



Chapter One

The Comprehensive Plan

Location

Weeping Water is located on the Weeping Water Creek in central Cass County. The city lies south of the city of Omaha and east of the city of Lincoln.

Weeping Water History

Legend

Debates over the origin of the name have existed since at least the early twentieth century. Regardless of whether the legend originates from Native American sources or simply was created to explain the mistranslation of the Native American name for the stream, the legend has become an important piece of Nebraska folklore.

According to American folklorist Louise Pound, the first written reference to the legend of Weeping Water is found in the 800-line poem "The Weeping Water" by Orsamus Charles Dake, published in a book of poetry called *Nebraska Legends and Other Poems* in 1871. Dake's

poem is prefaced with a disclaimer that "The Weeping Water" was one of two poems which Dake "developed."

Dake's poem is also preceded by a paragraph summarizing the legend which reads:

"The Omaha and Otoe Indians, being at war, chanced to meet on their common hunting ground south of the Platte River in Nebraska. A fierce battle ensued, in which all the male warriors of both tribes being slain, the women and children came upon the battle-field and sat down and wept. From the fountain of their tears arose and ever flows the little stream known as the Ne-hawka or the Weeping Water."

The poem includes details and dialogue that Dake likely invented, such as the main narrative thrust of the poem, a story of forbidden love between an Otoe man and the daughter of the Omaha chief. According to Pound, the words spoken by the characters in the poem are

not so much dialogue but rather "[l]ofty speeches of the Homeric and Virgilian type" which Pound attributes to Dake's classical training and tenure as an English professor. Pound suggests that it is most likely, based on the preface and summary he provides with the poem, that Dake took inspiration from a preexisting folktale, though whether the legend was genuinely of Native American origin remains undetermined.

Early Settlement

In June, 1729, Pierre and Paul Mallet reached the mouth of a wide and shallow river which they named the Platte, an Indian word meaning "flat". Meriwether Lewis and William Clark reached the Platte on July 21, 1804, having sighted the mouth of Weeping Water Creek just one day earlier: "We passed, at about three miles distance, a small willow Island to the north of a creek on the south, about twenty-five yards wide, by the French called *L'eau qui pleure*, or the Weeping Water".

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Weeping Water's first white settlers were later Elam L. Flowers and Darrell Reed, who located in the vicinity in 1855. Flowers erected a log house, which was used afterward as a dwelling, schoolhouse, church, warehouse, again a dwelling, and finally for a stable. Weeping Water was then incorporated by special act approved February 13, 1857.

In 1857, Messrs. Fair, and Nace commenced the erection of a dam and grist-mill, a project that was afterward abandoned by them, the incomplete structure being sold to William and Eugene Reed, who finished it. The first corn was ground in the fall of 1861, and the first flour made in the spring of 1862. In 1866, the first store in the village was opened by Willis Clarke, in the building afterward used by George Lambing, the blacksmith.

Organization

In 1869, the town was platted by E. L. Reed, Samuel Clinton, F. M. Woolcott, and Geary Treat. On December 7, 1870, it was incorporated by the County Commissioners under the general law.

Early Businesses

In 1869, Samuel Clinton, of Council Bluffs, Iowa, purchased the mill formerly owned by William and Eugene Reed. The mill was three stories in height, with three run of buhrs, and a capacity of 100 barrels of flour per day.

On August 1, 1880, the firm of Reed Bros commenced a general banking business, under the name and title of the Weeping Water Bank. The capital stock was \$25,000. A few months later, this bank was consolidated with a branch of the First National

Bank of Plattsmouth. At the same time, another bank was opened, a branch of the Cass County Bank of Plattsmouth.

In 1882, Weeping Water had seven general stores, two hardware stores, three drug stores, one jewelry store, two boot and shoe stores, two millinery stores, two meat markets, two harness shops, two wagon shops, four blacksmith shops, two livery stables, and one barber shop. In addition to these, there were two agricultural implement warehouses, and two large lumber yards. Two hotels, the Missouri Pacific House, and Kings Hotel, were in operation.

The first lawyer to locate in Weeping Water was J. E. Pickering, who remained less than a year, leaving in 1879.

The medical profession had five representatives, the first to locate in Weeping Water being Dr. J. W. Thomas,

Railroad Establishment

In 1881, the Missouri & Pacific Railroad Company commenced building a line of road from Atchison, Kansas, to Omaha, traversing Cass County from north to south.

(Text modified slightly from websites.)

Sources: http://www.kancoll.org/books/andreas_ne/cass/cass-p9.html; https://en.wikipedia.org/wiki/Weeping_Water,_Nebraska; <https://weepingwaternebraska.com/>

Comprehensive Plan

The Comprehensive Plan will:

- I. Promote orderly growth and development for the community;
- II. Provide policy guidelines to enable citizens and elected officials to make better informed decisions about the future of the community;

- III. Provide a guideline for the location of future developments and uses within the planning jurisdiction of Weeping Water;
- IV. Provide a vision and direction for the future planning period of the city, and;
- V. Act as an information and management tool for community leaders to use in their decision-making process when considering future developments.

The Comprehensive Plan **is not a static document**; it should evolve as changes in the land use, population, or local economy occur during the planning period (2022 to 2032).

The Comprehensive Plan provides a broadly painted picture for the community's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of the community.

Planned growth will make Weeping Water more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

The Planning Process

The Comprehensive Plan begins with the development of general goals and policies, based upon current and future issues faced by the community and its residents. These are intended to be practical guidelines for

addressing existing conditions and guiding future growth.

In conjunction with the development of general goals and policies, a data collection phase will be occurring. Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Plan is a **blueprint** designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economics development, community facilities, communications, and utilities. The Comprehensive Plan contains recommendations that when implemented will be of value to the community and its residents. Tools, programs, and methods necessary to carry out the recommendations will be identified through the process. Nevertheless, the implementation of the development policies contained within the Comprehensive Plan is dependent upon the adoption of the plan by the governing body and the leadership exercised by the present and future elected and appointed officials of the city.

Plan Preparation

The Plan was prepared under the direction of the Weeping Water Planning Commission, with the assistance and participation of the Weeping Water City Council, City staff, the Plan Review Committee, and citizens of Weeping Water and Cass County. The time period for



achieving the goals, programs, and developments identified in the Weeping Water Comprehensive Plan is 20 years. However, the community should review the plan annually and update the document every ten years (2032), or when major, unanticipated opportunity arises. Completing updates every ten years or so will allow the community to incorporate ideas and developments not known at the time of the present comprehensive planning process.

Plan Components

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903 (Reissued 1997),

shall meet the following descriptions and requirements:

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

(1) A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry,

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recreation, education, public buildings and lands, and other categories of public and private use of land;

(2)The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;

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

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

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of

transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Analyzing past and existing demographic, housing, economic and social trends allows for the projection of potential conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions.

Therefore, it is important for Weeping Water to closely monitor population, housing, and economic conditions impacting the city. Through periodic monitoring, the city can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the city to maintain an effective Comprehensive Plan for the future, to enhance the quality of life for its residents, and raise the standard of living for all residents.

Governmental Organization

The Weeping Water City Council performs the governmental functions for the city. Pursuant to Neb. Rev. Stat., §17-1002, the planning and zoning jurisdiction for the city includes the corporate area as well as the area within one mile of their corporate limits.

Process for Adoption

When it is time to adopt this Comprehensive Development Plan, the City Council has the opportunity to choose the means of adoption. State Statutes allow for the Plan to be adopted as either a Resolution or an Ordinance. However, the means used to adopt the plan is the process to be used in the future to amend it.

Adoption of the Comprehensive Development Plan requires both the Planning Commission and City Council hold separate Public Hearings. After the Planning Commission Public Hearing, the Planning Commission makes a recommendation to the City Council, who then holds their Public Hearing. Notice of both public hearings is required to be published in the newspaper of general circulation a minimum of ten days prior to each hearing.



Chapter Two Community Engagement

Engagement

Community engagement is critical to a successful planning effort. Without community engagement it would not be possible to have a clear understanding of how the residents feel regarding different issues in the community.

Community engagement provides a solid foundation to develop policies and concepts. The more engagement a community offers, the better the odds the general public will buy into these policies and concepts.

The following paragraphs outline the different community engagement techniques used during the planning process.

Approach

Community engagement in Weeping Water was designed as a major component of the project and the process included multiple approaches. It was structured in a manner allowing for

stakeholders to be involved in numerous ways throughout the process. These methods included:

- Education: Planning 101;
- Use of a steering committee;
- Surveys;
- Project website;
- Crowdsourcing;
- Stakeholder meetings, and;
- Public meetings

Planning 101

Planning 101 forms the educational foundation for the entire project. In this process, there was one workshop. This workshop addressed:

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?

Steering Committee

A steering committee was formed to provide regular input on all phases of the planning project with the assistance of city staff. This

group provided the internal assistance the planning effort needed to get more people involved in the process. The steering committee was one of the more critical components of the process.

Surveys

SurveyMonkey, a web based survey tool was utilized for gathering specific input on the city. The survey process allows individuals to provide input while remaining totally anonymous. The survey was advertised using specially designed cards and posters placed around downtown businesses, cards mailed to every resident in the city, and advertisements on city and school websites. Physical surveys were left at city offices and around downtown businesses as well.

Two surveys were created; one for students in the high school and one for the entire community. The school survey had 9 questions, with

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21 total responses. The community survey had 27 questions and had 159 total responses.

School Survey

#1: What grade are you currently in?

- 9th: 4.76%
- 10th: 42.86%
- 11th: 23.81%
- 12th: 28.57%

#2: Where do you live?

- In Weeping Water: 71.43%
- Rural Weeping Water: 23.81%
- Another community in Cass County: 4.76%
- In Otoe County: 0.00%

#3: What are your plans after graduating from High School?

- Staying in Weeping Water or the immediate area: 4.76%
- Attending a Community College: 4.76%
- Attending Community College and finish at a 4-year institution: 4.76%
- Attending a 4-year College/University: 66.67%
- Leaving Weeping Water area for good: 4.76%
- Leaving Nebraska for good: 0.00%
- Other (below): 14.29%
- *"Leaving weeping water area and Nebraska"*
- *"Not sure"*
- *"Cosmetology"*

#4: Based on what you answered in number 4, where to do see yourself in 10 years?

- Living in Weeping Water: 10.00%
- Living in rural Weeping Water: 20.00%
- Living in a Metro area: 5.00%
- Living somewhere else in Nebraska: 50.00%
- Leave Nebraska completely: 15.00%
- *"Either live in Nebraska or leave for good"*

- *"Not Sure"*

#5: What is your ideal place to live?

- A community similar to Weeping Water: 33.33%
- Farm and/or acreage in a rural county: 38.10%
- Farm and/or acreage in a more urban county (similar to Douglas County/Omaha): 4.76%
- A community like Fremont/Grand Island: 0.00%
- A community like Omaha/Lincoln: 19.05%
- A community like Denver/Kansas City: 4.76%
- A larger community like Chicago/New York: 0.00%

#6: If you are staying or wanted to return to Weeping Water, what are the most important things the community would need to have available? Rank from 1 to 15 with 1 being the most important.

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Community wide high speed internet (WiFi)	0.00%	14.29%	0.00%	9.52%	4.76%	4.76%	0.00%	14.29%	9.52%	9.52%	9.52%	4.76%	0.00%	9.52%	9.52%
Quality Education system	14.29%	19.05%	9.52%	14.29%	4.76%	0.00%	9.52%	0.00%	0.00%	0.00%	0.00%	9.52%	14.29%	0.00%	4.76%
Low taxes	14.29%	14.29%	0.00%	4.76%	9.52%	14.29%	9.52%	4.76%	4.76%	0.00%	4.76%	4.76%	9.52%	0.00%	4.76%
Quality housing	19.05%	4.76%	23.81%	9.52%	4.76%	0.00%	4.76%	9.52%	9.52%	4.76%	0.00%	0.00%	4.76%	4.76%	0.00%
Quality health care	0.00%	14.29%	9.52%	14.29%	14.29%	4.76%	0.00%	4.76%	9.52%	9.52%	0.00%	9.52%	0.00%	9.52%	0.00%
Jobs	0.00%	14.29%	14.29%	23.81%	9.52%	14.29%	14.29%	0.00%	0.00%	0.00%	0.00%	4.76%	4.76%	0.00%	0.00%
Quality Fire Department	4.76%	4.76%	4.76%	0.00%	9.52%	14.29%	9.52%	4.76%	4.76%	14.29%	9.52%	9.52%	4.76%	4.76%	0.00%
Quality Law Enforcement (low crime)	9.52%	0.00%	0.00%	4.76%	0.00%	9.52%	9.52%	9.52%	23.81%	9.52%	14.29%	0.00%	4.76%	0.00%	4.76%
Activities for the youth	14.29%	0.00%	0.00%	0.00%	23.81%	14.29%	4.76%	9.52%	4.76%	4.76%	4.76%	9.52%	0.00%	9.52%	0.00%
Activities for adults	0.00%	0.00%	4.76%	4.76%	4.76%	14.29%	0.00%	9.52%	14.29%	4.76%	14.29%	9.52%	9.52%	9.52%	0.00%
Restaurants	4.76%	4.76%	9.52%	4.76%	9.52%	0.00%	14.29%	4.76%	9.52%	14.29%	0.00%	14.29%	0.00%	9.52%	0.00%
Excellent Quality of Life	19.05%	9.52%	9.52%	0.00%	0.00%	4.76%	9.52%	14.29%	0.00%	9.52%	4.76%	0.00%	14.29%	4.76%	0.00%
Long-range progressive thinking	0.00%	0.00%	14.29%	0.00%	4.76%	0.00%	9.52%	4.76%	4.76%	9.52%	23.81%	0.00%	9.52%	14.29%	4.76%
Trails/ Recreation	0.00%	0.00%	0.00%	9.52%	0.00%	4.76%	0.00%	9.52%	0.00%	4.76%	14.29%	0.00%	9.52%	23.81%	23.81%
Other	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.76%	0.00%	4.76%	4.76%	0.00%	23.81%	14.29%	0.00%	47.62%

#7: What is the likelihood you will live in the Weeping Water area in the future?

- 10%: 9.52%
- 20%: 4.76%
- 30%: 9.52%
- 40%: 4.76%
- 50%: 28.57%
- 60%: 0.00%
- 70%: 4.76%
- 80%: 23.81%
- 90%: 4.76%
- 100%: 4.76%
- Not sure: 4.76%

#8: Are you proud of Weeping Water being your hometown?

- Yes: 66.67%
- No: 14.29%
- Not sure: 19.05%
- N/A: 0.00%

#9: In YOUR opinion, what things does Weeping Water need to improve upon for the future?

- School system: 57.14%
- Housing: 42.86%
- Streets: 38.10%
- More businesses: 61.90%
- Better parks and recreational opportunities: 23.81%
- Image/cleanliness: 42.86%
- Jobs in the community: 71.43%

Community Survey

#1: How long have you lived in Weeping Water?

- Less than 1 year: 3.80%
- 1 to 5 years: 17.09%
- 6 to 10 years: 5.06%
- 11 to 15 years: 8.23%
- 16 to 20 years: 10.13%

- 21 to 30 years: 16.46%
- 1 years to 40 years: 15.19%
- 41 years to 50 years: 9.49%
- 50+ years: 7.59%
- I don't live in Weeping Water: 6.96%

#2: Please tell us your age range.

- Under 18 years: 0.00%
- 18 to 19 years: 1.27%
- 20 to 24 years: 4.46%
- 25 to 29 years: 8.28%
- 30 to 34 years: 8.28%
- 35 to 39 years: 14.01%
- 40 to 44 years: 15.29%
- 45 to 54 years: 21.02%
- 55 to 64 years: 15.92%
- 65 to 74 years: 8.92%
- 75 to 84 years: 2.55%
- 85 and over: 0.00%

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#3: Please tell us how many children you have.

- 0: 11.39%
- 1: 12.66%
- 2: 37.34%
- 3: 24.68%
- 4: 11.39%
- 5+: 2.53%

#4: What age/grade level are your children?

- Daycare/Preschool: 15.28%
- K-5: 15.97%
- 6-8: 9.03%
- 9-12: 11.81%
- College: 9.72%
- Grown (adult): 38.19%

#5: My children live:

- At home: 53.47%
- At school/College: 4.17%
- Grown - Living in Weeping Water: 11.81%
- Grown - Living in Nebraska: 22.92%
- Grown - Living out-of-state: 7.64%

#6: Education choice for my children:

- Public: 85.33%
- Private: 3.33%
- At home: 3.33%
- N/A: 4.67%
- Other (below): 3.33%
- *"Do not have children of any age"*
- *"Grown, but went to school in Weeping Water"*
- *"Doctorate Purdue Masters International Space Univ"*
- *"Not sure yet"*
- *"Public and private - 2 children, different choices"*

#7: Employment:

- Employed Full-Time: 68.79%
- Employed Part-Time: 4.46%
- Self-Employed: 12.74%
- Home Maker: 1.91%
- Unemployed: 1.27%
- Retired: 15.29%

#8: Which of the following industries is your primary income? The following are based upon US Census categories.

- Agriculture, forestry, fishing, hunting, and mining: 11.54%
- Construction: 6.41%
- Manufacturing: 7.05%
- Wholesale trade: 0.00%
- Retail trade: 5.77%
- Transportation and warehousing and utilities: 3.85%
- Information: 1.28%
- Finance, insurance, real estate, and rental and leasing: 5.77%
- Professional, scientific, management, administrative, and waste management: 5.13%
- Educational, health, and social services: 29.49%
- Arts, entertainment, recreation, accommodation and food services: 0.00%
- Other services (except public administration): 1.92%
- Public administration: 0.64%
- Retired: 15.38%
- Disabled: 0.00%
- Other (below): 5.77%
- *"I'm in college"*
- *"Management services"*
- *"Health Care"*
- *"custodian"*
- *"Biofuels and Enzyme's"*
- *"Automotive maintenance"*
- *"Farrier"*
- *"Real Estate Investor"*
- *"Mechanic"*

#9: How far is your commute to work?

- Work from home (telecommute): 8.44%
- Work at home: 5.19%
- Less than 10 minutes: 20.78%
- 10 to 14 minutes: 7.14%
- 15 to 19 minutes: 5.19%
- 20 to 29 minutes: 3.90%
- 30 to 44 minutes: 20.78%
- 45 to 59 minutes: 11.69%
- 60 minutes or more: 0.65%
- Retired: 14.29%

- Other (below): 1.95%
- *"I'm all over the area"*
- *"Varies day to day. 30 mins - 3 hours"*
- *"Depends on the day"*

#10: Highest level of education completed?

- Grade/Middle School: 0.64%
- High School: 26.28%
- GED: 0.64%
- Community/Technical/Vocational: 32.05%
- 4-year College/University: 20.51%
- Graduate/Advanced Degree: 1.79%

#11: What brought you to Weeping Water:

- Family: 38.06%
- Work: 14.84%
- Retirement: 1.94%
- Retirement and family: 2.58%
- Always lived here: 26.45%
- Other (below): 16.13%
- *"Grew up here, moved away & returned for job"*
- *"House and in between Lincoln and Omaha"*
- *"Found a great farm house"*
- *"bought a house"*
- *"Wanted small town culture/life"*
- *"In the middle of Lincoln and Omaha"*
- *"small town vibe"*
- *"Beautiful home and we liked the area."*
- *"Wanted to get out of the city (grew up rural by Scribner)"*
- *"Get out of the city"*
- *"Rent opportunity"*
- *"A friend moved here and loved it, house came up for sale, and then we moved here."*
- *"Affordable house with property"*
- *"Our daycare Chris Flanagan was here"*
- *"Get out of the big city"*
- *"Looked for a small town"*
- *"Wanted to live in a smaller"*

cimmunity. [sic]"

- *"Other"*
- *"Desire for small town life and culture"*
- *"Nice quiet town"*
- *"Wanted my daughter to grow up in a small town"*
- *"My son attended hs [sic] there"*
- *"Grew up here, moved away, location and housing brought me back."*
- *"Found the house we liked, easy commute to our jobs in Lincoln & Omaha"*
- *"Wanted to live in rural area"*

#12: All of us have different experiences with where we live. We want to know how YOU feel about Weeping Water. Is Weeping Water a quality place to live?

