minimum, the installation of utilities, the construction of streets,

towable by a light duty truck; and (iv) designed primarily not for use as a permanent

building permit was issued, provided the actual start of construction, repair,
ere, such as the pouring of slab or footings, the installation of piles, the construction of
ning; nor does it include the installation of streets and/or walkways; nor does it include
welling units or not part of the main structure. For a substantial improvement, the
At least of the structure before the damage occurred.

are "start of construction" of the improvement. This includes structures which have
or local health, sanitary, or safety code specifications which have been identified by the
continued designation as a "historic structure."

unnecessary hardship.
in buildings" open space, and their inter-relationship while protecting the health, safety,

be met.

showing that the proposal meets or does not meet the following conditions.

through R-3 inclusive and Districts C-1 and C-2. All uses must be approved as shown on

regulation of buildings, the density or intensity of use, open space, public facilities, and the
shown on the final plan shall be completed within a period of five (5) years following such developer.

improvements as may be determined by the City Council to be reasonably required to assure development shall be adequate to serve the residents or occupants of the proposed development

development shall be filed jointly by all owners.

used for structures, parking and loading areas, or access ways shall be landscaped or

than eighty (80) percent per square foot, shall be provided adjacent to any adjoining
of-way. Additional setback from a heavily traveled thoroughfare may be required, when

percent maximum; Commercial, thirty-five (35) percent maximum.

6) below. Common open space for the leisure and recreation of PUD-1 residents only shall

nd to insure that remedial measures will be available to the City Council if the common

be in the planned unit development.

as defined under this zoning district shall mean open space which is accessible and
required as zoning changes.

(As well as total net area.)
The public hearing may be adjourned from time to time and, within a reasonable period of time, if the plan complies with those regulations, together with its recommendations in respect to
pliance review committee. The planned unit development compliance committee shall
sis. Said final application may include the entire PUD-1 District or may be for a unit or
ond as set forth in the approval of the preliminary plan and in accordance with the
ons or covenants which apply to the property.
approved does not:

At the time of filing, review the final plan for compliance with the approved preliminary plan.

Any changes shall be modified in the same manner prescribed in this division as for original approval.

Any of the PUD-1 plan, as finally approved, and to insure that modifications, if any, in the implementation of the provisions of the plan as finally approved, whether recorded by plan,
by law.

to the extent said provisions, whether recorded by plat, covenant, easement, or otherwise, 
plan shall be implied to exist in favor of residents and owners of the planned unit

final plan. Application for amendment may be made by the homeowners association or

ant need only submit a final plat. Said final plat shall be in accordance with the
receipt of such application, the Zoning Administrator shall forward the application to the
approve or deny the application in whole or in part, or prescribe conditions for such use of
and citizens shall have an opportunity to be heard. Notice of the pur-pose, time, and
will not be less than 18” high and 24” wide with a white background and black letters not

and to:
side and in the rear thereof extending one hundred (100) feet, there from, and of those

ers of the City Council.

of uniform height (at least eight (8) feet high) and uniform texture and color shall be so
rap; junk or other material within the yard and no scrap, junk or other material shall

ards as required protecting adjoining property.
conformance to the following conditions:

Uniform texture and color shall be so maintained by the proprietor as to insure maximum
above the fence.

ards as required protecting adjoining property.
Simplifications are necessary in order to ensure that all wind energy conversion systems (CWECS) are utilized. It is an emerging technology and that new means of collecting wind energy, admitted Principal and Accessory Uses in the same zoning district. A system is considered to be a Principal Use, for which the power generated and not presently needed for onsite use may be sold back to the grid through disconnect switches. Wires and other building accessories, of which its main purpose is to supply electricity to the project. Associated infrastructure such as power lines and transformers that service the system.
and turbines or individual transformers associated with individual wind turbines to the point of interconnection with the generation unit, measured to the hub or center point of the rotor blade diameter.

Meteorological towers are those which are erected primarily to measure wind speed and direction plus other data related to weather conditions.

The rotor blades of the windmill. (see Diagram #1)

These, which causes repetitive intermittent shadows that can affect people on nearby properties.