- Very high quality: 9.62%
- High quality: 38.46%
- Neither high nor low quality: 40.38%
- Low quality: 7.69%
- Very low quality: 1.28%
- Other (below): 2.56%
- *"Not enough for 10 to 17 to do"*
- *"We LOVE it here. We want a grocery store again. Other than that, we want things to STAY AS THEY ARE! PERIOD!"*
- *"depends on one's situation"*
- *"Na"*

#13: I plan to retire in Weeping Water.

- Yes: 73.38%
- No: 26.62%

#14: I am confident in Weeping Water's future.

- Yes: 67.95%
- No: 32.05%

Community Engagement

#15: Please answer the following questions as indicated above.

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
If I had the means, I would start or invest in a small, local business.	30.95%	24.60%	25.40%	13.49%	5.56%
Commercial real estate is over-priced in Weeping Water.	13.49%	18.25%	54.76%	12.70%	0.79%
It is too hard for small businesses to survive here.	19.20%	40.00%	18.40%	20.00%	2.40%
Weeping Water should offer tax incentives to fill vacant buildings downtown.	34.13%	42.86%	18.25%	3.17%	1.59%
Weeping Water's history and architecture should be preserved.	66.67%	28.57%	3.97%	0.00%	0.79%
Old buildings and houses should be cleaned up or torn down.	50.40%	29.60%	9.60%	6.40%	4.00%
New business should be along the highway corridor instead of downtown.	4.00%	12.00%	25.60%	48.00%	10.40%
The City should keep all new business development within city limits.	8.06%	25.81%	33.87%	25.00%	7.26%
The entrances to towns in Weeping Water are attractive.	1.60%	28.00%	12.00%	47.20%	11.20%
I would pay extra taxes for improvements to downtown.	11.20%	34.40%	27.20%	14.40%	12.80%
The City should focus on developing technology and energy resources.	11.29%	40.32%	32.26%	12.10%	4.03%
Wind farms will strengthen our economy.	10.48%	24.19%	26.61%	16.13%	22.58%
Solar farms will strengthen our economy.	13.71%	25.81%	25.81%	15.32%	19.35%
Wind farms can be attractive.	5.65%	19.35%	18.55%	25.00%	31.45%
Solar farms can be attractive.	5.60%	22.40%	24.00%	16.80%	31.20%
I think large wind mills would ruin my view of the landscape.	36.00%	21.60%	13.60%	24.00%	4.80%
I think large solar farms would ruin my view of the landscape.	34.68%	17.74%	17.74%	24.19%	5.65%
Wind energy will help us protect other natural resources in Weeping Water.	13.71%	24.19%	27.42%	12.90%	21.77%
Solar energy will help us protect other natural resources in Weeping Water.	14.40%	24.00%	29.60%	12.00%	20.00%
New or expanded manufacturing or assembly plants will bring the kind of jobs we need.	16.00%	45.60%	24.80%	8.80%	4.80%
There is a strong, available workforce in Weeping Water.	6.40%	32.80%	28.00%	26.40%	6.40%
The City should be more proactive in supporting existing industries and businesses in Weeping Water.	28.46%	47.15%	22.76%	0.81%	0.81%
There are enough part-time jobs for high-school students.	0.80%	7.20%	20.00%	53.60%	18.40%
High school kids travel too far for entertainment and jobs.	25.60%	52.00%	14.40%	7.20%	0.80%
Middle school kids don't have anything to do with their free time.	21.60%	40.80%	20.00%	16.00%	1.60%
There should be more places where kids can hang out with their friends.	31.20%	44.80%	17.60%	4.80%	1.60%
Weeping Water has a variety of housing options.	0.81%	16.13%	16.13%	32.26%	34.68%
Real estate and rental rates are less expensive than for surrounding communities.	4.80%	24.80%	40.00%	20.00%	10.40%
Public housing is adequate for Weeping Water's needs.	1.60%	12.00%	33.60%	27.20%	25.60%
Most homes in Weeping Water are in good condition.	0.80%	48.80%	21.60%	22.40%	6.40%
New housing should be located next to the corporate limits and connected to existing services.	8.00%	35.20%	44.00%	9.60%	3.20%
More affordable housing is needed for young families.	33.60%	42.40%	17.60%	4.80%	1.60%
Older adults need more housing and assisted living facilities.	28.00%	43.20%	18.40%	7.20%	3.20%
There needs to be more apartments, town homes, or duplexes.	36.80%	36.80%	15.20%	7.20%	4.00%
Enough homes are for sale in the \$80,000 to \$150,000 price range.	4.00%	15.20%	26.40%	38.40%	16.00%
I would buy a condominium or town home if I could afford one.	12.80%	18.40%	28.80%	20.80%	19.20%
New housing developments should be spread throughout the city.	26.40%	46.40%	12.00%	11.20%	4.00%
There is enough rental property in Weeping Water.	0.00%	4.00%	28.00%	34.40%	33.60%
Overall, homes in Weeping Water have an above average appearance.	0.00%	37.10%	18.55%	35.48%	8.87%
I would support a program to strengthen community pride and appearance.	40.00%	46.40%	10.40%	1.60%	1.60%
City roads are in good condition.	5.60%	68.00%	6.40%	16.80%	3.20%
I would support a program to repair/clean-up homes and lawns.	36.00%	44.80%	15.20%	2.40%	1.60%

#15: Please answer the following questions as indicated above (cont.)

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
Developers should pay for new water lines and other infrastructure.	32.00%	36.00%	30.40%	0.80%	0.80%
Developers should be allowed to build residential subdivisions in rural areas.	17.74%	52.42%	14.52%	8.06%	7.26%
Developers should be required to enhance roads and bridges.	20.80%	49.60%	26.40%	2.40%	0.80%
Developers should be required to locate next to the corporate limits and connect to existing services.	10.40%	31.20%	47.20%	10.40%	0.80%
I would be willing to pay an additional tax for city road improvements.	6.45%	25.00%	29.84%	25.00%	13.71%
Police, EMS, and fire protection are adequate.	8.87%	37.90%	14.52%	27.42%	11.29%
I receive good health care locally.	10.40%	46.40%	17.60%	20.00%	5.60%
Good dental care is available in Weeping Water.	24.80%	49.60%	19.20%	4.80%	1.60%
I feel that adequate senior services are available.	2.42%	13.71%	50.00%	27.42%	6.45%
I feel that adequate senior services are affordable.	2.42%	13.71%	63.71%	13.71%	6.45%
I feel that adequate child care is available.	4.00%	24.80%	32.80%	26.40%	12.00%
I feel that adequate child care is affordable.	6.40%	24.80%	47.20%	14.40%	7.20%
There are adequate after-school programs available.	2.40%	16.80%	35.20%	31.20%	14.40%
Good quality education is available in Weeping Water's schools.	24.80%	41.60%	17.60%	10.40%	5.60%
There are not enough teachers in Weeping Water.	11.20%	24.80%	36.80%	24.80%	2.40%
There are plenty of extracurricular activities and events for kids.	8.80%	45.60%	17.60%	21.60%	6.40%
There are adequate adults and senior citizens activities.	0.00%	14.40%	43.20%	29.60%	12.80%
I often use the community center and/or walk-n-bike paths, tracks, or trails.	28.80%	37.60%	18.40%	8.00%	7.20%
There are not enough places to exercise, or they are too far away.	9.60%	30.40%	19.20%	32.00%	8.80%
Outdoor recreation options are limited in Weeping Water.	14.40%	40.80%	12.80%	24.80%	7.20%
It is important to preserve and share Weeping Water history.	56.80%	34.40%	8.00%	0.00%	0.80%
Prairie is an important resource for the future of Weeping Water.	24.00%	32.00%	36.80%	5.60%	1.60%
The future of Weeping Water is more important than preserving its history.	8.80%	24.80%	20.80%	36.80%	8.80%
Retaining youth is the key to Weeping Water's future.	39.20%	47.20%	8.00%	5.60%	0.00%
Retaining current business is key to Weeping Water's economic survival.	41.60%	49.60%	6.40%	2.40%	0.00%
Recruiting new business should be a priority for the City.	43.20%	44.80%	7.20%	2.40%	2.40%
Existing business districts should be revitalized.	24.80%	48.00%	20.80%	4.80%	1.60%
Growth and development should be carefully managed.	29.03%	54.03%	12.10%	4.03%	0.81%
We should partner with neighboring communities for the future of our region.	16.00%	40.80%	28.80%	8.80%	5.60%
Overall, Weeping Water is a good place to live.	42.74%	45.97%	5.65%	4.84%	0.81%
Weeping Water has a likable rural and small town atmosphere.	46.77%	45.16%	2.42%	4.84%	0.81%
There are adequate cultural opportunities, events, and activities.	10.57%	22.76%	19.51%	38.21%	8.94%
Local government officials are responsive to community needs.	12.90%	32.26%	29.84%	18.55%	6.45%

Community Engagement

#16: Please tell us where the majority of the following activities take place.

Activity	Weeping Water	Omaha	Lincoln	Nebraska City	Plattsmouth	Gretna	Waverly	Ashland	Syracuse	Online/Internet	Out of State
Entertainment (such as movies, miniature golf, etc.)	0.83%	69.42%	27.27%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	1.65%	0.00%
Outdoor recreation (such as hunting, hiking, boating, etc.)	42.24%	12.07%	12.07%	1.72%	6.03%	0.86%	0.00%	9.48%	0.00%	1.72%	13.79%
Outdoor exercise (such as walking, running, biking, etc.)	84.87%	6.72%	2.52%	0.00%	0.84%	0.84%	0.00%	1.68%	0.00%	1.68%	0.84%
To play sports (such as basketball, tennis, golf, etc.)	40.19%	30.84%	18.69%	0.93%	0.00%	0.93%	0.00%	1.87%	4.67%	0.93%	0.93%
Indoor exercise (such as walking, aerobics, weights, etc.)	69.44%	16.67%	5.56%	1.85%	3.70%	0.00%	0.00%	0.00%	0.00%	2.78%	0.00%
Swimming (outdoor or indoor)	47.66%	22.43%	11.21%	4.67%	2.80%	0.93%	0.00%	2.80%	1.87%	0.93%	4.67%
Cultural events (such as theater, concerts, museums, etc.)	1.71%	67.52%	27.35%	0.85%	0.00%	0.00%	0.00%	0.85%	0.00%	0.85%	0.85%
Festivals and fairs	45.76%	37.29%	11.86%	1.69%	0.00%	0.00%	0.00%	0.00%	0.00%	0.85%	2.54%
Grocery shopping	2.48%	59.50%	19.83%	3.31%	9.92%	4.96%	0.00%	0.00%	0.00%	0.00%	0.00%
Furniture shopping	0.00%	90.00%	9.17%	0.83%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Clothes shopping	0.83%	61.16%	21.49%	1.65%	0.00%	1.65%	0.00%	0.83%	0.00%	12.40%	0.00%
Vehicle shopping	0.84%	64.71%	21.85%	1.68%	5.04%	0.00%	0.00%	0.00%	0.00%	5.04%	0.84%
Farm equipment shopping	7.41%	24.69%	9.88%	1.23%	4.94%	1.23%	2.47%	0.00%	28.40%	16.05%	3.70%
Antiques shopping	7.00%	46.00%	10.00%	4.00%	4.00%	7.00%	3.00%	5.00%	0.00%	7.00%	7.00%
Gas / Convenience items shopping	76.86%	13.22%	3.31%	1.65%	2.48%	0.00%	0.00%	0.83%	0.83%	0.83%	0.00%
Hardware / Lumber shopping	57.85%	33.06%	7.44%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.83%	0.00%
Other shopping	6.78%	58.47%	21.19%	0.85%	0.00%	0.00%	0.00%	0.00%	0.00%	12.71%	0.00%
Movie rentals	11.58%	21.05%	6.32%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	58.95%	2.11%
Dining out (fast food)	4.96%	61.16%	22.31%	0.83%	4.96%	0.83%	0.00%	0.00%	4.96%	0.00%	0.00%
Dining out (with sit-down service)	4.10%	68.03%	21.31%	0.82%	2.46%	0.00%	0.00%	3.28%	0.00%	0.00%	0.00%
Community clubs or groups	48.96%	27.08%	16.67%	1.04%	2.08%	0.00%	0.00%	0.00%	1.04%	2.08%	1.04%

#17: Which of the following services and/or businesses should be the focus of economic development activities in the future?

Question	Very Important	Important	Neutral	Less Important	Not Important
Daycare - children	30.43%	32.17%	28.70%	6.96%	1.74%
Daycare - adults	6.96%	30.43%	41.74%	14.78%	6.09%
Grocery store	53.91%	33.91%	9.57%	2.61%	0.00%
Banking	20.87%	33.91%	22.61%	13.04%	9.57%
Tech support - computers	6.09%	27.83%	40.87%	16.52%	8.70%
Tourism	22.41%	38.79%	25.86%	9.48%	3.45%
Arts and culture	12.93%	37.93%	27.59%	14.66%	6.90%
Main street retail	46.15%	41.03%	11.11%	0.85%	0.85%
Restaurants	54.31%	41.38%	3.45%	0.00%	0.86%
Recreational facilities	37.39%	46.96%	11.30%	3.48%	0.87%
More jobs	55.56%	31.62%	11.11%	0.85%	0.85%
Youth retention	55.56%	28.21%	11.97%	3.42%	0.85%
Senior housing - including assisted living	24.14%	47.41%	17.24%	8.62%	2.59%
Healthcare	34.48%	34.48%	23.28%	6.90%	0.86%
Better broadband	54.31%	31.90%	8.62%	3.45%	1.72%

#18: Access to quality goods and services is important. How available are these to you?

Question	Very Available	Available	Neutral	Less Available	Not Available	N/A
Daycare - children	7.83%	16.52%	26.09%	11.30%	4.35%	33.91%
Daycare - adult	2.61%	1.74%	27.83%	7.83%	14.78%	45.22%
Grocery store	4.35%	24.35%	3.48%	36.52%	31.30%	0.00%
Banking	44.83%	42.24%	5.17%	2.59%	3.45%	1.72%
Tech support - computers	2.59%	8.62%	25.86%	21.55%	31.03%	10.34%
Tourism	3.48%	26.09%	33.91%	17.39%	10.43%	8.70%
Arts and crafts	2.61%	12.17%	29.57%	26.96%	21.74%	6.96%
Nursing home facilities	1.74%	4.35%	25.22%	13.91%	32.17%	22.61%
Assisted living facilities	1.74%	3.48%	26.09%	16.52%	30.43%	21.74%
Meals on wheels	5.17%	13.79%	28.45%	7.76%	12.93%	31.90%
Senior services	1.74%	7.83%	30.43%	19.13%	13.04%	27.83%
Main street retail	4.35%	32.17%	20.87%	33.91%	5.22%	3.48%
Restaurants	5.17%	29.31%	14.66%	40.52%	9.48%	0.86%
Healthcare facilities	13.79%	46.55%	11.21%	16.38%	8.62%	3.45%
Recreational facilities	6.03%	34.48%	14.66%	33.62%	8.62%	2.59%
Agricultural support (such as dealerships, parts, and repair)	6.03%	18.10%	24.14%	13.79%	16.38%	21.55%

#19: What is / will be your plan for retirement?

- None of the above: 3.51%
- Stay in Weeping Water: 58.77%
- Seek a nearby location: 10.53%
- Stay in Nebraska: 12.28%
- Move to another state: 8.77%
- Other (below): 6.14%
- *"Move somewhere with good sidewalks"*
- *"very high property taxes"*
- *"Unsure"*
- *"Travel/down size"*
- *"idk yet"*
- *"stay where i am"*
- *"Travel but have a home base in Weeping Water"*
- *"Planning on traveling frequently"*
- *"Stay in WW but plan to travel frequently"*
- *"Elmwood area"*
- *"undecided"*
- *"Unknown"*
- *"Honestly not sure yet"*
- *"Warmer climate"*
- *"Travel"*
- *"UNSURE"*

Community Engagement

#20: In regard to economic development, the City should concentrate efforts in which area? (1) Highest to (5) Lowest preference.

Area	1	2	3	4	5
Manufacturing / Assembly	19.82%	21.62%	35.14%	12.61%	10.81%
Mining	28.18%	21.82%	24.55%	10.91%	14.55%
Technology	25.00%	20.54%	31.25%	13.39%	9.82%
Retail and Wholesale Trade	43.75%	21.43%	17.86%	10.71%	6.25%
Energy	23.64%	20.00%	19.09%	17.27%	20.00%
Agriculture	36.04%	18.02%	22.52%	12.61%	10.81%
Other	26.83%	7.32%	19.51%	14.63%	31.71%

#21: Please rate the following governmental entities.

Entity	Excellent	Good	Average	Improvement Needed	Poor	N/A
City Council	15.79%	26.32%	32.46%	11.40%	1.75%	12.28%
Clerk's office	19.30%	35.09%	25.44%	7.89%	2.63%	9.65%
Attorney's office	5.22%	12.17%	29.57%	13.04%	7.83%	32.17%
Planning & Zoning	4.39%	14.91%	31.58%	13.16%	7.89%	28.07%
Code Compliance	5.31%	14.16%	31.86%	11.50%	7.96%	29.20%
Mayor	23.48%	26.09%	26.96%	9.57%	4.35%	9.57%
Local Fire Department	35.96%	41.23%	14.04%	5.26%	0.00%	3.51%
City Law Enforcement	5.26%	12.28%	12.28%	20.18%	24.56%	25.44%
Elementary education	27.59%	37.07%	13.79%	6.03%	6.03%	9.48%
Secondary education	22.61%	35.65%	13.91%	6.96%	6.96%	13.91%
Senior services	3.48%	10.43%	27.83%	18.26%	9.57%	30.43%

#22: List the one most important quality of Weeping Water that must be preserved.

- "the weeping water creek"
- "We should keep the Indians name for are [sic] school we are honoring them"
- "History of the town and being called Weeping Water Indians"
- "Small town feel - but clean the town up to have community pride:"
- "The small town feeling "
- "commerce"
- "The desire to continually grow and meet the needs of our citizens. Activities and events that bring the community together and nurture RELATIONSHIPS."
- "Our downtown Main Street business district"
- "The museums & historical buildings"
- "Main Street"
- "Parks, trails, lake area"
- "Downtown shopping"
- "HISTORY AND ALSO OUR WATER RESOURCES SUCH AS THE CREEK AND LAKES"

- "Youth"
- "Weeping Water School"
- "Maintaining school in town"
- "Quality education at the school"
- "The most important quality of weeping water [sic] is the nature surrounding it. Preserving lakes/ponds/ creeks and creating more communal spaces will bring our community together. Places outside for kids to play and be safe, more sidewalks/ trails for people to explore the city would be great! Thanks!!!!"
- "It's rich history."
- "Embracing small town culture/life"
- "History"
- "The history."
- "Community feeling"
- "Main Street the small business"
- "maintaining an accredited school in the city"
- "Small town businesses."
- "Meeske's Hardware Store"
- "City Lakes"
- "Cooperation with public school"

- "The small town feel."
- "Small town atmosphere"
- "small town feeling"
- "Downtown."
- "small town charm"
- "Tear down old Abandoned house and open more lots up"
- "History"
- "The charm and history need to be preserved while focusing on the future growth and expansion. Think Beatrice . Beautiful historic charm with growth."
- "Friendly people"
- "A safe community for local businesses and families."
- "Small town feel with its history"
- "City lakes"
- "history"
- "Family friendly atmosphere"
- "I noticed there was several questions about manufacturing plants. I feel that bringing that kind of industry to this town would completely ruin it. I grew up around Fremont and there is a reason I left. This is a great town."