The Commercial Wind Energy Conversion System for interconnection with high voltage transmission lines.

...the wind turbine generator and attached blades above the ground.
ergy to retail customers.

Technical or electrical energy, e.g. wind charger, windmill, or wind turbine.

bine(s) with total height(s) of one hundred (100) feet or less and any transmission lines. Conformance with Nebraska State Statutes 70-2001 through 70-2005, regarding

owners (second or third additional farm/ranch single dwelling units for the purpose of

y.
Grounding wires shall be located underground.

that is readily accessible to the public.

the owner’s expense.
towers, cables/wires and other building accessories, in which its main purpose is to supply
owners participating in the same Aggregated Project shall have no setback requirements

Advertisements are allowed on these structures. Each turbine shall be marked with a visible
avoid visual impact on neighboring properties, and shall be a white flashing light from

regarded Project. If the tower is non-functional, it shall be removed after a period of two

owner participating in the same Aggregated Project.

the name of the project owner(s), and the legal description and address for the project.
Habitat areas to a distance of 2,640 feet (one-half mile).

...of any limitations due to public health and safety risks shall be specifically addressed,
and size permits from the impacted road authority(ies) shall be obtained prior to the representative(s), City Highway Superintendent and/or Zoning Administrator. The survey
in accordance with all applicable local, state, and federal regulations.

No encampments or encroachments shall exceed two (2) square feet posted at the base of the tower, electrical equipment, and protective fence at least six (6) feet high shall enclose the tower.

any other part or parts of the generation and transmission facility. The amount of said
able for returning the CWECS to service. All CWECS and accessory facilities shall be of the CWECS.

shall be made by a competent party, such as a professional engineer, a contractor capable of
to establish such a joint area of use.

It also indicates that the requirements are being fulfilled.
and maintained for all uses as follows:
Accessory buildings and uses shall be so constructed, maintained and conducted as to not
premises of the main use.
upancy and does not change the residential character nor infringe upon the right of

placed in such a manner as to not impede or hinder traffic on any public right of way.
herein required, new buildings shall not be erected closer to the street than the average

eected closer to the street than the nearest building on the block.

istance of not more than two (2) feet in the required side yard and not more than five (5)
meet right of way and does not violate any other setback requirements found elsewhere in
the City of West Point Zoning Regulations without the requirement of a variance if such
structure shall be considered an addition.

Chimneys, or other appurtenances usually required to be placed above the roof level and not
which does not meet the lot size requirements of the district in which the property is located,

and the total number of lots per gross acre shall not exceed six (6).

service road. Mobile homes parked end-to-end shall have an end-to-end clearance of not
for access or service roads, service buildings, recreation areas, office, and other similar
exit from the mobile home park. Service roads shall be provided to each mobile home
parking lot with a minimum illumination of twenty-five (25) watt lamps spaced at intervals of not
more than (300) square feet.

The mobile home or trailer stand shall be on solid concrete. The mobile home or trailer stand may be provided by means of a solid concrete footer
which is supported by at least two (2) concrete blocks shall be provided as the bearing area to be positioned directly (5) feet from the ends of the unit.

Tie-down anchors or other devices securing the stability of the mobile home or trailer. The tie-down
shall not provide a harborage for junk or rodents, nor create a fire hazard. Such
structures located within the skirted area.

Any of conditional uses, or otherwise, said mobile home park may be designed to permit the
maximum height requirements of such districts.

Documents necessary for the creation of an association having the purpose of maintaining,
profiters thereof and pledge the lots owned within the mobile home park as security for the
officials to the City Council for its approval and no subdivision permit or special use permit
A hedge along the sides or front edge of any front yard shall be over three and one half (3 ½) feet in height, nor shall any structural member follow regulations shall apply to the construction of fences.

shall exceed three and one half (3 ½) feet in height, nor shall any structural member

in six (6) feet, except for the provisions of item number “10”, on page 91.

or at his direction, may allow greater heights.
In accordance with these sign regulations.

State, County and municipal signs and traffic signs as are installed for public purposes

shall be in accordance with the provisions of this Ordinance.

For such signs shall be a minimum of nine (9) feet.
ed by the Zoning Administrator excluding general maintenance. Such requirement characteristics and dimensions must be presented to the Zoning Administrator sufficient

roads of the State of Nebraska as defined by the Nebraska Department of Roads, is hereby established by the Nebraska Department of Roads. Primary Highways within West Point’s

ers view of approaching, merging, or intersecting traffic. This shall also mean
or mounted on the ground, at a maximum size of twenty (20) square feet for each sign.

...mises of a building being constructed; provided that such sign shall be removed upon
must be removed within a period of five (5) days after such election.

Premises of a building being constructed; provided that such sign shall be removed upon

...they shall remove the sign and assess the charges to the owner.
of a village may provide by ordinance that it shall constitute a board of adjustment. (Ref.

loss of membership on the City Board of Zoning Adjustment.

such to be appointed for a term of three (3) years and removable for cause by the City

member upon each question, or if absent or failing to vote, indicating such fact, and shall

ment of any zoning regulation or any regulation relating to the location or soundness of
regulation to pass; and

extraordinary and exceptional situation or condition of such piece of property, the strict
temporary relating to the property, a variance from such strict application so as to relieve such
ance shall be authorized unless the Board finds that:

reasonable practicable the formulation of a general regulation to be adopted as an
ation appealed from, and may make such order, requirement, decision or determination of any such administrative official, or to decide in favor of the petitioning party. If the Board so decides, it shall, within ten (10) days from the date of decision by any official or department, order the determination filed in the record upon which the action appealed from was taken.

The Board shall also order the publication of general circulation ten (10) days prior to the actual hearing. The Board shall also proceed to hear and determine the said appeal in the manner provided by the laws of the State and particularly by the provisions of this Act.
of such other persons as the City Council may direct in order to carry out the following

hearings thereon.

the nature of the violation and ordering the action necessary to correct it. He/she may
appropriate action authorized by this ordinance to insure compliance with, or to prevent
it shall be issued unless the proposed construction or use is in conformance with all of the
requirements of this ordinance. However, a permit shall not be required for agricultural (non-residential) buildings or structures in the
area unless the builder has initiated construction within the two year period, the builder will be allowed to reapply for a new
permit.

Structures, additions, parking areas and site improvements; the actual dimensions and
locations of any such structures must be measured and certified by a licensed architect. The measurements must be properly
enforced by the City Engineer. In the event that the proper enforcement of this ordinance.

The hearing officer shall either approve or disapprove such application within thirty (30) days of receipt of same.

Upon disapproval of the application, the Zoning Administrator shall refuse to issue the
permit and the determination of the Zoning Administrator has been filed.
Building permit, nor shall any change be made in the use of land, except to any use which is

approved, before the entire work covered by the building permit shall have been completed,

approved, registered architect, licensed professional engineer, or superintendent of construction and resolutions/ordinances governing building construction. The application and

been filed for a building permit to construct, enlarge, alter, repair, remove, demolish, or

such building or land is used as authorized in the certificate of occupancy.

by the City Council. Until all applicable fees, charges and expenses have been paid in
A public hearing thereon and shall cause an accurate written summary to be made of proposed changes in regulations or restrictions or in the boundary of any district. For action on zoning amendments, a quorum of the Planning Commission requires a vote either for or against an amendment by less than a majority of the Planning Commission or upon application of the owner of the property affected.
ordinance or take no further action thereof as appropriate. In the event the Planning
Commission, the said governing body shall return such recommendation to the Planning
Commission. If such amendment shall affect the boundaries of any district, the ordinance
incorporate such Map as amended.

Fourteen (14) days after the date of the conclusion of the public hearing pursuant to said
thereof extending one hundred (100) feet there from, or of those directly opposite thereto
Administrator. He/she shall record properly such complaint, immediately investigate,
apon which such violation shall exist, shall be guilty of a misdemeanor. Each and every
authorities of the City may institute any appropriate action or proceedings to prevent such
prevent any illegal act, conduct, business or use in or about such premises.
of other than the part so declared to be unconstitutional or invalid.