- "History/small town living. We have an amazing niche community that is the traditional rural America, even though we are right next to the biggest city in the state. We have to keep that, people don't move out of Omaha just to find some wannabe small town that thinks it's modern, and trying to copy where they just left."
- "historical significance"
- "History"
- "Occupied main street"
- "Youth preservation/development"
- "The History"
- "Meeske Hardware"
- "Hardware store"
- "American legion"
- "Pride"
- "Small town living"
- "Unity must be preserved"
- "Businesses"
- "Safe, small-town atmosphere. Lower cost of living."
- "The small town feel."
- "Small town atmosphere"
- "Historical"
- "City lakes"
- "Community feel"
- "Surrounding hunting grounds lakes and rivers"
- "Small Town atmosphere! Safe place to live"
- "City pond"
- "Festivals"
- "History"
- "School"
- "Retail services and jobs that bring young families to town"
- "Small town feel"
- "Small town away from city life."
- "Library"
- "The name and mascot of the school and town/ period end of story"
- "Retail options to have options to keep their money in town."
- "It's small town feel."
- "Grocery store"
- "Family feel. Everybody knows everybody. We all help eachother [sic]"
- "Appearance"
- "History"
- "Swinging bridge"
- "Small town atmosphere"
- "It's unique history & historical buildings"
- "N/A"
- "Small town feel"
- "Our town in general!"
- "Community"
- "School"
- "History"
- "History"
- "Look of downtown"
- "Museums"
- "Education"
- "History"
- "Historic feel of downtown. I would love to see downtown restored and cleaned up. That some new businesses would come in and thrive. It would be nice to have antique stores or boutiques to draw tourism. Or places that bring people to visit the uniqueness of Weeping Water."
- "Small town community/support"
- "History with small town feel"
- "Small town feel"
- "History"
- "SMALL TOWN COMMUNITY"
- #23: List the one thing that most needs to be changed about Weeping Water.
- "Too many mental [sic] buildings in town people living in them"
- "Clean up the town and make the land owners responsible for having their properties maintained. Our town does not give a good first impression!! Putting up metal buildings in town and then letting them be a residence downgrades other house owners property."
- "Clean up town-junk, trash, and houses in need of repairs or torn down."
- "Additional housing, owning and renting"
- "Create more ""draws"" to community (including businesses and senior housing.)"
- "Housing, we need more developments, apartments, townhomes. Our school will never grow if we can't house them."
- "Lack of good restaurants."
- "Dilapidated run down homes"
- "Affordable housing for singles/small families/seniors"
- "Downtown shopping/ grocery/dining"
- "WE NEED FRESH VEGETABLES AND BUILD MORE LAKES TO THE WEST OF CAMP GROUNDS AND EXPAND THE CAMP GROUNDS"
- "property tax and then adding on the state tax and city tax"
- "More residential housing in the rural areas"
- "Penalize owners of vacant run down buildings"
- "We need more childcare there is not enough at all and nothing around."
- "Housing for new teachers to move to town and stay here"
- "I think youth in weeping water [sic] is important in continuing and strengthening this community. More places and activities available for kids will be positive for everyone."
- "Improvements to downtown buildings."
- "Food (Dining/fast) and food as in fresh produce, groceries and meat/butcher."
- "Something for middle age Kids, ages 10 to 17"
- "Empty businesses"
- "Need new housing development. People want to live here but can't. Many

Community Engagement

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- are professionals as well"
 - "The school it is poorly run. It really should be Audited by the state..."
 - "Vacant buildings in business district need to be occupied or demolished"
 - "The run down buildings down town."
 - "penalize owners of vacant building and houses"
 - "Grocery/Restaurant availability"
 - "volunteerism spread throughout more of the population"
 - "The most immediate need I see is fiber internet. Given the global impact of the internet, it is hard to promote start ups in WW with the poor internet options we have."
 - "If you are not part of the school system in this town you are totally ignored. More needs to be done to reach out and include all citizens."
 - "More housing developments"
 - "We need a grocery store again."
 - "availability of jobs"
 - "Side walks, ball field and football field, pool, track, building appearance on Main Street"
 - "Zoning retail"
 - "More business and a grocery store"
 - "More retail on Main Street. Create a beautiful downtown with the addition of trees, plants and store front spruced buildings"
 - "There are not many places for new community members to network and get to know others in our community. Having a robust downtown area, social aspect, would allow for more of those connections to take place."
 - "Be proactive to survive"
 - "School board members playing favorites"
 - "housing"
 - "I don't know"
 - "The only recommendations would be things like a small bowling alley or arcade. For more local entertainment options."
 - "We should really try to be very community involved, have cook outs, get new arrivals invited, have an actual welcoming committee."
 - "abandoned buildings and Junk yards:(like the one on gospel hill?)"
 - "Better Rec facilities"
 - "Community activities"
 - "Junk houses and yards need to be torn down or restored. People ask frequently for places to rent. We don't have much to offer. If we can clean up inactive homes, we could create homes for more families to welcome them into our town."
 - "Houses that have abandoned cars and junk on their property."
 - "Retention of high school graduates. Sports fields to draw people from surrounding areas."
 - "Youth retention"
 - "Jobs"
 - "Lawlessness"
 - "Need a grocery store"
 - "More housing [sic]"
 - "Keeping houses up and tearing down vacant ones"
 - "Main street clean up and appearance. Controlling drugs in the school."
 - "Would love a better walking trail. I thought I donated money for one, but turns out they just made maps of walking through existing neighborhoods. Frequently get menaced by people's dogs that are running loose."
 - "We need more young people to keep the community alive and growing."
 - "The school administration"
 - "Entry needs to be attractive."
 - "Down town/ shops"
 - "More housing for families and seniors"
 - "More affordable housing needs to be made present before business [sic] are brought to town. We can't over pay for housing and have a long commute to Omaha or Lincoln for work."
 - "Grocery store"
 - "Grocery store"
 - "Nothing for kids to do no jobs"
 - "Senior living"
 - "Pool needs to be open year round and the school needs to be more welcoming toward community members using the work out facilities. Some school staff is so snotty to community members and makes them feel unwelcome."
 - "Mayor"
 - "Run down properties that look trashy"
 - "Need a grocery store."
 - "Dog run"
 - "We need more housing , with more houses being more tax money and more business"
 - "Drugs/drunks/crime"
 - "Growth of opportunities for younger people."
 - "Affordable housing"
 - "We need more businesses. More food options, a grocery store, more housing"
 - "Clean up if [sic] properties"
 - "New housing needs to go"
 - "Housing"
 - "More housing"
 - "We need a grocery store & pharmacy"
 - "Development of housing plans, plots, etc. There is little available housing and will ultimately be the reason I move my family to another
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| <p>location."</p> <ul style="list-style-type: none"> • "Be welcoming of new people who move into town....regardless of ethnicity." • "Retaining restaurants/bars!!" • "More things for kids and teens to do!" • "Clean up unkept properties" • "We wasted getting tax money when the quarry's were in town" • "Retail" • "Grocery" • "Education at school, proper training for mentally ill children, and consequences and discipline. Students run the school not the teachers and it is not preparing these kids for college at all." • "Jobs available" • "No town police department. The county has been decidedly unhelpful the times we have needed support, plus they are 30 miles away! A town police presence is sorely needed." • "Cleaned up - behind downtown buildings." • "Housing" • "Small businesses with variety of services" • "We need to bring in housing." • "Grocery store available" • "Not enough restaurants/grocery/shopping options" • "MORE HOUSING, MORE SUPPORT FOR THE EDUCATION SYSTEM FROM PARENTS" | <ul style="list-style-type: none"> • "Everyone looks out for everyone else" • "It's people" • "LOCATION (small town security and friendliness and access to all the amenities of the big city.)" • "N/A" • "Small town living" • "Size" • "Quiet, housing not too close together" • "People" • "WE HAVE A LOT OF FREEDOM THAT PEOPLE IN THE CITY DO NOT HAVE." • "the convenience of home town living with a small degree of crime" • "Safe community - the community helps others." • "Friendly people, small town atmosphere" • "The small town life" • "Knowing people. The addition of Dollar General was a great help to have some local groceries and household items." • "It's Quiet, peaceful and safe. Those things are important and worth the drive to bigger cities for other necessities." • "Small town - everyone's familiar." • "Small town culture/life" • "Most people are friendly" • "How peaceful it is" • "Great school district. The fact that it is a town and a community with some amenities like hardware, auto parts and repair, convenience stores (Casey's should buy one), dollar general [sic], city lakes, awesome ball field, public pool" • "Small town feel" • "safe, small town atmosphere comprised on friendly [sic] people" • "The safety." • "friendly small town | <p>atmosphere"</p> <ul style="list-style-type: none"> • "Small town feel" • "Safe and good school" • "It has a small town feel where everyone rallies around those that live and work here." • "Feeling of safety" • "the people" • "It's SMALL, clean, and friendly. And, it needs to STAY that way!" • "it's not a crowded place, it's small and mostly quiet" • "The appearance of having building open and look better" • "Friendly people" • "Beautiful area" • "People and location to the two largest cities on the state" • "Conveniently located close to metro areas." • "Small town close in close proximity to other larger communities" • "Laid back, easy going people" • "its people" • "Very family friendly" • "Small town charm without extensive government over-reach." • "Small town feel, safe community." • "small town life but access to cities" • "The nice people" • "I feel it is a safe community to raise my kids." • "We have felt very welcomed here, so I would say the people." • "Small town feel, yet close enough to Omaha/Lincoln for major necessities." • "Rural yet easily accessible to Nebraska's 2 major cities" • "Nothing" • "Quiet" • "low crime rate, good schools, wonderful people" • "People look out for each other" |
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- #24: What makes Weeping Water a comfortable place to live?
- | | |
|--|--|
| <ul style="list-style-type: none"> • "you dont [sic] have to worry as much were in a big city you have to worry [sic] a lot" • "Close to Omaha and Lincoln" • "Close to Omaha and Lincoln with a small town atmosphere" • "Small town" | <ul style="list-style-type: none"> • "friendly small town |
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Community Engagement

- "People."
- "Low cost of living. Small-town atmosphere. Safe. Neighbors watching out for neighbors."
- "Small Town just a half hour away from 2 cities"
- "The small town atmosphere"
- "Cheaper mortgage/rent"
- "Small town/ quiet"
- "People and licationy [sic]"
- "Quiet"
- "Clean town"
- "Location"
- "Low crime"
- "People"
- "Low crime"
- "Feels small, safe, and friendly, but still big enough to have enough necessities to not have to drive out of town to get gas, basic groceries, or find a good walking trail."
- "Quiet and friendly."
- "Friendly"
- "The people"
- "Am alive small town that does not feel like other (dieing [sic] or dead) small towns. Needs a grocery store for produce and fruits.....DG is a start but still having to drive to Omaha for groceries is a pain."
- "I grew up here."
- "Safe"
- "The community"
- "It is a small community based area"
- "Affordability"
- "Community"
- "Neighbors that are friendly"
- "Friendly people"
- "Size of city"
- "Rural area, good people, general care for one another. Has a lot of community involvement programs."
- "Not having to lock my door every night. My daughter is safe walking and playing at the park."
- "The people and school!"
- "The tight knit community!"

- "Small town atmosphere"
- "Convenient"
- "Neighbors"
- "Small town feel"
- "Small town there are good people that really care."
- "Small"
- "Nice lake & short walking path"
- "Peaceful, rural."
- "Small town community/ support"
- "Safety"
- "People are friendly"
- "Close to everything"
- "Small town feel: everyone is kind and friendly, everyone keeps to themselves and its a safe community"
- "SMALL TOWN"

#25: What's your big idea for the future of Weeping Water? The Comprehensive Plan update offers us an opportunity to envision the future of Weeping Water. Submit your "Big Ideas" for the future by using the comment feature to share your thoughts.

- "Work with city to upgrade housing options and create senior housing and affordable apartments. Also need restaurant/bar for that ""place"" everyone wants to go."
- "A variety of businesses on Main Street. Senior housing. Housing developments in and around the city. Attractive entrances to the city from the highways. I am not away of any ""Welcoming"" efforts to new residents to the community. ""Welcoming"" is important because building RELATIONSHIPS is key to any successful endeavor. Some sort of clean energy development. We CAN NOT ignore what is happening to our planet!!!"
- "Kids are finally utilizing the courts after years of no one using it. We need to make it a

better place for them to hangout. Add a play ground, splash pad, make sure the courts don't flood, put up posts to keep people from driving on it, update hoops, add various sized hoops for all ages, expand the space."

- "Use the land that Martin Marietta is just leaving behind that looks terrible! The whole spur is just rock wasteland and now with them moving again there will be another wasteland right on 50. Huge eyesores. Put a drive in or go cart track there! More RV spots, something! Make them replant it with an orchard - it looks horrible"
- "Upgrade pool, grocery store, restaurant"
- "Develop the former ""Thornhaven"" area into duplex and townhomes with an area for kids to play. Replace the indoor pool and fix up the community area."
- "Revitalize downtown. Shops/ services."
- "WE SHOULD HAVE BEEN COLLECTING MORE TAXES OFF THE BIG MINES ALL THESE YEARS BY TAXING THE PRODUCTS THEY SELL. WE NEED TO BUILD MORE A P A R T M E N T S A N D AFFORDABLE HOUSING, WE ARE CLOSE ENOUGH TO LINCOLN AND OMAHA THAT PEOPLE WOULD COMMUTE. AS THE CITIES CONTINUE TO GROW, PEOPLE DONT WANT TO LIVE IN THE HIGH TAX CITY. THEY WANT TO LIVE IN SMALL TOWNS WITH LOW TAXES AND MORE FREEDOM. WE NEED MORE HOMES AND A P A R T M E N T S T O ACCOMMODATE."
- "We have a wonderful community building but it needs to be open to the public more for activities and not be charged for the

rental"

- "Revitalization downtown area. Similar to Plattsmouth."
- "Expand camping/City lake area, add housing, limit parking of campers/boats/junk on property"
- "My Big Idea is to establish fitness classes that would be available either at the school or the community center. If I could afford it I would open my own gym. I think group fitness would benefit people of all ages and offer a building block to strengthen relationships with our neighbors. I'm not certified nor do I know anyone here that is but I would be willing to get certified in group fitness or help in any way I can!"
- "renovating main street buildings to attract new retail stores."
- "1) Offer an attractive grant/incentive to direct and help assist in start up costs for two types of businesses to encourage them to open operations in Weeping Water. First would be for a food provider like a sports bar and or restaurant. Then a very attractive incentive and or partnership of some kind to provide fresh produce, grocery and meat/and or butcher. 2) Every guest I have from out of town is so impressed and surprised that everyone in town seems to have a side by side. And they are impressed that you can legally drive them in town. In Lincoln and Omaha if you have a side by side, you can NOT drive them on public roads legally. I think it would be an AMAZING tourist attraction to embrace that culture and niche we have to outsiders. To offer a pass or seasonal license to outside

guests. It is my understanding the local mining operations own a lot of land in the area, but the land above ground is only partially used for leasing out as farming. I think it would be amazing if they would allow a trail system for side by sides/atvs [sic] to use. The city and mining operations could partner in a license/pass deal where thr [sic] proceeds could potentially be shared and raised funds could go towards funding other city projects such as building an outdoor concert venue, and or funding other projects to bring in outside tourism to help support local businesses with outside out of town customers. 3) There are many decapitated [sic] homes in town. Some vacant, and some reason are not cared for and in great need of repair. I am a real estate investor and would love some opportunity to help assist I'm acquiring these vacant homes, to renovate them and turn them into rental homes to increase the rental inventory for Weeping Water. It would be amazing if a grant or some partnership with a local bank to help with a line of credit specifically tied to acquiring these vacant homes and renovating them. Making them attractive renovated rental homes for the community. Some of these homes are becoming eye sores, and bringing down the value of other nice well kept weeping water [sic] homes. I love this town and am very excited to continue living here and helping it grow and thrive!"

- "We have a great play area at the park and school but we are missing something for

the 10 to 17"

- "Amenities that most would have to go out of town to get. Even the most simple of things would make a difference."
- "Bringing in a manufacturing company would be great but the most important thing to do at the moment is get ahold of a home developer and start building houses. It starts there. Then as the population increases other businesses will develop especially in the service areas like a restaurant/bar (really like what is in Lorton Nebraska) and possibly an auto dealership and even more importantly, a scooters coffee shop for my wife (just kidding). A Casey's would be excellent as well"
- "We really need a grocery store and other small town Necessities"
- "Expand retail business district occupancy, expand recreation needs, expand businesses on state spur near Dollar General Store"
- "We absolutely need a grocery store over all else."
- "enchance [sic] city lake recreation. attract more retail businesses"
- "New housing development. Areas for business to come into town. Not much on main street and what is available is way over priced."
- "Clean sources of energy could bring jobs and families to town."
- "Our proximity to Lincoln and Omaha should be exploited in the short term. Housing development will take time. Events should be geared to bring in people from Lincoln and Omaha to spend \$\$ in our town."
- "Housing developments, sports complex"

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- "DO NOT try to GROW Weeping Water and turn it into something is IS NOT! Leave it ALONE! People like it just the way it is! No industrial parks! No apartment complexes! No housing developments! Leave things alone! We DO NOT want those things! Take your BIG IDEAS some place else!"
- "WW should remain a small town. That is the biggest reason why we moved here. It is, however, limited in jobs and things to do, especially for kids. If [sic] feels very senior citizen focused and not appealing to the youth. My vision for the town is to be a family friendly place (all generations), which, in my opinion, means more housing (rentals, apartments, etc), more jobs and entertainment."
- "Update the town overall, softball/ football field track, pool, sidewalks, Main Street, fix the spur going south out of town"
- "A place for people to want to come to our town. a new trucking route, events zoning growing"
- "town with no vacancies"
- "Grocery store, restaurants, movie theater, gym, more things to do."
- "Preserve heritage while growing business and services. Making the community a physically beautiful place to visit with diverse things to do and places to visit for all."
- "Create a more robust and welcoming downtown area."
- "IDK"
- "Get kids more involved with actually going outside and doing something. With that I don't mean we need more places for them to hangout. Let them use their imagination and come up with something on their own."
- "Maybe have a dog park"
- "more development of Highway 50 corridor: business, tourism, employment, campground expansion???"
- "More family activities"
- "Open space for pop up shops or small business opportunities:"
- "Housing as listed above. Youth education. I feel the preschool could use some improvement."
- "I would like to see a commitment to saving our water and solar power in Weeping Water."
- "For the city, to acquire the lakes along the 13k spur, and tie it into the current campground. Turn the entire area into a large recreation area and help bring in outsiders and businesses to the community."
- "That it becomes a thriving small town that looks straight out of a Hallmark movie!!"
- "Get rid of the drugs and low life people!"
- "Get rid of the utility vehicles on the street and have the sheriffs office back on the payroll. To [sic] many children on ATVs, this isn't Nome Alaska!!"
- "Need a grocery store with fresh produce, nice apartment complexes, farms [sic] need to give up some land for more houses, need a small skate park"
- "If people wanted higher taxes and 'more to do' they would move elsewhere. They are here for the safe, small town atmosphere."
- "Look at Brownville for inspiration. That town should be dead but they found a niche and support it."
- "More community events"
- "Community garden"
- "Dog park/ more things to do for families, kids"
- "Groceries, restaurant, stores, housing Avoid becoming an overpriced suburb Not a place to dump trash or make power for the larger cities in Nebraska"
- "Apartments, housing, and improved everyday businesses. Restaurant, grocery"
- "Cleaner roadways and ditches of litter"
- "A nice sit down reateraunt [sic] for date nights"
- "Indoor swimming pool."
- "NA"
- "Honestly I don't have any strong feelings on what we could improve, but in a perfect world maybe a soccer field, a coffee shop, more summer activities (mini concerts in the park, art activities, splash pad, skate park?) A community dog park would be pretty neat too."
- "Dog run"
- "Tear down old deplorable houses , expand or continue to expand more lots for new houses"
- "develop business along both entrances to town . Add a bus barn and shop class rooms for school to incorporate the trades for our students and their future . I believe the town sits in a unique spot at a unique time for growth of the town and area and should be pushed for not only the future of the town but the school"
- "Keeping the kids from moving out and not coming back will be important to keep this town alive. Attracting educated people to move here and finding some way to police drugs and deadbeats is crucial."
- "More restuarants [sic]/fast