Neither tribunal in construing the terms and provisions of these regulations.
growth areas as subdivision proposals are presented to the City. Extending the existing areas should also be a priority during the 10-year planning period.

Joint with the Cities of Norfolk, Fremont and Blair, along the Highway 275 and 91
needed for residential development, if the City makes a conscious effort to provide additional
options. This includes the option of providing a variety of housing for families, singles, older adults and special
planned residential areas to the east of the Junior/Senior High School. These areas were not available within the Community. The cost of development in the

facilities such as the St. Francis Memorial Hospital. The **Future Land Use Map**, the proposed Highway 275 Expressway.
Corridor. Expansion of commercial areas is highlighted in Illustration 4.4. The proposed route of the Highway 275 Expressway to the east of the Community are also

land within the Corporate Limits.

support new industrial uses. The City must maintain enough industrial land for growth

the proposed location of a Highway 275 Expressway interchange. A second location for

of present and future industrial districts. Those areas outside the Corporate Limits
The reason is twofold: 1.) it creates a more compatible land use with adjacent

operations within the Planning Jurisdiction of the City of West Point should only be
or prohibit the development of the City beyond its current Corporate Limits to the
West Point. Livestock confinement operations are best suited for locations within rural

Federal funds commonly utilized to finance street improvement funds, i.e. Community
and integral element of Development and Redevelopment Planning, with TIF being an

in the Corporate Limits, at the eastern edge of the City.
...nce with and meeting the criteria of Nebraska's State Statues that address annexation. Should be placed on the development of suitable vacant land within the Corporate Limits of Junior/Senior High School. It is estimated that only 10 percent of the remaining land...
Plan is not intended to dictate changes to the Community, but rather evaluate existing conditions and recognize ongoing factors ensuring successful Plan implementation, with a minimum of negative effects. Two steps should be undertaken:

1. Identifying and redevelopment actions. Precautionary measures and unavoidable adverse effects

2. Community grows as envisioned, nearly all of the land use activities will have the potential

Eventually, continued economic and physical growth will mean the increased depletion of operation and maintenance of existing homes, industries, businesses and utility systems.
is basically unavoidable if the community continues to prosper and grow. Among the
traffic on local streets.

plan.

one of the primary functions of the Plan will be to minimize negative impacts.
provide a significant beneficial influence towards partial mitigation of the potential for
Housing units;

...are populations of the City;
ention of mixing of incompatible land uses and prevention of further improper mixtures.

More rigidly controlled and intensely monitored regulation which would essentially restrict the mixing of incompatible activities would avoid many of these potentially adverse impacts, but implementation of a more rigid control would avoid many of these potentially adverse impacts, but

West Point, coupled with the revisions to the existing Zoning and Subdivision
for conservation and proper use of land, materials and energy. As such, these
efficient use of available resources without serious permanent alteration or depletion.
environments.
The West Point Comprehensive Plan was funded by a grant from the Nebraska Investment Finance Authority.
improvements to the public facility, utility and transportation systems in the Community. All improvements to these facilities will be designed to provide citizens with social, cultural and educational opportunities in West Point. Facilities in West Point Public Facilities Map, Illustration 5.1.

Infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is personnel, confirmed that the City must continue to maintain and improve these utility facilities for all residents of West Point. The availability of a convenient and efficient transportation routes and market centers outside the City, and provide for the circulation needs within the City. (Fiscal Years 2012-2018 and Beyond).
oint also provides a variety of pocket parks, Community gardens, hiker/biker trails and playground sites in non-designated
include picnic shelters, a log cabin with a stove and electric and water utilities, playground

persons are employed during the summer months as lifeguards and facility attendants. The

amenities include a playground area, one picnic shelter, one sand volleyball court, two tennis

walkers to stroll through the natural environment this Park has to offer. Wilderness Park is
1974 and underwent an expansion in 1989. A Junior High was added in 1990 and a new
and seven high-speed servers, a distance-learning classroom, wireless computer lab, library
estimated 853 students.

at 325 North Colfax Street, in north central West Point. Approximately 70 students are
purpose room and full basement. Future improvements are planned for the

, custodians, nurses and administration are employed at Guardian Angel Elementary.
consists of 50 total staff, administration and employees, including 34 certified teachers.

Currently, there are no future plans for WBE class participation.  NCC moved to its location in the Community in 2008 at 202 Anna
dit, Non-Credit and ESL Instructors.  Facility amenities include two computer labs,
St. Paul Lutheran Preschool (325 North Colfax Street) and West Point Beemer Public School

Created by the Nebraska Unicameral in 1965, AEducational Service Units@ were
stic needs.
Architects and planners can provide guidance in the creation of, and additions to the School.

The facility has undergone various improvements, including the addition of high-speed 5,000 volumes.
Part of the Community. The Cities of Fremont and Norfolk also have all the necessary modern health and hospital services.
Doctors, 183 being full time, and consists of four facilities in West Point: St. Francis Memorial Hospital West Point.

In addition to acute care, specialties, surgery, specialty clinics, home health/hospice, physical/speech therapy and occupational therapy, it also includes an activity room, waiting lobbies on each floor, chapel, ice cream shop, billiards room, and more. St. Francis Memorial Hospital has been a part of the City of West Point since 1905. Recent facility improvements
ng equipment and a walking track. This 8,500 sq. ft facility opened in 2006 as part of a

Hill Clinic will have an additional 5,000 square feet of usable space, while the

rooms, a sterilizing lab, a dark room and reception area.

vate units and provides residents with hospice care, transportation and specialized

whirlpool room. Currently, there are no projects in the planning stages for future

Transportation is available to elderly residents of West Point on Mondays, Wednesdays, and

oby.
cess of government and carry out its operations. Therefore, it is essential these services are centrally located and co
members, including Police Chief, Assistant Chief, Sergeant and three patrolmen. Operating

The fire district averages approximately 60 fire calls per year within the City and Cuming County. The

Infrastructure or upgrades have taken place and none are in the planning stages.

The department uses two modular ambulance rescue trucks for emergency situations. The Ambulance

Division has a number of mandates emergencies consist of the following: Mitigation, Preparation, Response and

Fire Awareness Week education, Winter Time Road Services, etc.
The City Council hold their monthly meetings at this facility.

The facility contains 27 office boxes, of which 157 are currently rented. The facility meets all ADA Compliance requirements.

The facilities are popular among businesses, while organizing various events that highlight the City's social and economic activities.

The facilities feature a large ballroom, two kitchens, loading/unloading dock, stage, meeting room and foyer.
for anticipated growth. Therefore it is important that the expansion of these systems be coordinated with the growth following Water and Sewer Information was provided by Advanced Consulting Engineering Services of West Pa.

to treat 3,000,000 gallons per day. The City has three water storage facilities, two amount of pumping capacity from the City’s five wells this storage capacity is adequate

extensions have been constructed by the City to allow developable areas that lay to the

time from approximately 78 psi to 96 psi, these pressures are adequate for industrial and
ture expansion. Some of the water mains in the older parts of the Community are

R (sequential batch reactor) aeration basins and UV light disinfection process. The
daily flow is 654,000 gallons per day.

om lower elevations into the collection system so that it can gravity flow to the WWTF.
This section describes rural highways, which consist of all 275, 32, and 9. Highway 275 serves as an “Expressway” road connecting West Point to penetration into the County, adjacent Communities and areas beyond.

Following road classification and engineering standards.

Expressway”. The other two highways segments are identified as “major arterial” roads.
systems; 

routes, mail routes, and farm-to-market routes; 

which are the principal access roads to agricultural lands for farm machinery and
herence, a part of which will be served by stubs or spurs, and along with rural highways of 1967.

012. West Point’s Six Year Plan is for projects to be undertaken through 2017, or earlier
and comprise requirements, standards and specifications with respect to provisions for the services shall be provided; and, to provide for the approval of preliminary plats and final it conforms to the provisions of these regulations.

the comprehensive plan; for the coordination of streets and utilities within subdivisions the distribution of population and traffic in such a manner so as to create conditions

may be amended from time to time.

The regulations contained here in shall apply to the subdivision of a lot, tract, parcel of land when the smallest parcel created is more than ten (10) acres in area shall be provided.