- food"
- "Don't have one"
 - "Retirement"
 - "Senior housing"
 - "More housing Sports complex An actual track Frisbee golf course"
 - "Paper Shredding services, Grocery Store, new businesses contributing to city tax base,"
 - "I like the idea of expansion based on green energy - solar/wind as bringing in money and jobs, with the ultimate goal of expansion and developing housing."
 - "NA"
 - "We need more outdoor activities more fish in the city lakes and a spot to shoot bows!"
 - "Grocery store would be nice for people who can't drive out of town!"
 - "MORE HOUSING-POSSIBLY A DEVELOPMENT THAT LOTS AREN'T \$75,000"
 - "Recruit retail, Community support for tourism"
 - "More small businesses"
 - "I'm from Friend and also used to live in Ashland. Both towns are the same size as Weeping Water but have vibrant, attractive downtown areas that attract people for shopping and dining. They have downtown areas the residents are proud of. Weeping Water could have that, too!"
 - "I would love to see downtown restored and cleaned up. The area behind the downtown buildings seems junky. I would love to see new businesses come in and thrive. I would also love to see all the empty buildings restored and cleaned up. It would be nice to have antique stores or boutiques to draw tourism. A couple of choices to eat - a diner
- where kids can hangout. Or places that bring people to visit the uniqueness of Weeping Water."
- "Bring in a shipping distribution center. We are close to I-80, HWY 50, 34 and 2. Easily get to every major city and transportation route in the area."
 - "To have necessities available and not have to go to the city"
 - "NA"
- #26: What is your vision for Weeping Water? Share your vision for the short- and long-term improvements that will make your community better in 2042.
- "adding a grocery store"
 - "Clean up the town - improve compliance with codes/laws - work to keep the drugs out of the town"
 - "Town growth both in housing opportunities and in businesses"
 - "Full Main Street, complete with a grocery store! Housing for all ages and economic statuses. Clean energy source. A community that cares about it's people!"
 - "We need retail, we need restaurants, sell the lot where the gazebo is to add retail spaces. Move the gazebo to the lakes or park. It's wasted space that is vandalized and under utilized on a prime downtown location."
 - "Main Street needs to be at 90% capacity with business'. Something to keep people local. We do all our business elsewhere basically."
 - "Grocery, restaurant, festival (like huge pumpkin carving [sic] and fall festival)"
 - "Resources to promote business of all sizes. Long term plans need to include housing for seniors."
 - "Assembly/ manufacturing
- jobs."
- "I SEE A FUTURE FOR ENTERTAINMENT, AND RESTAURANTS AS MORE AND MORE PEOPLE MOVE OUT OF OMAHA AND LINCOLN. WE NEED TO PLAN AHEAD FOR THE PEOPLE THAT WOULD MOVE HERE. THERE ARE NO HOMES FOR SALE HERE"
 - "It will become more of a dying town if changes aren't made soon"
 - "Short term - more residents, long term - more retail"
 - "Clean up or develop Martin Marietta property. Add retail, services, and housing"
 - "Preserve our history/ buildings. Offer tax incentives for small businesses. Increase taxes slightly to make improvements. Focus on the school and youth programs. Build more parks and outdoor spaces. Make this a place people want to visit!"
 - "renovate main street buildings to have a beautiful, historic mainstreet [sic] that would attract new retail and small businesses."
 - "Short term would be to fill the immediate need for someone considering moving here. In my opinion that first short term need is food. Both grocery and restaurant needs. With all due respect, Drus is not good. I have tried it, and I have spoke with dozens of others. It's not enough. We need something more, a community gathering place with fantastic food. Long term I think embracing some niches that make weeping water [sic] unique. An example would be the side by side/atv trail system. I believe that niche/hobbie/lifestyle [sic] would attract many. Also I think creating a niche. An example would be in Omaha

Community Engagement

and Lincoln [sic] there are weird laws that limit "tiny houses" to be build in city. If we were able to open the door to those seeking a small private pad to create a small tiny house community. I think creating then embracing some of these niches will attract many!"

- "Something for 10 to 17 to do Like to see housing that everyone can afford"
- "Revitalizing main street.. attracting more businesses to town."
- "Housing growth"
- "New admin at school."
- "Self-sufficient, growing community, with adequate services provided for all ages"
- "We need more businesses, a grocery store, more restaurants. Additional recreation. Adult sports leagues."
- "Eliminate parking on Eldora Avenue and Gospel Hill Enforce regulations for property clean up Regulate parking of RVs, boats and junk in residential areas"
- "Need areas for people to build new housing, sidewalks need to be replaced, New affordable places for business to come in."
- "Reasonably-priced well-kept or new family homes may attract families who would choose to live in Weeping Water even if they work in Lincoln or Omaha."
- "WW needs to be prepared to grow. We should be marketing ourselves as a place to live for those that work in the Metro and Lincoln. Live in a small town but enjoy the benefits of being close to Lincoln and Omaha."
- "More Housing"
- "Lower taxes, and a grocery

store. DO NOT start attracting developers from the city to destroy our quiet little town! We DO NOW [sic] want your "BIG IDEAS"... Take them some place else!"

- "Short term: focus on curb appeal and perhaps install a welcome sign north of town. Long term: create more jobs while preserving a small town atmosphere. I would like to see this town grow a little to 2 -3,000, which should help Main street businesses stay open and maybe create additional businesses. Build rental properties. A construction project could create jobs and then attract tenants. (definitely keep the phone booth...it's cool and there are not many left)"
- "Upgrading and tearing down old house to open lots for others and it will make out [sic] town look happy and not so run down"
- "Show improvements in retail larger campgrounds more retail appealing to eye when entering improve lake areas"
- "Revitalize main street"
- "Short term set firm zoning rules that would help eliminate empty & neglected store fronts. Long range, see the community grow and prosper as it becomes a very lively and livable community with much to do and a short commute to larger cities."
- "Create a more robust and welcoming downtown area."
- "IDK"
- "Add a dog park to run the dog"
- "Weeping Water will grow due to the developments along Highway 34 and 50. Affordable housing and internet speed and reliability will become very important."
- "More recreation for kids and families, new housing both

rental and own and a growing business district."

- "Need full service grocery or alternative for fresh produce, meats besides Dollar General. More senior housing and skilled nursing care to elderly needed"
- "Real estate to keep people in WW and welcome families in. Make weeping water [sic] look more attractive. Some people aren't being held responsible for cleaning up their yards, mowing. Brush on eldora [sic] street extends into the road, scratching cars if traffic going both ways."
- "A commitment to solar power on our houses for the future and enforcement of speed limits on 144th street."
- "Short term, revitalize and clean up older houses (offer assistance such as financial or volunteer labor) to create better visual conditions. Long term, create more affordable housing and recreation opportunities to bring in more people to help support new businesses."
- "Get rid of the drugs"
- "Alternative energy, I would like families to have a first impression of the town that says my children won't be drug addicts of [sic] thieves"
- "Attract more businesses"
- "Instead of programs that raise taxes, maybe organize volunteer programs that get people more involved in their community."
- "More young people and a bigger festival held nearby every year. A busy community that still has a small town feel."
- "NA"
- "Teenage hangout. Better tourism to town"
- "More activities, stores, things to do"
- "I would love to be able to

- retire in WW rather than move to another city like plattsmouth [sic] or be [sic] city."*
- *"Keep school updated! And more businesses."*
 - *"Preserve the trees sidewalks and entire area roads and town free of litter"*
 - *"Good quality rental houses, jobs, retail and a grocery store. Would love to have a cobalt credit union"*
 - *"NA"*
 - *"Clean up run down and dingy looking buildings and properties. And plant flowers everywhere :)"*
 - *"Restaurant"*
 - *"Gas stations located out side of town to handle trucking Build a bus barn and trades building for the betterment of our students and their future an better maintenance of our equipment. Add more options of food and drink for town publicity and future growth. Add more houses and apartments for new teachers and short stayers and new houses to continue growth of the town"*
 - *"Allow people to be self sufficient using local or close businesses without having to drive to Omaha or Lincoln every time you need to get groceries or have somewhere decent to go out to dinner. Keep peoples money local."*
 - *"Not sure"*
 - *"Clean properties and good roads"*
 - *"Retirement [sic]"*
 - *"I'll be dead by then"*
 - *"Sports complex More housing/people"*
 - *"NA"*
 - *"More businesses"*
 - *"I'd love to see activities for children and teens! I feel it will help people stay to raise their kids and bring more families to town!"*
 - *"Housing, townhouses, apartments, more businesses"*
 - *"Education, tourism,"*
 - *"More jobs"*
 - *"An attractive downtown with locally owned businesses, restaurants, coffee shops. Places to exercise, buy books, drink coffee, gather. Plenty of opportunities for jobs. A town where lots of fun events happen, where there's a real sense of community!"*
 - *"My vision would be that Weeping Water would look similar in Nature to Plattsmouth Downtown."*
 - *"With ice cream store, antiques, restaurants, etc. We already have a good foundation with Meeske, Keckler, Drue's, etc. I just feel it needs to be built on - cleaned up - restored and added to. I also LOVE the flowers during the summer and the Christmas light at Christmas - those are amazing and should never change!"*
 - *"I would like to see some business [sic] that actually bring people in at night, and weekends. We have so many store fronts that are a 1 time a year or every few months visits. We need more affordable housing to go with the room in our school. Better signage on the highway. The sign on HWY 50 is small and in a ditch hard to see."*
 - *"More things for kids to do in spare time besides sports"*
 - *"I would like to draw more people to weeping water [sic], give them options for jobs and family friendly environment"*
 - *"NA"*
- #27: What type(s) of outdoor recreation are most important to you?
- *"pools"*
 - *"Walking and riding bike"*
 - *"Walking trail and camping area."*
 - *"Hunting, camping, fishing, walk/hike, kayaking, baseball, softball, football"*
 - *"Biking and walking trails. Activity areas for children. A central outdoor location for community activities like concerts or movies."*
 - *"Fishing, the basketball courts, the pool for kids, playgrounds."*
 - *"Hunting, and not where all the locals just go where they please but where game wardens are doing their jobs."*
 - *"Trails. SIDEWALKS"*
 - *"Parks, safe sidewalks"*
 - *"Golf"*
 - *"FISHING AND HUNTING"*
 - *"cleaner walking trails. not a lot of people cleaning up their pets poop"*
 - *"Walking and biking"*
 - *"Camping, walking, boating, fishing"*
 - *"A bike trail that connects to other trails in the County would be awesome"*
 - *"Trails, walking paths, parks, splash pads."*
 - *"walking trails"*
 - *"Atv/side [sic] by side, running/walking trails, Frisby gold [sic], fishing, shooting guns. Sports leagues even for adults."*
 - *"Walking"*
 - *"Walking trails/bike paths. Anything to promote health."*
 - *"Outdoor concert at weeping water [sic] ball field would be cool as would expanding the current campground"*
 - *"Fishing, running."*
 - *"boating/camping"*
 - *"Camping, fishing, hiking, a*

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- place to swim"
- "boating/camping"
- "Walking - Sidewalks need work"
- "Walking trails"
- "Dedicated softball and baseball fields that can host large tournaments / a track for the school and for people to walk in the summer / an expanded HEATED pool that includes slides & splash pads / Walking trails through the woods that surround WW."
- "hunting, fishing, sports"
- "Stop allowing the SAME people to simply change places at the campgrounds every three weeks and keep the rest of us from using the place! That's absurd! People from out of town abuse that stupid rule and those of us who LIVE HERE cannot even camp on the weekends! That needs to stop! Three weeks is enough, period! No more changing spots to restart the three week clock, and doing that to stay all summer! PLEASE fix that!"
- "fishing, bbq and games like corn hole and basketball, running/walking/hiking, splash pad, golf"
- "Football/softball field, track field, bigger city park, better basketball courts"
- "Pickle ball walking trail disk golf larger camp ground recreation of the old depot for outdoor events"
- "boating, swimming, working out, walking."
- "Walking trails."
- "walking/riding trails and recreational courts (basketball, tennis, etc)"
- "Parks! Walking trails"
- "Fishing hunting"
- "Walking, basketball"
- "Walking/hiking"
- "seasonal activities(haunted drives or walks, garden walks)
- walking trails that are accessible"
- "Open air auditorium for concerts and dancing and more bike/running paths"
- "Nature, trails, community gardens"
- "Sand volleyball, football, baseball/softball"
- "Walking, biking and I would like to see a pickle ball court. I would also like to see our walking trail extended to the east."
- "Walking/biking trails (current sidewalks are terrible and not great for walking). Golfing, fishing, ATV/UTV trails"
- "Expanded walking/hiking trails"
- "Hunting"
- "Quiet relaxing summers"
- "Camping, walking trails"
- "walking, fishing, biking, baseball, sports"
- "More camping and boating"
- "camping"
- "Safe walking trail (not like the existing one that I previously mentioned)"
- "Sports such as baseball and football"
- "Camping"
- "Hiking"
- "Walks, nicer city park"
- "Walking trails"
- "Fishing, atv [sic]"
- "Walking golfing"
- "Hiking and fishing"
- "Swimming"
- "Fishing"
- "NA"
- "Walking trails, sports, kid friendly areas and activities, picnic/bonfires, amphitheater activities"
- "Camping. There are few if any campgrounds to use and my family can't come camp because it's full of locals all summer. We're losing tourism."
- "Dog run"
- "Hunting and fishing"
- "Fishing, hiking, camping, shopping, staying away from the crowds."
- "Walking/biking"
- "Not sure"
- "Hiking"
- "Outdoors"
- "Boating fishing"
- "Lake to swim in Frisbee golf course Golf course"
- "Walking & hiking"
- "Golfing"
- "Hiking trails; gun range; sand volleyball leagues"
- "Hunting and fishing"
- "Fishing"
- "Just any that bring the community together!"
- "Walking trail"
- "Hunting"
- "camping"
- "Good park to take my kid to"
- "Camping, swimming"
- "Recreational paths/trails, fishing, hunting"
- "Walking, golf"
- "trails to run and bike along with tent camping. Not electric pads."
- "Camping, fishing, hunting"
- "Outdoor walking trails"
- "BOATING, SWIMMING, HIKING"

Project Website

A special project website was established for the Weeping Water comprehensive vision plan. The project website served as a means to notify people about the survey, provide updates on the status of the project, and as a medium for people to ask questions. In addition, the project website provided a location to upload links to parts of the comprehensive vision plan as they were completed and reviewed.

Stakeholder Meetings

Stakeholders, key to future growth in the city, were identified by the steering committee. These stakeholders were the Chamber of Commerce, Farmers Merchant Bank, and RAWW. Other groups were identified but were not available for discussion during the planning period.

Chamber of Commerce

The planning team met with the Chamber of Commerce to discuss the state of Weeping Water from their unique, business driven perspective. The planning team asked this group about strengths of the City, biggest issues facing the City, and what they want the future of the City to look like.

- Strengths
 - Business variety on Main Street
 - Involvement of community and businesses
 - Community pride
- Issues
 - Not growing
 - Housing availability
 - Daycare options
 - Not enough diversity in industrial base
- Next 20 years of Weeping Water
 - More retail and more housing
 - More camping and recreation options
 - Capitalizing on agritourism

Farmers Merchant Bank

Farmers and Merchant Bank was identified by the steering committee due to their involvement with investment and lending in the community. The discussion with the bank corroborated much of what the planning team has heard; housing is an issue. The city wants

to grow, but there is a lack of inventory and support for people to move to Weeping Water or stay for the long term. The same goes for businesses; where is the inventory or support for businesses to come to the City or expand?

Positives of Weeping Water identified by the group focused on the possibilities of being close to Omaha and Lincoln. As the City grows, proximity to the metro areas will provide ample opportunity for Weeping Water to market itself to those who want the small town life.

RAWW

RAWW, or Revitalization Association of Weeping Water, is the Main Street organization in Weeping Water. They are heavily involved with strategic growth in the community, and were thus chosen by the steering committee as a key stakeholder in the city. Similar to the Chamber of Commerce, RAWW was asked about the issues and the next 20 years of Weeping Water.

- Issues
 - Business growth and lack of business diversity
 - No sports bar
 - Lack of grocery stores
 - Bringing people into town is difficult
 - Main Street is empty on Saturday nights
 - Not enough grant money to accomplish what they want to get done
- Next 20 years of Weeping Water
 - Busy and clean sidewalks
 - Making the city a destination
 - Beautification

Public Meetings

One public meeting was held on April 6, 2022. At the meeting, attendees discussed strengths and weaknesses of Weeping Water, opportunities for the city, and threats to the city. The following strengths, weaknesses, opportunities, and threats were as follows:

- Strengths
 - Off of major highways
 - Great place to raise kids
 - Education - great school system
 - Recreation opportunities - lake, pool, walking path
 - Library
 - Senior meals
 - Community weight room (can still be used when school is not out)
 - Roads and utilities
 - Campground
- Weaknesses
 - Outdated zoning regulations
 - Housing stock
 - Development limited by land acquisition
 - Needing more housing - people not willing to sell housing
 - No place for people to move to
 - Too many people commuting (Lincoln, Omaha) or vice versa
 - Lack of jobs and housing options in the city limits for those who leave
 - Senior housing options
 - Aesthetic of housing
 - Job opportunities not being filled - nursing, education
 - Land questions around city - particularly mines
 - Attractiveness of town - sometimes these

Community Engagement

eyesores are
borderline safety
hazards

- Housing options in communities like Omaha

- Yards
- Presentation of town
- Cost of land around fringes of town, where mines might be
- Cable expansion is hard because city is in a bowl (topography)
- Too small
- Opportunities
 - Golf course - plenty in the region, but would be nice to keep people in town instead of leaving to golf OR attracting people in
 - Development of housing on fringe of city limits, particularly duplexes/townhomes - developers have interest
 - Getting more senior housing - there is demand
 - Restaurant/bar, bakery
 - Restaurants with more consistent hours
 - Aesthetic improvement - be the standard
 - Community clean up dates, volunteer organizations working to get places cleaned up
 - Expanding campground - constantly in use
 - Walking trail parallel to railroad
 - Expansion of ballfields on west side of town, track around football field
 - Broadband
 - Main Street funding
- Threats
 - Location/proximity to larger communities



Chapter Three Population

Population

Understanding past and existing population trends and applying them to the future is a critical action that Weeping Water

should undertake. Weeping Water's decision-makers should understand where the city has been, where it is currently, and where it appears to be going. Population trends impact all of

the major components comprising the city including housing, medical services, local employment, economics, education, and fiscal stability. Population projections also provide an estimate for the city to base future land use and development decisions. Ultimately, population projections are only estimates and unforeseen factors may affect projections significantly. The review of population trends is thus a critical action should said unforeseen factors occur.



Photo 3.1: Men visiting bank in 1900
Source: Farmers & Merchants Bank

Historical Population Trends Analysis

Table 3.1 contains the historic population between 1920 and 2020 for Weeping Water compared to Cass County. The data provide a look at where the city has been and allows for the eventual projection of populations in the community.