City of West Point, Nebraska.
may be sold, transferred or negotiated to sell, no permit to erect, alter, or repair any
Register of Deeds.

In either line that a building may be erected. In the case of a cul-de-sac, the building line

Administrative Official, or Zoning Administrator.

dvelopment.
requirements of the Nebraska Department of Environmental Quality for primary and
d matters normally associated with the development of raw land into building sites.
Article and fronting upon a street.
or alley and permitting ingress and egress.

...in which the general public or a public entity have a right, or which are dedicated,

...include special features such as grade separation, landscaped areas, viaducts and bridges.

...may project.
proper and safe disposal of the effluent, subject to the approval of health and sanitation

d. The term includes re-subdivision, and, when appropriate to the context, shall relate to

vantage street or service road).
facilities and services within the City of West Point, in order to better locate and orient

as a whole, or any part thereof, other than the part so declared to be unconstitutional

oval, at least ten (10) days prior to the regular meeting of the West Point Planning

prepared with the following information:
the proposed plat, when such proposed plat lies partially or totally within the
improvements proposed in the plat. The review period shall run concurrently with
submit a copy of the proposal to the School Board of each School District which the
thirty (30) days after the official meeting at which the plat was considered.
shall be returned to the subdivider, one (1) copy relayed to the City Council and one (1) copy
be for the preparation of the final plat, which will be subject to further consideration by
Planning Commission.
The final plat shall conform to the preliminary plat as approved and to the rules of the time; provided, however, that such portion conforms to all requirements of these rules at a scale of one (1") inch to one hundred (100') feet or larger. The final plat shall show the
All reasons for recommending rejection shall be clearly stated. Notification of approval

zoning district, change in surface drainage, and will not result in the creation of more than
ation to comply with Section 8: Streets, Alleys, Sidewalks and Driveways; and Section 9:
ere for such application will be as follows:

the procedures outlined under the final plat provisions shall be followed.

plat shall contain the following:
within the West Point corporate limits, a petition signed by the owner or owners requesting
the addition of cable television.

In determining streets, to topographical conditions, to public convenience and safety, and in their
determination of the City Council, it is desirable to provide street access to adjoining
property having a radius of at least sixty (60') feet. The street system for the proposed
project shall have all points of

...
these Regulations. The entire minimum right-of-way width shall be dedicated where the existing roadway, shall be dedicated. Dedication of one half of the right-of-way for

...bounded by radii of at least twenty (20) feet. When the smallest angle of street curving the sidewalk at a street corner to less than normal width, the property line at such a service drive, curb cut, or other means of access to an arterial street within fifty (50) feet
The City of West Point may require access streets, reverse frontage with screen planting contained in a non-access reservation to facilitate separation of through and local traffic.

If traffic volumes and vehicular speeds warrant special safety considerations, the City may require that marginal access streets may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the anticipated future grade and future grade separations.

Any street having one end permanently closed shall not be longer than five hundred (500) feet and
The use of a new name for an existing street shall not duplicate the name of any existing street, nor shall an existing street be extended beyond five hundred (500) feet from its original alignment without returning to the original alignment within a distance of five hundred (500) feet from its original alignment. To avoid duplication and confusion, the proposed names of all streets shall be approved by the City or County under conditions approved by the City Council as authorized herein.

Any deviation from this standard due to special topographical conditions will be allowed only with the approval of the designated City Engineer and approved by the City Council. The sub-grade shall be properly shaped, rolled and uniformly compacted to a depth of at least two (2) feet below the graded surface. This objectionable matter, as well as similar
where the existing or anticipated residential density of the areas surrounding the proposed
residential areas, their extension shall be required throughout the proposed
changes in alignment shall be avoided, but where necessary, corners shall be cut off
residential areas where the subdivider produces evidence of easements which are
thickness shall be not less than four (4) inches and sidewalk width not less than four (4)
the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each
or the distance between two (2) adjacent street or walkway lights would exceed three
with all associated wiring underground or overhead, as required by the City.
The above shall be in accordance with the specifications of the City and under the direction of the City Council. Water lines shall be looped according to specifications set by the City Council.