Table 3.1: Population Trends and Analysis, Weeping Water and Cass County 1920-2020

Decade	Weeping Water	Change	% Change	Cass County	Change	% Change
1920	1,084	-	-	18,029	-	-
1930	1,029	(55)	-5.1%	17,684	(345)	-1.9%
1940	1,139	110	10.7%	16,992	(692)	-3.9%
1950	1,070	(69)	-6.1%	16,361	(631)	-3.7%
1960	1,048	(22)	-2.1%	17,821	1,460	8.9%
1970	1,143	95	9.1%	18,076	255	1.4%
1980	1,109	(34)	-3.0%	20,297	2,221	12.3%
1990	1,008	(101)	-9.1%	21,318	1,021	5.0%
2000	1,103	95	9.4%	24,334	3,016	14.2%
2010	1,050	(53)	-4.8%	25,241	907	3.7%
2020	1,029	(21)	-2.0%	26,598	457	1.8%

Source: U.S. Census Bureau 1920 - 2020

Overall, Cass County has seen a 47.5% (8,569 people) increase in population from 1920 to 2020. However, over the same period, Weeping Water saw a decrease of 5.3% (55 people) during the same period. While the county was growing, Weeping Water decreased in size. The largest increase in population came in 1940 (10.7% or 110 people). The largest decrease in population came in 1990 (9.1% or 101 people). The peak population in Weeping Water occurred in 1970 with 1,143 people.

Age Structure Analysis

Age structure is an important component of population analysis. By analyzing age structure, the city can determine the key dynamic affecting the population growth or decline, and sustainability of Weeping Water's population. Each age group affects the population in a number of different ways; the existence of large younger age groups means a greater ability to sustain future population growth compared to large older age groups.

Table 3.2 contains the age group structure for Weeping Water in 2010 and 2020. The examination of age structures provides an

understanding of where some of the population shifts are occurring. Reviewing population in this manner permits a detailed analysis of which specific groups are moving in and out of the city. Negative changes in a group indicate out-migration or a combination of out-migration and deaths.

Weeping Water saw growth in six age groups from 2010 to 2020. The 0-4 and 5-9 groups are always an increase, since these individuals were not alive for the 2010 Census. Outside of the 2010 age groups of 0-4 and 5-9 years, the other increases were in the 15-19, 55-64, 65-74, and 75-84 age groups. When you eliminate the first two younger populations, 48 people moved into Weeping Water during this period. Adding the new births into the mix, the total population growth was 163 people.

There were eight age groups from 2010 having declined by 2020. The group with the greatest loss was the 85 and over age group, which lost 44 persons, or 62.9% over the period. The age group which lost the second most was a young age group, 45-54. This age group lost 37 persons, or 28.5%. Older age groups lost significant population as well.

Overall, Weeping Water had a negative population pattern occur during the ten year period, losing 3.7% of its population.

Median Age

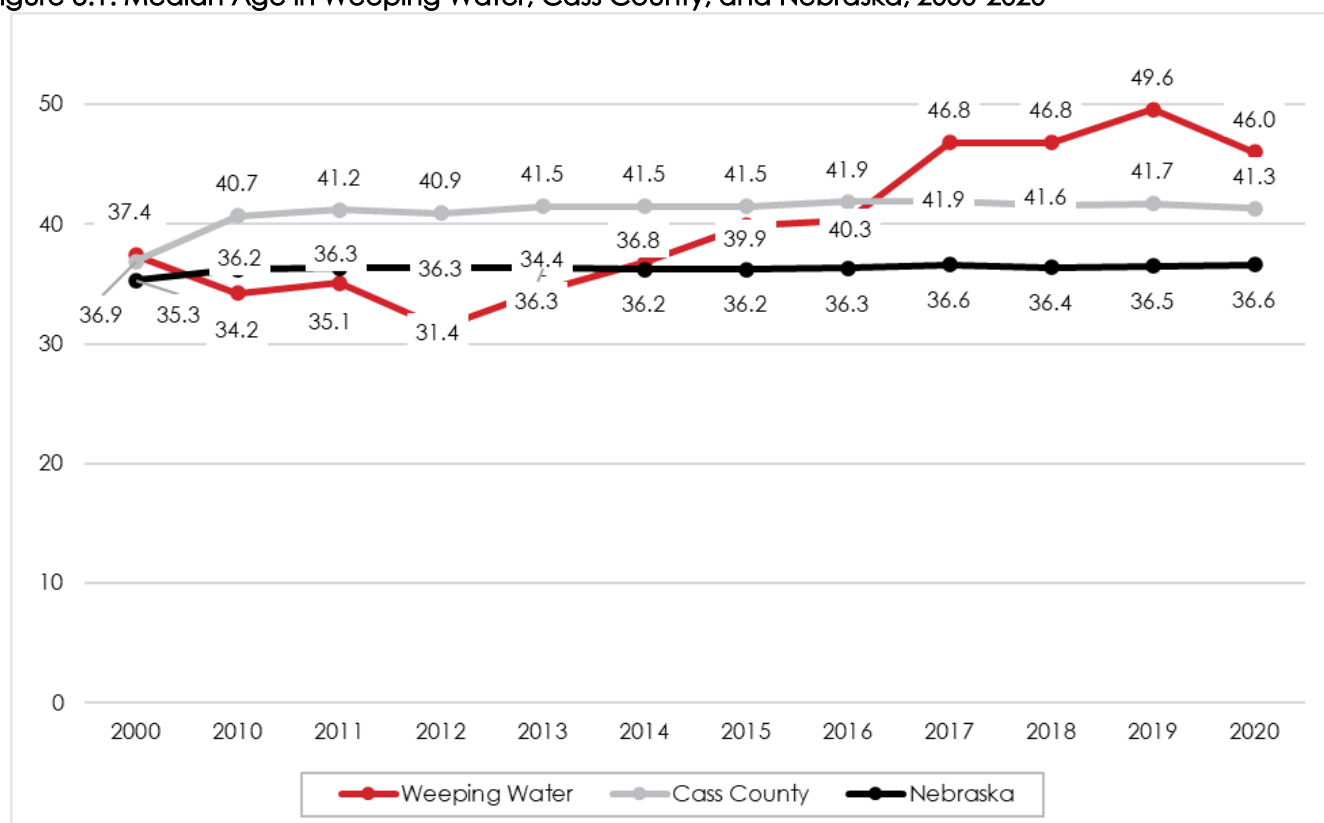
Between 2000 and 2020, the median age in Weeping Water significantly increased from 37.4 years to 46.0 years. This increase equaled 9.6 years over the period. Cass County's median age increase by 4.5 years, and Nebraska's median age increased by 1.3 years. The median age for Weeping Water was nearly 8 years higher than the county's, and over 13 years higher than Nebraska's median age. As shown in table 3.2, young people are leaving the city, leaving Weeping Water with an aging population and a steady rise in median age.

Table 3.2: Age Characteristics 2010-2020

Male and Female Populations 2010-2020					
Age in 2010	2010 population	Age in 2020	2020 population	Cohort Change	% Change
		0-4	59	N/A	N/A
		5-9	56	N/A	N/A
0-4	80	10-14	60	-20	-25.0%
5-9	61	15-19	65	4	6.6%
10-14	79	20-24	65	-14	-17.7%
15-19	76	25-29	58	-18	-23.7%
20-24	57	30-34	47	-10	-17.5%
25-29	69	35-39	39	-30	-43.5%
30-34	67	40-44	38	-29	-43.3%
35-44	130	45-54	93	-37	-28.5%
45-54	171	55-64	174	3	1.8%
55-64	124	65-74	151	27	21.8%
65-74	66	75-84	80	14	21.2%
75 & older	70	85 and over	26	-44	-62.9%
Total	1,050		1,011	-210.7%	

Sources: ACS 5 Year Estimates 2010 and 2020

Figure 3.1: Median Age in Weeping Water, Cass County, and Nebraska, 2000-2020

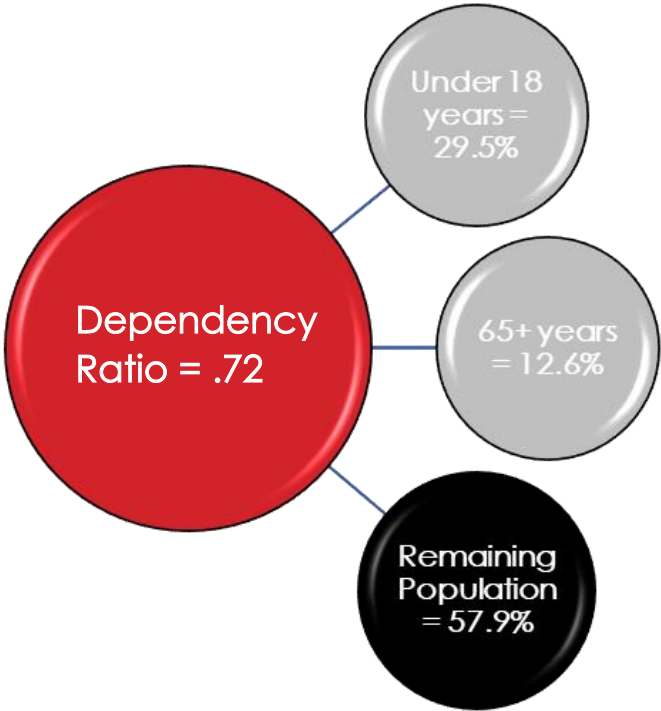


Source: US Census Bureau 2000, ACS 5 Year Estimates 2010 and 2020

Dependency Ratio

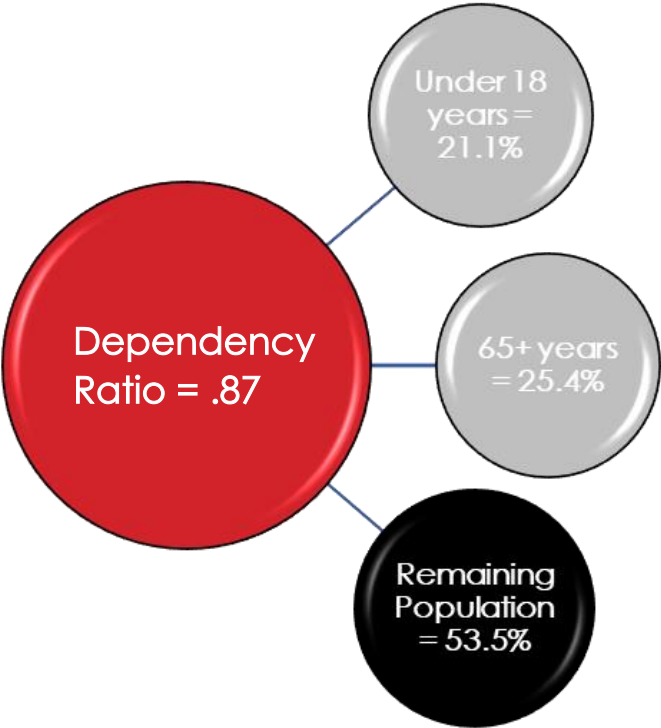
The dependency ratio examines the portion of Weeping Water's supporting age groups historically dependent upon others for survival (those under 18 years and those 65 years and older). The dependency ratio is important to examine because it focuses on the number of dependent persons and if there is enough employed persons in the community to support the dependent populations and the employed population. Figure 3.2 and 3.3 indicates the dependency ratios for 2010 and 2020 in Weeping Water. The portion of persons less than 18 years of age decreased by 8.4%, however those aged 65 years and older increased by 12.8% over the time period. In 2010, Weeping Water had a dependency ratio of 0.72 (42.1%/57.9%). By 2020 the dependency ratio had increased to 0.87 (46.5%/53.5%).

Figure 3.2: Dependency Ratio 2010



Source: ACS 5 Year Estimates 2010

Figure 3.3: Dependency Ratio 2020



Source: ACS 5 Year Estimates 2020

Dependency Ratio

This ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

< 1: 1 Independent resident is able to support more than 1 Dependent resident

=1: 1 Independent resident able to support 1 Dependent resident

>1: 1 Independent resident able to support less than 1 Dependent resident

(%18 years and younger + %65 years and older)
% of remaining population

Ethnicity

Weeping Water was predominantly White alone in 2010; this did not change by 2020. The White alone population did decrease by 77 persons (7.5%) between 2010 and 2020, though the total population was still 92.7% White. The Hispanic Origin (Any Race) population increased from 7 to 20 between 2010 to 2020. The Two or More Races population group also increased over the time period, growing from eight persons to 47 persons. The Native Hawaiian and Other Pacific Islander alone and Some Other Race alone groups both increased by one person over the time period. Despite the increases in these other groups, the population in Weeping Water remained predominantly White. This will likely continue into the future for the city based on these trends.

Population Projections

Population projections are estimates based upon past and present circumstances. The use of population projections allows Weeping Water to estimate the potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the city will be able to develop a baseline of change from which future scenarios can be generated. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively.

At the present time, these projections are the best tool for predicting future population changes. There are many methods to project the future population trends; the one projection technique used is intended to provide Weeping

Table 3.3: Ethnicity 2010 to 2020

Ethnicity	2010		2020		2010 to 2020	
	Number	%	Number	%	Net Change	% change
White alone	1,031	98.2	954	92.7	-77	-7.5
Black or African American alone	2	0.2	4	0.4	2	100
American Indian and Alaska Native alone	1	0.1	1	0.1	0	0
Asian alone	1	0.1	1	0.1	0	0
Native Hawaiian and Other Pacific Islander alone	0	0	1	0.1	1	100
Some Other Race alone	0	0	1	0.1	1	100
Two or More Races	8	0.8	47	4.6	39	487.5
Hispanic Origin (Any Race)	7	0.7	20	1.9	13	185.7

Source: US Census Bureau 2010 and 2020

Water a broad overview of possible population changes in the future.

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Weeping Water, four different trend lines were reviewed: 2010 to 2020, 2000 to 2020, 1990 to 2020, and 1970 to 2020. A review of these trend lines indicates Weeping Water will see varied levels of population changes between now and 2050. The following projections summarize the decennial population for Weeping Water through 2050.

Year	1970 to 2020
2020	1,029 persons
2030	1,008 persons
2040	987 persons
2050	966 persons

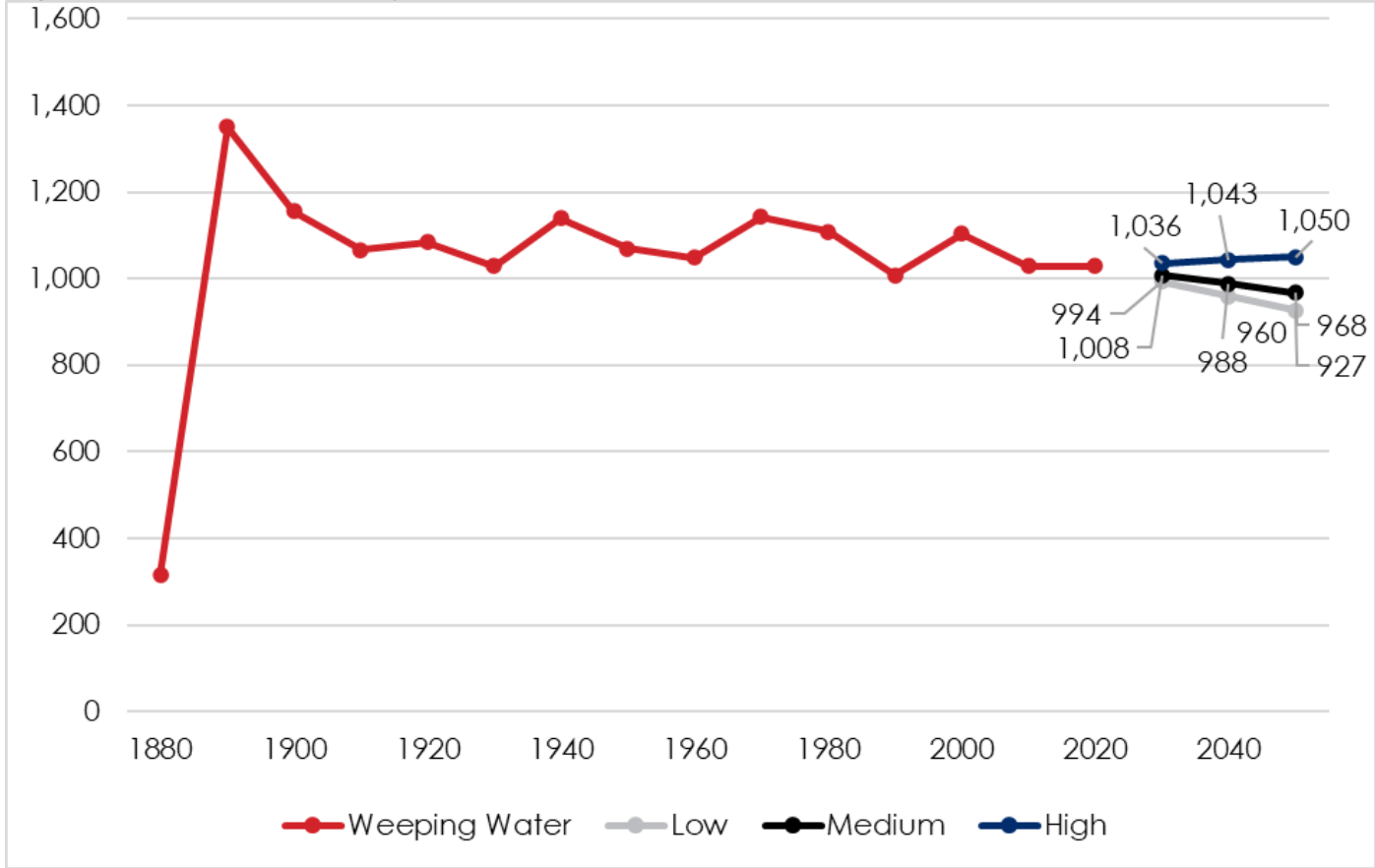
Year	1990 to 2020
2020	1,029 persons
2030	1,036 persons
2040	1,043 persons
2050	1,050 persons

Year	2000 to 2020
2020	1,029 persons
2030	994 persons
2040	960 persons
2050	927 persons

Year	2010 to 2020
2020	1,029 persons
2030	1,008 persons
2040	988 persons
2050	968 persons

Population

Figure 3.4: Population and Projections



Source: US Census Bureau 1880 - 2020, Marvin Planning Consultants

Summary of Population Projections

Three population projection scenarios were selected and include a low, medium, and high series.

Low = 2000 to 2020

2030	994 persons
2040	960 persons
2050	927 persons

Medium = 2010 to 2020

2030	1,008 persons
2040	988 persons
2050	968 persons

High = 1990 to 2020

2030	1,036 persons
2040	1,043 persons
2050	1,050 persons



Chapter Four Housing

Housing

The primary goal of the housing profile is to allow the city to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary, and affordable housing for every family and individual residing within the city.

Projecting future housing needs requires several factors to be considered including population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Weeping Water.

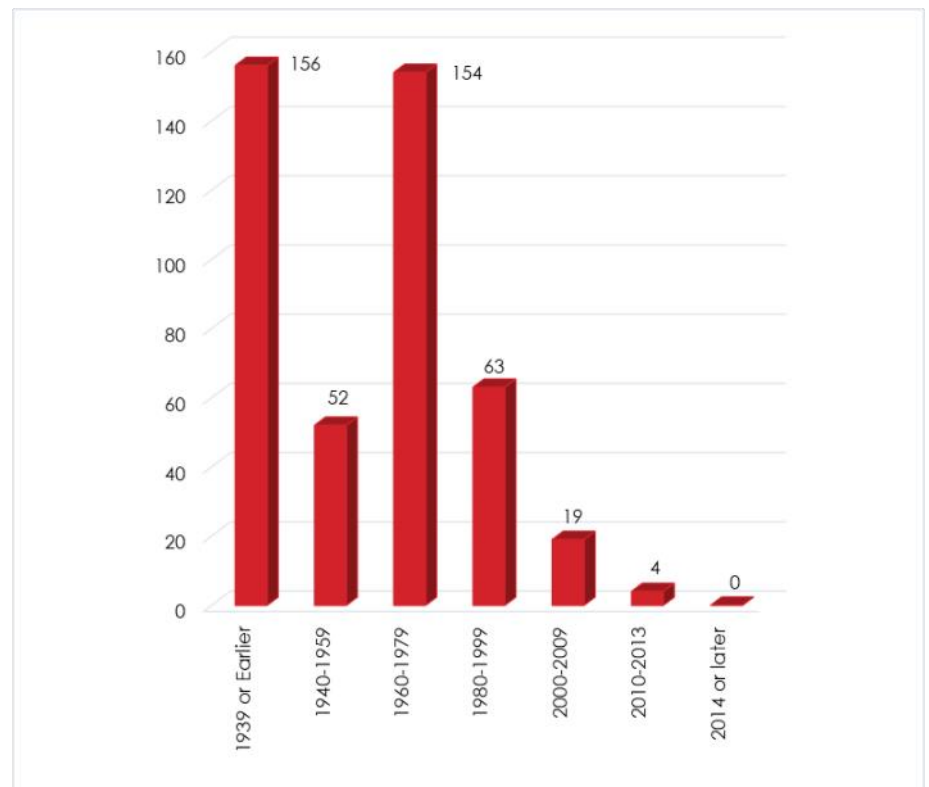
Existing Housing Stock

Analyzing the housing stock age can reveal much about population and economic conditions of the past. Examining the housing stock is important in order to understand the overall

quality of housing in Weeping Water. Figure 4.1 indicates 156 homes, or 34.8% of Weeping Water's 448 total housing units, were constructed prior to 1940.

Weeping Water saw a housing boom between 1960-1979 with 154 homes being constructed. The population grew between 1930-1940 and between 1960-

Figure 4.1: Age of Existing Housing Stock



Source: ACS 5 Year Estimates 2020

1970, thus the housing booms can be explained by population growth. Other than these time periods, very little housing was built in the community, and population generally declined. No new houses have been built since 2014. These data ultimately indicate the economy was relatively strong between 1960-1979.

A total of 80.8% of all housing units in Weeping Water were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs to bring these homes up to current energy efficiency standards.

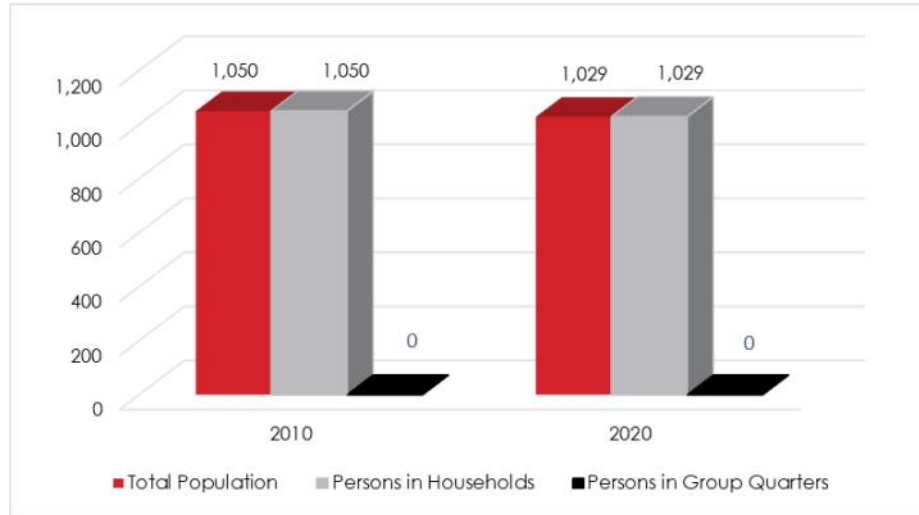
Housing Characteristics

Figures 4.2-4.9 and Table 4.1 identify critical housing characteristics of Weeping Water. The figures indicate the breakdown between owner- and renter-occupied housing as well as the number of people living in group quarters. Households are typically single-family, duplexes, or apartments. Group quarters are places where people live or stay in a group living arrangement. These units are owned or managed by an organization providing housing and/or services for the residents. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other.

Households/Group Quarters

In both 2010 and 2020, no persons lived in group quarters in Weeping Water.

Figure 4.2: Housing Populations 2010-2020



Sources: ACS 5 Year Estimates 2010 and 2020

Table 4.1: Persons per Household 2020

Municipality	Persons Per Household
Weeping Water	2.26
Louisville	2.62
Plattsmouth	2.37
Alvo	2.76
Avoca	2.92
Cedar Creek	2.30
Eagle	2.31
Elmwood	2.34
Greenwood	2.64
Manley	2.01
Murdock	2.08
Murray	2.35
Nehawka	2.54
South Bend	2.24
Union	2.26
Average	2.40

Sources: ACS 5 Year Estimates 2020

Persons per Household

The average persons per household in Weeping Water was 2.26 in 2020; which is near the normal trend in the Midwest and the United States. The trend nationally has been towards a declining household size. Weeping Water has the second lowest persons per household size in Cass County behind Manley (2.01). The persons per household for each community in Cass County as of 2020 are shown in Table 4.1.

Occupied vs. Vacant Units

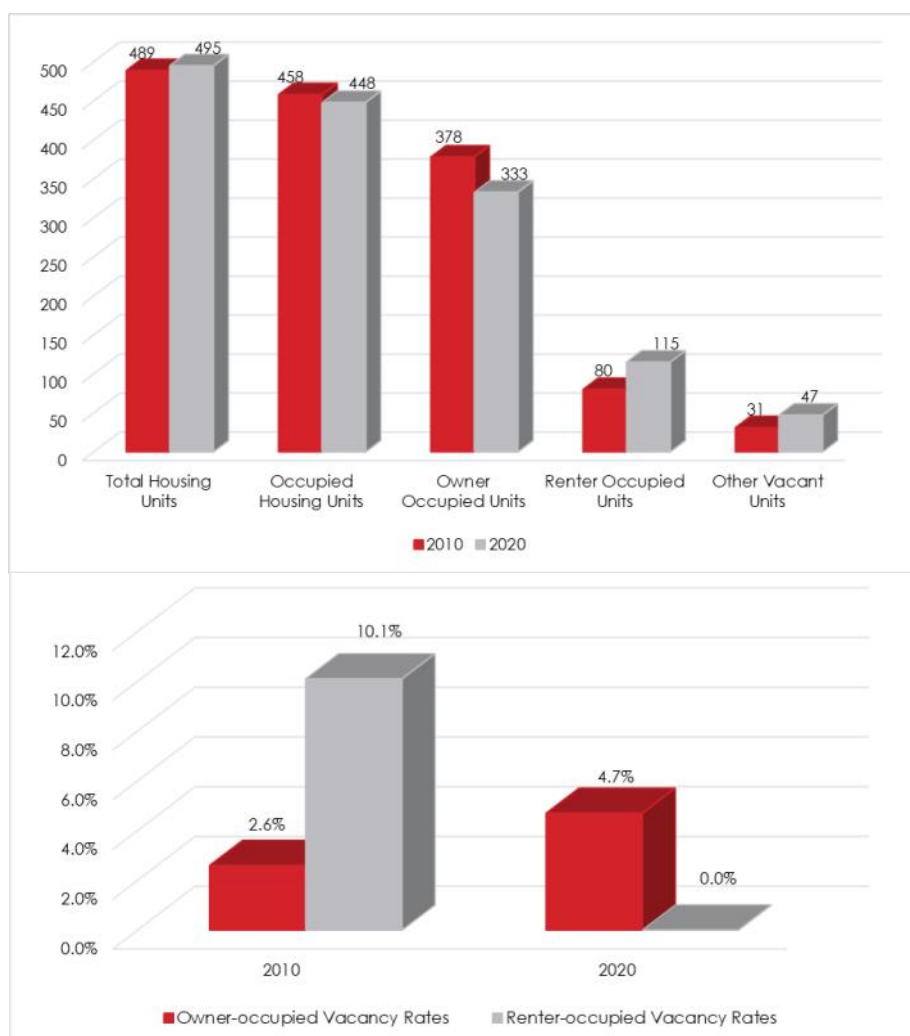
Figures 4.3 and 4.4 show occupied vs. vacant housing units statistics. Occupied housing units in the county decreased by 2.2% between 2010 to 2020; this was a 10 unit decrease from 2010. During the same time frame, vacant housing units increased from 31 units to 47 units, or 34.0%. The overall percentage for owner- and renter-occupied units vacancy rates in 2020 were 4.7% and 0.0% respectively. Owner-occupied vacancy rates showed an increase from 2010.

Median Gross Rent

Median gross rent in Weeping Water increased marginally by \$24 between 2000 and 2010. By 2020, it had increased to \$684, or an increase of 40.2% from 2000. Median gross rent in Nebraska increased by 32.0% between 2000 and 2010. By 2020, the state's median monthly gross rent had increased by 74.5% from 2000. While median gross rent in Weeping Water only increased by 40.2% during the time period, the state's median gross rent grew at a higher rate.

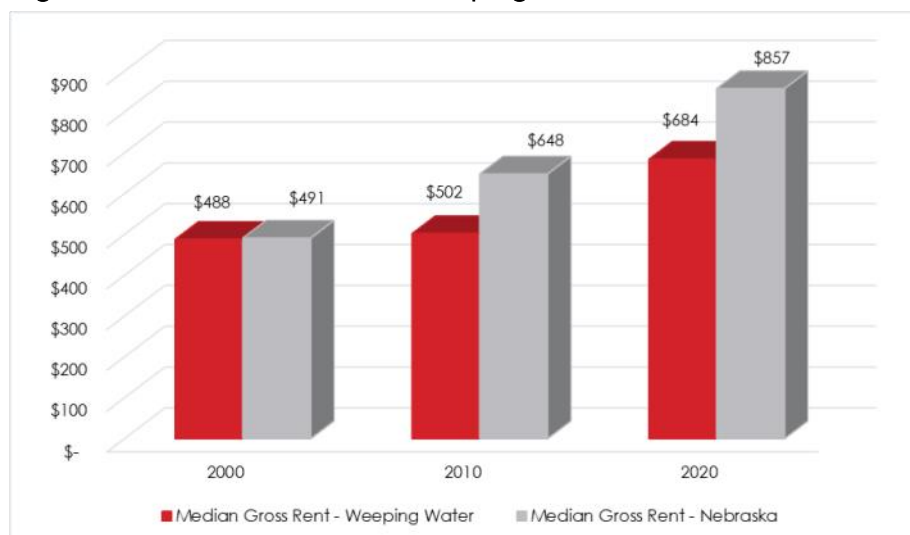
Comparing changes in median gross rents between 2000 and 2020 with the Consumer Price Index (CPI) enables local housing costs to be compared to national economic conditions. Inflation increased at a rate of 50.5% between 2000 and 2020, indicating Weeping Water's rents actually did not increase at the same rate as the CPI during this period. This means landlords were making less money on average in 2020 compared to 2000 in terms of real dollars. In comparison, Nebraska's median gross rent grew well above the CPI over the time period.

Figure 4.3: Occupied vs. Vacant Housing 2010-2020;
Figure 4.4: Vacancy Rates by Type of Unit 2010-2020



Sources: ACS 5 Year Estimates 2010 and 2020

Figure 4.5: Median Gross Rent, Weeping Water/Nebraska 2000-2020

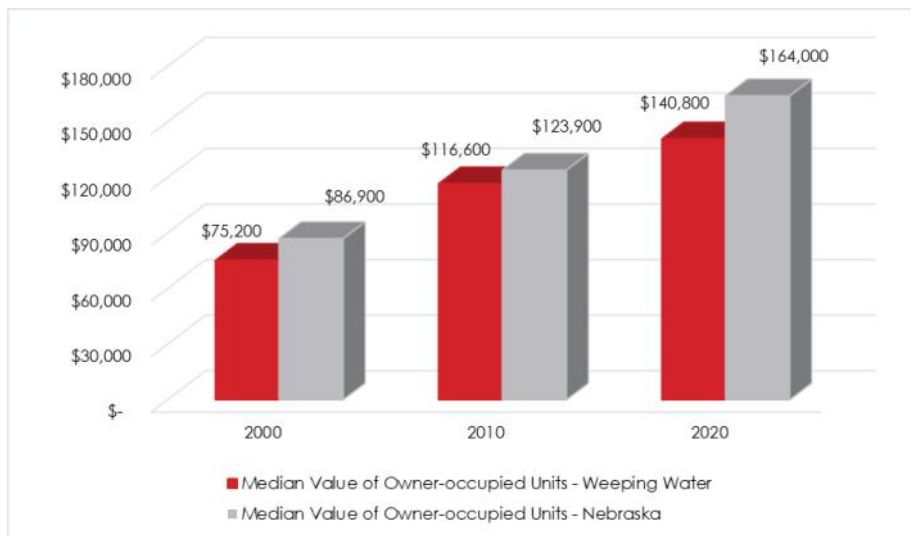


Sources: US Census Bureau 2000, ACS 5 Year Estimates 2010 and 2020

Median Value Owner-Occupied Units

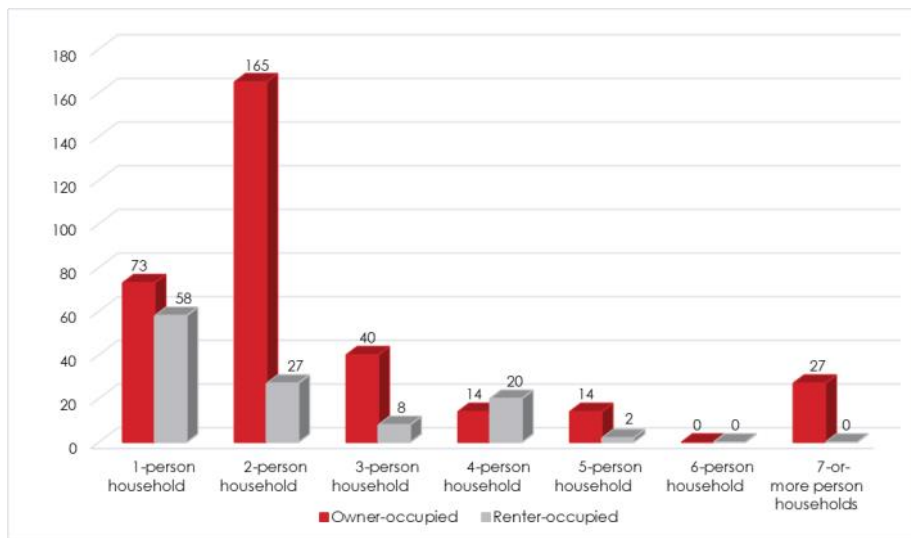
The median value of owner-occupied housing units Weeping Water increased from \$75,200 in 2000 to \$116,600 in 2010, or 35.5%. By 2020, the median value had increased to \$133,900, or an increase of 87.2% from 2000. Over the same time period, the state's median value had increased by 88.7% from \$86,900 to \$164,000. Weeping Water's median value of owner-occupied units was 85.9% of the state's median value in 2020. The median value of owner-occupied units increased higher for both the city and the state than the CPI did over the time period.

Figure 4.6: Median Value Owner-Occupied Units, Weeping Water and Nebraska 2000-2020



Sources: U.S. Census Bureau 2000, ACS 5 Year Estimates 2010 and 2020

Figure 4.7: Persons by Household Type 2020



Source: ACS 5 Year Estimates 2020

Persons Per Household

Figures 4.7 and 4.8 show tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit.

In 2020, the largest section of owner-occupied housing in Weeping Water was in the two-person household, with 165 units or 49.5% of the total owner-occupied units. By comparison, the largest household size for rentals was the one-person household with 58 renter-occupied housing units, or 50.4% of the total renter-occupied units.

In 2020, the age cohorts representing the largest home ownership group were those 65 to 74 years. Of the total residents living in owner-occupied housing units, 22.8% were between 65 and 74 years of age. The 75 to 84 years age cohort was second with 14.1% of the total owner-occupied units being occupied by said age cohort. Renter-occupied housing was

dominated by two different cohort groups; 25 to 34 years (23.5%) and 55 to 59 (20.0%). These two cohorts represented 43.5% of all renter-occupied units in 2020.

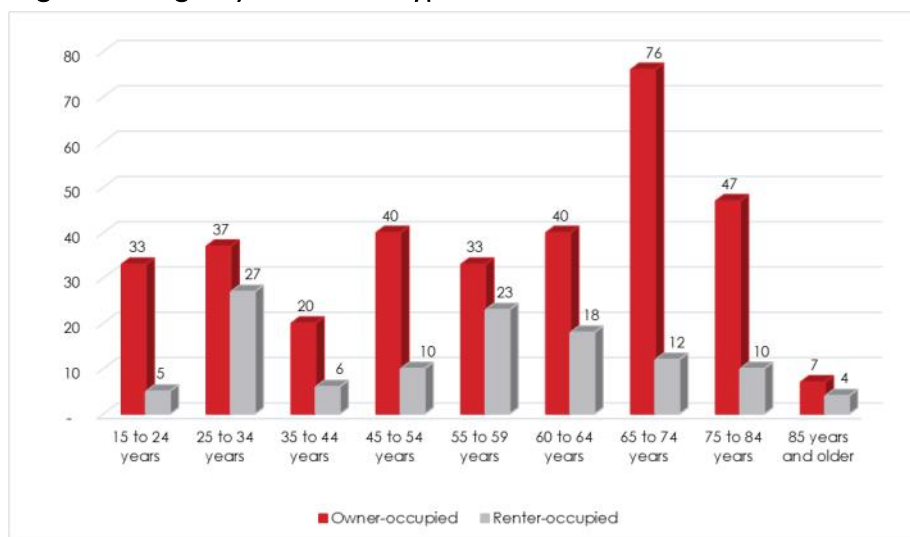
Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or that are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard. This criteria, when applied to Weeping Water, means eight units were substandard in 2010 and 0 units were substandard in 2020. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. The 2020 data suggests that no houses are substandard as of 2020.

What these data fail to consider are housing units that have met both criterion and counted twice. Even so, the city should not assume these data overestimate or underestimate the number of substandard housing. Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical, or plumbing codes should also be included in an analysis of substandard housing.

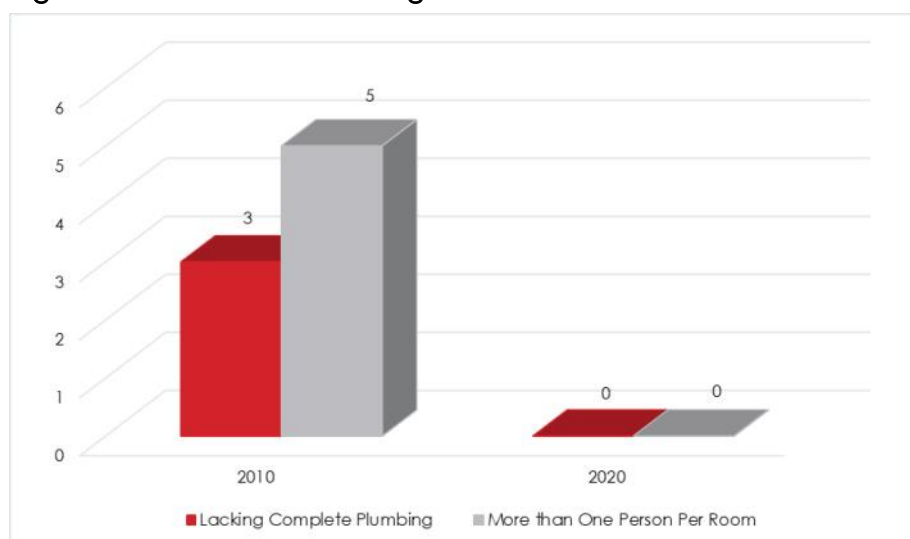
A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure a city maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

Figure 4.8: Age by Household Type 2020



Source: ACS 5 Year Estimates 2020

Figure 4.9: Substandard Housing Conditions 2010-2020



Source: ACS 5 Year Estimates 2010 and 2020

Housing Goals, Objectives, and Policies

Housing Goal H-1:

Improve and address owner-occupied and renter-occupied housing stock issues in the city for all residents.