Every sewer lines shall conform to standards and guidelines approved by the West Point City Council. Lateral connections to the public system. Public sewer system extensions shall meet the specified criteria and be approved by the City Council. The installation of individual systems shall be prohibited.

Lack of adherence to these requirements shall be the criteria for determining whether or not the installation of individual systems shall be allowed.
inform to the requirements of the zoning district in which they are located, provided that
own on the preliminary plat. All percolation tests shall be performed in accordance with
other structures, shall be constructed by the developer. Such drains shall comply as to size
drains shall be constructed to accommodate all natural water flow, be built on a straight
placed at a depth below the road bed that is sufficient to avoid dangerous pressure from
Engineer shall determine the necessary size of the facility, based on the provisions of the
development or the subdivision will overload an existing downstream drainage facility
um as the Planning Commission shall determine. No subdivision shall be approved
sewer, gas, electrical, and water systems are located, elevated and constructed to

be so as to avoid concentration of storm drainage water from each lot into areas not

served by a storm sewer line. If such a storm sewer system is not accessible, natural drainage channels with

these regulations or cause destructive erosion. Storm drainage, including drain tile

Where culverts are required, minimum requirements shall be observed as follows: invert pipe shall be eighteen (18) inches. Depending on existing drainage conditions, head

water. Head walls may be required.

int. Lots intended for detached dwellings should be of sufficient width to allow the

and the street right-of-way line on a straight street or the tangent to a curved street shall
or should be contained on the face of the plat. The easements shall run with the land.

Temporary silting basins, sod swales and spillways, and whatever may be necessary to

parallel to the street. Hydrants shall be placed at the corners of all blocks and mid-block for

drives and the location of the hydrant shall be approved by the Fire Chief. The minimum

and the Fire Chief.

They may be required to be installed within the area prior to the approval of the final
The West Point City Council.

A special assessment to the intervening properties or as a Municipal expense until some

able for connections by subdividers of adjoining land.

subdivision. Final plat approval shall not be given until the dedication of all appropriate


ded improvements required by this Ordinance and approved by the Planning Commission

Sections 11.2, 11.3 and 11.4.

be in an amount to cover one hundred ten (110) percent of the cost of all improvements,

ed by the City Council in accordance with Section 11.9 of this Ordinance.

rather than cash, and in the case of an escrow account, the bank with which the funds are to be

ated by the subdivider and accepted by the City Council upon recommendation of the
and in an amount sufficient to guarantee the installation of all improvements.

... of improvements.

...t if the lots are unable to be sold and the subdivider defaults on the assessment rates through extensive market research will the City Council consider acceptances of an years from the date of final plat approval, provided, however, the City Council may of completing the improvements.

...pare plans and specification for all such improvements districts and shall assess the cost construction of any such district shall be subject to the City's ability to finance any of the
formance with approved City Standards and Specifications, but such costs shall not

period, either for reason of non-completion or for reason of substandard and unacceptable

Surety shall be returned to the subdivider without interest.

Engineer or other authorized person shall file with the City Council a statement either

its discretion, accept the dedication of any portion of the improvements, provided that all
compliance with Section 11.9 of the dedication of a portion of the improvements.

Acceptance of dedicated land shall be recorded in the minutes of the City of the municipality for all purposes whatsoever, upon approval of and acceptance by approval for the final plat is given, the Municipal Body shall receive a Petition for the annexation of the land and a plan for extending City services to the land. The
The plan shall:

- indicate where the plans vary from the requirements of this Article.

May recess the hearing, for good cause, to a time and date specified at the hearing.

A scale delineating the land proposed for annexation shall be published with the resolution.
all residential, commercial and industrial subdivisions where the following conditions

request in writing to the City Council prior to the submission of a preliminary plat. The

the preliminary and final plat, as "Dedicated for Park and/or Recreation Purpose." The

on the edge of the subdivision so that additional land may be added at such time as the

developer to the standards required by the Planning Commission, which improvements shall
linear park. The Planning Commission may refer any subdivision proposed to contain a shown marked on the plat "Dedicated for Park."

Such amendments, supplements, changes, modifications or repealed provisions shall not