Objectives and Policies

- H-1.1: Housing stock needs should strive to provide safe, affordable, and quality units for all incomes and age groups, with an emphasis on renters, seniors, and young families. The city should prioritize assisted living for seniors when addressing housing stock for seniors.
- H-1.2: Pursue efforts to of creating housing options for seniors allowing for downsizing and opening up the single-family market.
- H-1.3: Incentivize and create further partnerships with local housing developers, local funding sources, and state funding sources in an effort to continue creating new housing opportunities in the city.
- H-1.4: The city should strive for diversity in housing types for all age groups.

Housing Goal H-2:

The current housing stock is not an asset used to retain all age groups nor businesses to the city. The location of Weeping Water between Omaha and Lincoln should better capitalize on housing stock to promote commuters to these larger communities.

Objectives and Policies

- H-2.1: Strive to improve the aesthetics of the city housing stock through rehabilitation. As aesthetics improve, the retention and attraction of business and families will improve.

Housing Goal H-3:

Housing rehabilitation programs and activities in the city should strive to protect and preserve the existing housing stock of the community.

Objectives and Policies

- H-3.1: Create a housing rehabilitation program, for both owner and rental housing units with emphasis on meeting the housing needs of special populations such as the elderly, low income families, and housing for persons with special needs.
- H-3.2: For houses unable to be rehabilitated, demolition should be considered. Demolishing condemned or dilapidated housing would allow for new housing to be built on vacant lots.

Housing Goal H-4:

The community of Weeping Water, either alone or in conjunction with the other communities in Cass County should complete a Housing Needs Assessment.

Objectives and Policies

- H-4.1: The Housing Needs Assessment should examine specific levels of substandard housing as well as needs in owner- and renter-occupied units.
- H-4.2: The Housing Assessment Study needs to also examine the demand and need for Assisted Living and other senior housing.
- H-4.3: The community should create further partnerships with local housing developers and local and state funding sources, in an effort to continue creating new housing opportunities in the community.



Chapter Five

Economy and Economic Development

Economic Profile

Economic data are collected in order to understand local changes in economic activity and employment needs and opportunities within Weeping Water. In this section, employment by industry, household income statistics, and commuter analyses were reviewed for Weeping Water and Nebraska.

Income Statistics

Income statistics for households are important in determining the earning power of households in a community. The data within show household income levels for Weeping Water in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

Figure 5.1 indicates the number of households in each income range for Weeping Water from 2000 to 2020. The household

income range most commonly reported for each time period was \$50,000 to \$74,999 (25.7% of all households), \$50,000 to \$74,999 (23.6% of all households), and \$50,000 to \$74,999 (24.0% of all households), respectively.

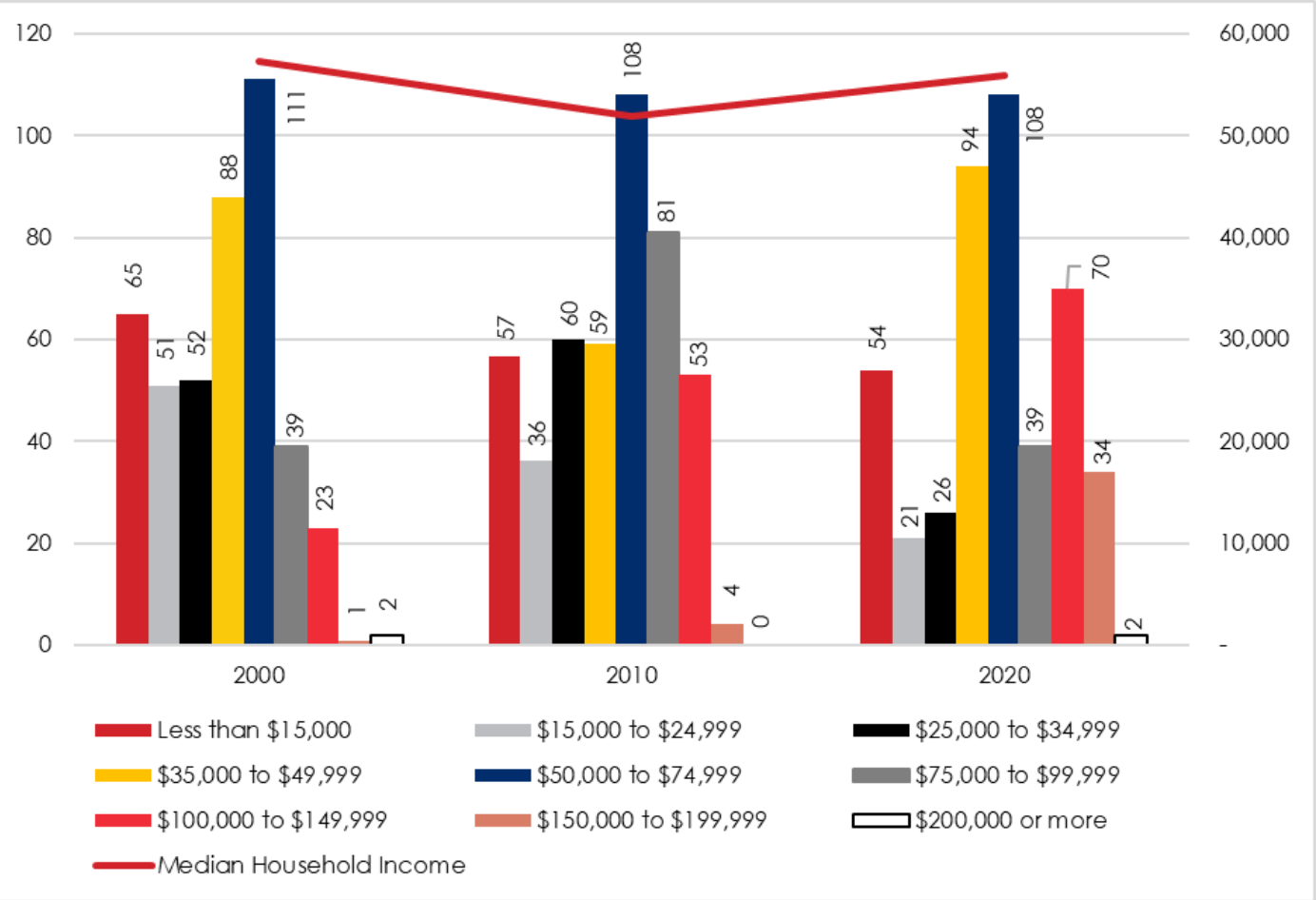
Those households earning less than \$15,000 accounted for 15.0%, 12.4%, and 12.1% of all households for the three time periods, respectively. These households account for the poorest of the poor in the city. In addition, the households earning less than \$35,000 made up 38.9%, 33.4%, and 22.5% of all households for the time period in Weeping Water, respectively.

The median household income for Weeping Water was \$57,337 in 2000, which was \$18,087 more than the state's median income of \$39,250. By 2010, the median household income decreased to \$51,848 (a decrease of 10.6%), which was also greater than the state's median household income, though only slightly. By 2020, the median household

income had risen again to \$55,859, which was a rise of 7.7% from 2010. The state's median household income had still surpassed the city's median household income by 2020.

The CPI rose 50.5% over the time period, which indicates household incomes in Weeping Water did not exceed inflation. Over the time period, household incomes decreased by 2.6% in the city. However, household incomes in Nebraska rose by 60.5%, thus exceeding the rate of increase in CPI.

Figure 5.1: Household Income 2000 to 2020



Sources: U.S. Census Bureau 2000, ACS 5 Year Estimates 2010 and 2020

Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industries making up the local economy, as well as identifying particular occupations employing residents. Table 5.1 indicates employment size by industry for Weeping Water for 2020 (these data indicate the types of jobs residents have, not the number of jobs locally). The employment sector with the most employees in 2020 was Educational, health, and social services. This sector employed 21.3% of the total employed residents in 2020. This sector was followed by Manufacturing with 18.4% of the

employment base and then Construction both at 9.5% of people. Agriculture, forestry, fishing and hunting, and mining as well as

Table 5.1: Employment by Industry 2020

Industry Categories	2020	% of Total
Agriculture, forestry, fishing and hunting, and mining	47	9.5%
Construction	47	9.5%
Manufacturing	91	18.4%
Wholesale trade	21	4.3%
Retail trade	33	6.7%
Transportation and warehousing, and utilities	37	7.5%
Information	8	1.6%
Finance and insurance, and real estate and rental and leasing	34	6.9%
Professional, scientific, and management, and administrative and waste management services	12	2.4%
Educational services, and health care and social assistance	105	21.3%
Arts, entertainment, and recreation, and accommodation and food services	30	6.1%
Other services, except public administration	15	3.0%
Public administration	14	2.8%
Total	494	100.0%

Source: ACS 5 Year Estimates 2020

Commuter Trends

Figure 5.1 shows the commuter characteristics for Weeping Water in 2020. Travel time to work is another factor used to gauge where Weeping Water's workforce is employed. Figure 5.2 shows how many residents of Weeping Water travel to work in each of several time categories.

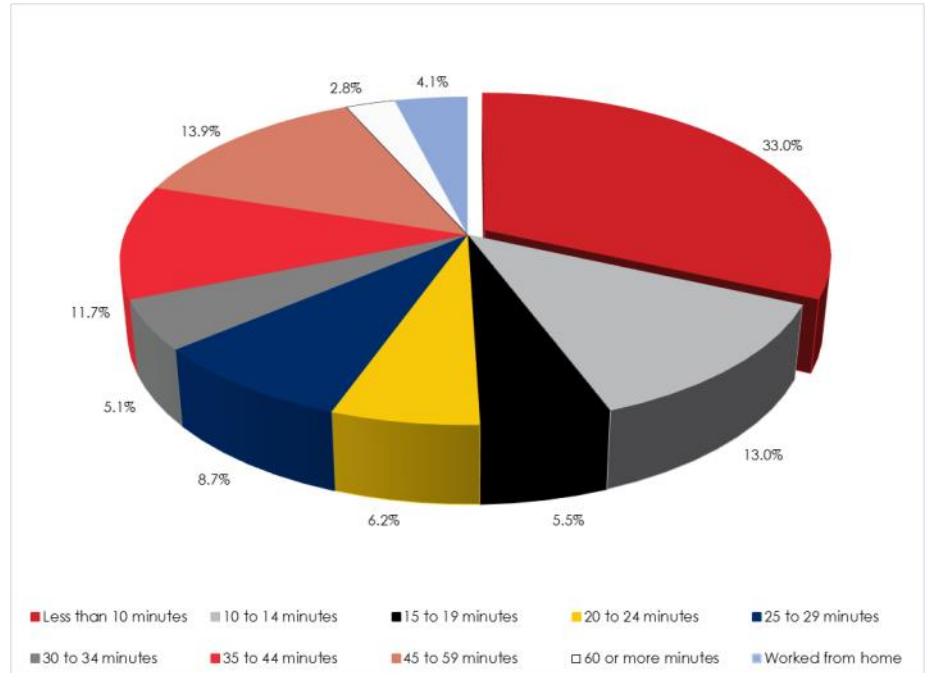
The large number of commuters speaks to the population size of Weeping Water and the available jobs regionally. In 2020, there was approximately 48.4% of the residents driving 20 minutes or more for employment; however, these commuting patterns may also signify a population enjoying where they live and are willing to sacrifice between one hour or more a day to commute. With Weeping Water's close proximity to the major communities of Lincoln and Omaha, it is likely that many of these commuters are going to one of these communities.

The Local Economy

The economy plays a key role in sustaining quality of life within a community. The benefits of a healthy economy reach far beyond the business sector. Local capital investment and job creation leads to quality schools, infrastructure, fire and police protection, parks, and the support of countless additional community facilities and services.

This section focuses primarily on entrepreneurialism, business retention and expansion, tools and strategies, labor and workforce training, infill and redevelopment, and infrastructure and land supply. The goals and objectives stated within this chapter are to be considered a community-directed guide for future

Figure 5.2: Commuter Trends



Source: ACS 5 Year Estimates 2020

economic development activities.

Economic Development

The primary local advocate of economic development in Weeping Water is the City Council. However, there can be assistance as needed from Nebraska Department of Economic Development (state agency). The City needs to continue to find additional partners along with the Nebraska Department of Economic Development in order to maximize future needs and economic development efforts.

Economic development activity does not require a constant attempt to lure the "one big" business, defined as a manufacturing company with many jobs to fill. In Weeping Water, economic development becomes about survival in both the short- and long-term.

The future of Weeping Water and its economic viability rely on a

few key elements. These elements include the following:

- The retention of youth within the community;
- Entrepreneurship by locals;
- Supplying basic goods and services locally;
- Quality infrastructure, and;
- Quality housing stock

Retention of Youth

The survival of any community is dependent upon maintaining its population base. As Weeping Water goes through this planning period, the population base of the community may be greatly challenged. As the residents from the "Greatest Generation" and the "Baby Boomers" age and begin to move into nursing facilities and pass on, the need for a replacement population will be critical. There are fewer people in the remaining population groups such as the "Gen X", "Gen Y", and "Gen Z" to replace those in the prior groups.

Economy and Economic Development

The retention of the youth and/or the attraction of younger couples with children will be critical to the future of Weeping Water. This will require the community to be perceived positively and provide the quality of life desired by these groups. The best way to start is to ask the youth in the community what is and will be important to them in the future. What will it take to get them to move back to Weeping Water? The younger population are the future leaders of the community, and as such, they need to provide the insight necessary to make Weeping Water a population survivor.

Entrepreneurship by Locals

One of the best and safest means to grow a community's economy is through the entrepreneurial spirit. Most communities are looking for the next big business or industry to relocate to their community. In today's economy these type of economic development wins are fewer and fewer apart.

Local entrepreneurs can be the biggest windfall a community can see. These people are typically loyal to the local area and likely will give back to the community. However, the biggest mistake occurring with local entrepreneurs is the locals do not support the business for some reason or another. Locals either:

- Don't want a local to succeed due to jealousy;
- Can find what they're selling cheaper in the town 20 to 30 miles down the road, or;
- Don't like the individual for one reason or another

While local entrepreneurs are more likely to:

- Give back and support the community as opposed to

the out of town operation;

- Pay local taxes, or;
- Support the local school activities in physical and monetary support

It is ironic that when communities similar to Weeping Water were founded, the entire commercial aspects of the community were likely entrepreneurs. Again, in the 21st Century, the future of these communities may rely on locally grown and nurtured individuals.

Finally, there is one additional factor weighing heavily on the success of the entrepreneur: financial backing. New business start-ups have difficulty finding the proper financial support to be successful. One of the most critical can come from local investment clubs and individuals believing in the entrepreneur and the entrepreneurial process.

Supplying Basic Goods and Services Locally

The more the local economy can support itself through key goods and services such as grocery, fuel, pharmacies, hardware, restaurants/bars, etc., the more it has to offer its residents. One key factor to this issue is the critical mass required to support businesses. When examining successful communities, one major item stands out - the ability for a local business to supply more than one specialty. For example, a pharmacy not only contains over the counter drugs and other toiletries but also has some clothing, gifts, etc. The business is not dependent on only one item.

Quality Infrastructure

Quality infrastructure is critical to attracting and keeping residents. Quality water systems and waste systems need to be in place and maintained in order to make the

community attractive as a place to live.

Communities such as Weeping Water will be faced with additional improvements as the older water mains and sanitary collection system continue to age. Staying on top of these improvements will allow the community to stay attractive to new and existing residents.

Maintaining the infrastructure, most of which is underground and unseen, is critical to a healthy community image.

Quality Housing Stock

Weeping Water is currently a "bedroom community" to several area communities including Lincoln, Omaha, Plattsmouth, and Nebraska City, for example. Bedroom communities have a great role to play in rural Nebraska; they offer a different quality of life. The key quality of life components include:

- A quieter place to live without the "white noise" found in more urban areas;
- Cleaner, prouder residents;
- A safe environment with minimal levels of crime;
- An environment where people look out for their neighbors and friends

Economy and Economic Development Goals/Policies

Tools and Strategies

Business retention, expansion, and recruitment efforts work toward maintaining a stable economy. Business retention and expansion programs address the issues affecting decisions by established businesses and industries to remain or expand. As businesses and industries expand, so too will the amount of jobs in the community. Such issues might include availability of public services and facilities, permitting procedures, property taxes, and training programs. Recruitment programs largely focus on attracting industrial/primary users as a major economic development strategy.

Economic Development Goal 1:

Create a healthy and stable local economy by retention, expansion, and recruitment of businesses.

Objectives and Policies

- ED-1.1: Encourage continued cooperation between Weeping Water's governmental and civic organizations for identification and support of bolstering local economic development.
- ED-1.2: Perform business retention/expansion surveys with assistance from NDED for every primary/industrial company within the city at a minimum of once every two years.
- ED-1.3: Prioritize visits with corporate office headquarters of local primary employers once every two years. Or sit down with local ownership to determine specific needs and concerns. The time to learn about their needs, issues, and concerns is the present, not when they are leaving town.
- ED-1.4: Encourage public/private partnerships for creative financing of local economic development and affiliated projects.
- ED-1.5: Investigate the development of a local loan fund for the support of entrepreneurialism.
- ED-1.6: Work cooperatively with local businesses to develop business transition plans so retirements do not also mean a loss of a business in the community.
- ED-1.7: Business recruitment should work to build a diverse job environment.

Environment

Weeping Water's citizens recognize economic development should not come at the expense of environmental quality, which itself is recognized as an important component of a community. A balanced approach to environmental sustainability advocates a balance between utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term. Environmental protection in the city should not impact mining operations, as mining is a vital part of the Weeping Water economy.

Economic Development Goal 2:

Recognize the importance of environmental quality and acknowledge protection of the environment will contribute to economic vitality.

Objectives and Policies

- ED-2.1: Encourage recruitment of lower-impact, environmentally friendly businesses.
- ED-2.2: Encourage programs promoting sustainable business practices such as recycling, pollution control, and low-energy consumption.
- ED-2.3: Develop zoning regulations to ensure the environmental stability and protection of all uses. Such zoning regulations should not negatively impact local industries such as mining.

Regulation

Weeping Water encourages an environment offering flexibility, consistency, predictability and clear direction to advance economic opportunities.

Economic Development Goal 3:

Provide consistent, fair, flexible, and timely regulations that are flexible, responsive, and affective in promoting local economic development.

Economy and Economic Development

Objectives and Policies

ED-3.1: Develop and implement a strategy to enforce nuisance codes.

ED-3.2: Encourage a streamlined approach to permitting to ensure timeliness in the process of zoning implementation

ED-3.3: Perform development review to ensure proposed developments are consistent with community vision and the Weeping Water zoning code.

Qualified Labor Force

Qualified labor is essential to recruit and retain business locally. The basic cornerstone in the development of a qualified labor force is educational opportunity. Weeping Water citizens should encourage the constant evaluation, growth and responsiveness of K-12 education in the community. Partnerships between business and the educational community should be nurtured to further the process of aligning community business needs with trained workforce.

Economic Development Goal 4:

Promote a qualified, competitive labor force responding to the changing needs of the workplace.

Objectives and Policies

ED-4.1: Support the cooperation between Weeping Water and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.

ED-4.2: Continue support of K-12 education to include skills-based training and creative partnerships with businesses.

ED-4.3: Advocate for greater partnership between local colleges, community colleges, and local school systems for enhanced workforce training.

ED-4.4: Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets and deficiencies in the skill sets found within the local labor pool.

ED-4.5: Work with local colleges to develop customized training programs to meet business needs.

ED-4.6: Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.

Infill and Redevelopment

Encourage infill and redevelopment as an economic development tool to revitalize under-utilized areas. Infill development is the process of developing or redeveloping vacant land or underutilized parcels of land within the community already provided with urban infrastructure services. Infill development policies help utilize existing utilities and services before considering costly service extensions.

Economic Development Goal 5:

Facilitate infill and redevelopment through the use of incentives and special development strategies.

Objectives and Policies

ED-5.1: Identify and designate specific areas for infill and redevelopment, beginning with the downtown.

ED-5.2: Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incentivize re-use and infill within areas slated for redevelopment.

ED-5.3: Allow for focused public investment to address the difficulties of development on small and/or nonconforming lots.

ED-5.4: Investigate cost-effective measures for demolition of vacant, delinquent, and/or unsafe facilities.

ED-5.5: As part of the infill and redevelopment efforts, the city should recruit a grocery store to Weeping Water.

Adequate Infrastructure and Land Supply

Infrastructure availability is one of the most critical factors in economic development. Sewer, water, transportation, electric, natural gas, and communications facilities must be available or easily obtained. Attracting industrial/primary uses, an adequate supply of usable industrial land unencumbered by

conflicting land uses and/or environmental constraints is important.

Economic Development Goal 6:

Ensure adequate amounts of usable industrial and commercially viable land in which new businesses may locate.

Objectives and Policies

- ED-6.1 Encourage the identification of sites suitable for new primary/industrial development, beginning with land left vacant by Martin Marietta.
- ED-6.2 Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.
- ED-6.3 Maintain an inventory of identified, usable industrial and commercial land sufficient to meet the projected demand and encourage marketability of the region.

Economic Development Resources

The City of Weeping Water has several tools at their disposal with regard to economic development. One of the best tools is the membership in Metropolitan Area Planning Agency (MAPA). MAPA can be a major asset in the development of grant applications through the Nebraska Department of Economic Development and other sources.

Tax Increment Financing

Another tool available to the City is the use of Tax Increment Financing (TIF). In order for the City to use TIF the City Council would need to have one or more Blight and Substandard Studies completed. The City is able to declare up to 50% of the corporate limits as blighted and substandard.

Tax Increment Financing (TIF) in Nebraska is authorized within the State Statutes under the Community Redevelopment Act. The use of TIF has been established for the purpose of the public sector being capable to partner with the private sector on redevelopment/development activities. TIF is a means where a municipality may capture new tax revenues generated by a specific project, within the corporate limits. The "Increment" is the difference between the current taxes generated and the anticipated or new taxes created from said project.

Funding under TIF projects is limited however to being used for activities deemed to be public infrastructure or in the public's best interest. Prior to a community using TIF as a funding mechanism, the governing body must complete a number of statutory requirements. Upon a declaration of blight and substandard conditions, the governing body must have a general redevelopment plan generated discussing how the blight and substandard conditions will be addressed. However, once a specific project is proposed and the governing body expresses interest, the general redevelopment plan must be amended to deal with specifics associated with the proposed project. The specific redevelopment plan is basically a contract between the municipality and the developer. The contract spells out what will be paid for by the TIF, what means of upfront financing will be used on the project, the terms of the agreement, not to exceed 15 years, and others as deemed appropriate. At this point, TIF funds can be authorized and the project started.

Other Potential Funding Sources

- USDA Rural Development – Nebraska
- Web: <http://www.rurdev.usda.gov/ne/>
- UNK Entrepreneurship and Innovation Program
- Web: http://www.unk.edu/academics/crrd/Entrepreneurship_program.php
- Nebraska Business Development Center (NBDC)
- Web: <http://www.nbdc.unomaha.edu/>
- Center for Rural Affairs – Rural Enterprise Assistance Project
- Web: <http://www.cfra.org/reap/home>
- Community Development Resources

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Chapter Six Community Facilities

Community Facilities

State and local governments provide a number of services to their citizens. These are referred to as public facilities. Public facilities represent a wide range of buildings and services built and maintained by different levels of government. Such facilities are provided to insure the safety, wellbeing, and enjoyment of the residents of Weeping Water. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if the city is to remain strong and vital. The analysis of existing facilities and future services are contained in this chapter. Alternatively, in some instances, there are a number of services not provided by the local or state governmental body and are

provided by non-governmental, private, or non-profit organizations for the community as a whole. These organizations are important providers of services and are in integral part of the community.

Facilities Plan

The Community Facilities Plan component of this plan reviews present capacities of all public and private facilities and services. The Facilities Plan for Weeping Water is divided into the categories of City Facilities, Education, and Health Care.

City Facilities

City Hall

City Hall, located at 101 W Eldora Ave, is open Monday through Friday from 8 a.m. to 4 p.m. City Hall houses the Mayor, City Council, City Clerk, and all other service departments of the city, including Code Compliance. City Council is comprised of four members, one of which is Council President. The City Clerk is responsible for parade

permitting, street closures, requests to speak to City Council, City Council agendas and minutes, and maintaining records.

(Note: Text modified slightly from websites.)

Sources: <https://weepingwater.org/city-hall>; <https://weepingwater.org/city-clerk>; <https://weepingwater.org/code-compliance>; <https://weepingwater.org/council>

Education

Weeping Water Public Schools

Weeping Water Public Schools (WWPS), under the umbrella of Weeping Water Independent School District, is a P/K-12 Class D-1 Public School with an approximate enrollment of 330 plus students (as of 2021) in grades K-12. WWPS offers a preschool, elementary school, junior high school, and high school.

(Note: Text modified slightly from websites.)

Sources: <https://www.weepingwaterps.org/page/about-wwps>; <https://weepingwater.org/schools>

Community Facilities

Health Care Services

Senior Care

At the Hopper Community Center, senior meals are provided Monday, Wednesday, and Fridays. The Center also provides social events, services, and information for seniors in the community. Social events include Bingo Days on the first Monday of every month.

(Note: Text modified slightly from website.)

Sources: <https://weepingwater.org/senior-citizen-center>



Photo 6.1: Weeping Water Public Schools
Source: Marvin Planning Consultants

Community Facilities Goals and Policies

Community Facilities Goals

Maintain and city facilities such as city hall, community center, library, and senior center for both current employees as well as future employees. Facilities and attracting workforce are not mutually exclusive.

Objectives and Policies

CF-1.1: Prioritize funding for continued maintenance of facilities for above listed city facilities.

CF-1.2: Create an environment where current and future employees feel comfortable in working and desire to work.

Educational Goals

Educational Goal 1:

Quality education is a vital component of positive growth. Although the City's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

Objectives and Policies

EDU-1.1: Cooperate with Weeping Water Public Schools in expanding public uses of educational facilities.

EDU-1.2: The school systems should review all new development proposed within the zoning jurisdiction of Weeping Water so they can accommodate future school populations.

Educational Goal 2:

The city will coordinate with the school district to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the school curriculum and facilities.

Objectives and Policies

EDU-2.1: Cooperate with both school systems on any future expansion or the development of new joint facilities.

EDU-2.2: Work with students to continually identify new facilities that will be needed in the future.

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Parks, Recreation, and Attractions

The Parks, Recreation, and Attractions chapter includes a brief description of the social, cultural, and recreational facilities found in both the region.

Regional Parks and Recreation

Platte River State Park

Platte River State Park is located halfway between Lincoln and Omaha. Before it was a state park it was two separate camps (Harriet Harding Campfire Girls Camp and Camp Esther K. Newman) and a tract of woodlands. The park offers camping cabins, "glamping" luxury cabins, a waterfall, a spray park, scenic hiking and biking trails, horse riding, and two observation towers that allow those who climb to the top an expansive view of the Platte River Basin.

(Note: Text modified slightly from website.)

Source: <https://thedyrt.com/camping/nebraska/platte-river-state-park>

Louisville State Recreation Park

Encompassing 192 acres, Louisville State Recreation Area boasts five sandpit lakes with approximately 50 surface acres of water. Surrounded by towering cottonwood trees, Louisville State Recreation Area offers swimming, fishing, non-power boating, canoe access to the Platte River, and a new floating playground. Paddle board, water bike, and kayak rentals are also available. These amenities, along with the area's close proximity to the Platte River, Mahoney state parks and Schramm Park State Recreation Area and Education Center, have made Louisville State Recreation Area highly trafficked. Camping reservations are available on half of the campsites.

(Note: Text modified slightly from website.)

Source: <http://outdoornebraska.gov/louisville/>

Eugene T. Mahoney State Park

Eugene T. Mahoney State Park offers year round activities for all age groups. Park goers can visit the aquatic center, indoor playground, explore the park's hiking and biking trails, adventure through the treetop ropes course, climb the observation tower and, when the weather turns cold, enjoy indoor rock climbing, sledding, and ice skating. The Peter Kiewit Lodge, offers 40 guest rooms, most with balconies that offer a stunning view of the Platte River valley. The park also offers an arts and crafts center, an array of cabins, and campsites. The park is located midway between Omaha and Lincoln.

(Note: Text modified slightly from website.)

Source: <http://outdoornebraska.gov/mahoney/>

Schramm Park State Recreation Area

Schramm Park State Recreation Area, the home of the state's first fish hatchery, boasts well-

maintained wooded trails that are popular with runners, bikers and casual hikers alike. The park is a noted destination for bird-watching, particularly during spring migrations. Families can explore a geologic display, feed fish in the trout ponds, tour the Schramm Education Center, or enjoy a picnic on the bluffs. The grounds also offer an access point to the Platte River water trail. The park is accessible year round from sunrise to sunset and is located midway between Lincoln and Omaha. Camping facilities are available at nearby Louisville SRA, Mahoney State Park or Platte River State Park.

(Note: Text modified slightly from website.)

Source: <http://outdoornebraska.gov/schramm/>



Photo 7.1: Day Memorial Park

Source: Marvin Planning Consultants

Weeping Water

Parks and Recreation

Day Memorial Park

Day Memorial Park offers camping, fishing at the lake, and camper pad campsites. The pavilion at the campground is available for rental at no charge. Call the city office at 402-267-5152 to reserve. The lake is adjacent to Weeping Water Creek.

Ballfield

The city ballfield is located on H Street, north of Day Memorial Park. The ballfield pavilion is available to groups and residents to reserve for family gatherings, group parties, picnics, meetings, or other events.

(Note: Text modified slightly from website.)

Source: <https://weepingwater.org/ballfield>

Heritage Trail Walk

Heritage Trail Walk is a 3.2-mile self-guided trail walk with fourteen sites highlighting the history of Weeping Water. Visitors can learn about the brave settler

who built the first cabin in the yet-to-be platted town, walk past the grand home of Stephen Orton, a drug store proprietor and state legislator, see the site of the former CCC and German Prisoner of War Camp, and stroll through the beautiful Oakwood Cemetery and learn about its rich history. Two motorized scooters are available to rent. Scooters can be rented at the campground host at Day Memorial Park. A lake fountain west of the pedestrian bridge on the trail is dedicated to all the early settlers in this area and the members of the Weeping Water Valley Historical Society who help preserve their legacy.

(Note: Text modified slightly from website.)

Sources: <https://weepingwater.org/senior-citizen-center>

Attractions

Sky Diving

The Lincoln Sport Parachute Club (LSPC) is a licensed Parachute Association (USPA) club that operates from Brown's Airport in Weeping Water. They host large

skydiving events during which they feature one or more large Twin Otter airplanes capable of flying 23 skydivers to approximately 13,500 feet (the highest in Nebraska) in just under fourteen minutes. LSPC started in 1959 and is the oldest drop zone in continuous operation in the United States. The instructors are certified in multiple disciplines and use the latest skydiving safety equipment, including UPT Sigma tandem containers, Cypres II Automatic Activation Devices and Aerodyne student containers and Performance Designs canopies. All equipment is inspected by on-staff FAA-certified senior master riggers. All instructors and coaches at LSPC hold current United States Parachute Association (USPA) ratings and are certified in static line and tandem skydiving.

Museums

Weeping Water Valley Historical Society

The Weeping Water Valley Historical Society (WWVHS) has preserved the history of Weeping

Water for 50 years. The four-building complex includes an 1866 house, turn-of-the-century doctor's office, pioneer and archaeological displays, and Memory Lane Museum which features a diorama showing the hustle and bustle of pre-1930's Weeping Water main street.

(Note: Text modified slightly from website.)

Sources: <https://weepingwaterhistory.org/>

Memory Lane Museum

The Memory Lane Museum located at 215 W Eldora Avenue was built by the Independent Order of Odd Fellows (IOOF) Prairie Lodge, No. 25 in 1888 to replace the original 1882 building which burned in December of 1887. The building sustained damage in another fire in 1889, which originated in the adjoining Sackett & Gates Hardware store. The IOOF occupied the south end of the top floor, and many businesses occupied the lower floors through the years including Michelsen's Variety Store, Art Meeske's Gambles store before moving across the street, and finally, the Weeping Water Republican Newspaper. In 1990, the building was purchased from the IOOF and later donated to the city to be used as a museum. Thanks to funds from the Day Foundation and volunteer efforts, the storefront and interior were restored, and in 1993 the museum was opened.

See a turn-of-the-century barbershop with a chair and cabinet that once belonged to Avoca barber Elmer "Barb" Hennings, along with some of the items used by longtime Weeping Water barber Harold "Buff" Harmon. You'll also find cemetery records, Weeping Water advertising collectibles, postcards, old yearbooks, and

town records at Memory Lane. In the rear of the building, you'll also find Kevin Brack's personal collection of movie, television, music, sports, and political memorabilia on display. Kevin began collecting celebrity memorabilia in 1995 and has amassed quite a collection which he rotates often, including stage-worn dresses from Dolly Parton, Shelley Long, and Joan Fontaine, autographed guitars from Willie Nelson and Taylor Swift, and sports memorabilia from Troy Aikman, Joe Montana, and others.

(Note: text slightly modified from website.)

Source: <https://weepingwaterhistory.org/memory-lane/>

Historical Sites

Heritage House

The Heritage House was completed in 1867 at a cost of \$900 by the Congregational Church as its parsonage. The house is constructed of native limestone and is the oldest Congregational Church parsonage in the state. The structure was previously listed in the National Historic Registry,

however, it lost the designation in 1975 when structural weakness required a buttress to be added to the west exterior wall. In 1870 the trustees of the church wanted to build a house of worship, as they had been meeting in homes and the school. They sold the parsonage for \$975 to raise proceeds for the new church.

The property changed hands a couple of times until it was purchased by civil war veteran Dr. Jesse Fate in 1893. In 1894, Dr. Fate built the doctor's office next door and went on to practice medicine for the next 47 years. Dr. Fate's children from his second marriage, Clara and John, grew up in the home and attended school in Weeping Water. Clara inherited the home after the deaths of Dr. Fate in 1928 and his wife Ellen in 1929. She came to live in the house upon her retirement as a librarian in 1958. Clara Fate passed away in 1965 at the age of 82. The house remained in the Fate family until 1967, when the



Photo 7.2: Heritage House

Source: Marvin Planning Consultants

Parks, Recreation, and Attractions

Weeping Water Historical Society purchased the home and doctor's office along with many of the original Fate family furnishings from Clara's nephew, Col. Robert Fate.

Many of the furnishings remaining in the home belonged to the Fate family. The organ in the parlor belonged to a local Christian Science Church before it disbanded. The stairway leading to the second floor is covered with carpeting dating to the 1890s which served as aisle runners in the old Congregational Church, which was lost to fire in 1990. Outside the home, visitors will see the school bell from the original 1876 grade school. The hoodlum wagon located on the southwest corner of the property was used by a local quarry and donated by the Lonnie Wade family.

(Note: text slightly modified from website.)
Source: <https://weepingwaterhistory.org/heritage-house/>

Dr. Fate's Office

Dr. Fate lived a life of suffering, losing wives and family members due to medical issues. This likely drove his passion for practicing medicine. In 1892, Dr. Fate set up his office in downtown Weeping Water in a rented office space. He later built his office in 1894, where he practiced medicine until 1926. When he retired, his office went untouched until the property was bought by the Weeping Water Valley Historical Society in 1967.

(Note: text slightly modified from website.)
Source: <https://weepingwaterhistory.org/dr-fates-office/>

Kunkel Building

The Kunkel Building is named after Dr. Lloyd Kunkel (1897-1989) who played a significant role in forming the Weeping Water Valley Historical Society. Not only did he serve Weeping Water as a



Photo 7.3: Dr. Fate's Office

Source: Marvin Planning Consultants

doctor for 40 years, but he was also a talented violinist and violin-maker, a WW1 and WW2 veteran, and a gifted amateur archeologist. Much of his work is found in the 21 wall cases that tell the history of the area beginning with the geology strata, Native American cultures, the Lewis & Clark expedition, the first settlers, the coming of the railroad and pioneer life, as well as local Limestone and agriculture displays.

The building was erected in 1970 using native limestone from a house that was torn down in the country so that it would match the stone on the Heritage House. In 1971, Dr. Kunkel worked with staff from the State Historical Society to leave us this legacy of information. The museum was dedicated and opened to the public on June 6, 1971. Weeping Water native and State Historical Society Director Dr. Marvin Kivett was the guest speaker. The Indianhead medallion on the front of the building was by Josephine Mead, a Chicago

artist, and friend of the Kunkel family. In 1980, Dr. Kunkel was the recipient of the Addison E. Sheldon Memorial Award for significant achievement in the preservation and interpretation of Nebraska History.

(Note: text slightly modified from website.)
Source: <https://weepingwaterhistory.org/kunkel-building/>

Table 7.1: Park Standards

Type of Park	Optimum Size	Service Area	Uses
Mini Parks	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: • Playground equipment • Picnic tables and shelters • Open turf • Natural areas
Neighborhood Parks	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): • Play areas • Tennis courts • Basketball courts • Open field for casual and multi-use play
Community Parks	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: • Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.) • Lighted sports fields with bleachers • Small passive areas for neighborhood park functions • Community center for indoor recreation including kitchen, meeting rooms and large open exercise area • Natural area with trail
District / Regional Parks	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: • Large children's playground (with theme) • Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency • Significant dedicated natural areas with trails and passive park uses • Community center
Natural Resource Area	based on resource	Entire community	Lands set aside to preserve unique natural resources: • Remnant landscapes • Open space • Visual/aesthetics buffering
Greenway (trails and linear parks)	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
School – Park	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
Sports Complex	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
Special Use	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Sources: NRPA

Parks, Recreation, and Attractions Goals, Objectives, and Policies

Parks, Recreation, and Attractions Goal PRA-1:

Continue to work on historic preservation downtown and throughout the city.

Objectives and Policies

PRA-1.1: Preserve the history of downtown and the remainder of the city through historic building preservation. Preservation includes historical buildings, houses, and museums.

PRA-1.2: Continue to work with Revitalization Association of Weeping Water on historic preservation and promotion throughout downtown and throughout the city.

Parks, Recreation, and Attractions Goal PRA-2:

Improve the quality of life in Weeping Water through recreation opportunity improvement. Recreation opportunities improve retention and attraction for all ages.

Objectives and Policies

PRA-2.1: Further develop active transportation trails throughout the city.

PRA-2.2: Continue to preserve Weeping Water Creek, lake, and associated facilities.

Parks, Recreation, and Attractions Goal PRA-3:

Weeping Water will continue to provide adequate recreational programs and facilities for the youth and adults of the community.

Objectives and Policies

PRA-3.1: The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.

PRA-3.2: The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.

PRA-3.3: The City should continue to market the recreational opportunities of the community and the existing ballfields.

PRA-3.4: The City should continue to maintain and update the existing parks and equipment found throughout Weeping Water

PRA-3.5: Examine the feasibility of constructing an enclosed shelter with restrooms and kitchenette.

PRA-3.6: Incorporate park equipment so to make the playground areas inclusive for those with specific challenges.

PRA-3.7: Due to the number of items identified in the Community Survey for the Comprehensive Plan, develop a Parks and Recreation survey to determine specific amenities and desires for the park system in the future.



Chapter Eight Public Safety

Public Safety

Public safety encompasses fire, emergency management, emergency medical services (EMS), and law enforcement. These services are made up of municipal and county-wide providers.

Local Public Safety

Fire Department and EMS

The city Fire Department is a volunteer fire department located at 313 W Eldora Avenue. Along with responding to emergencies and first response services, the fire department can answer questions or conduct inspections. They can be contacted at 402-267-3615.

Source: <https://weepingwater.org/fire-department>

County Public Safety

Fire Departments

There are 21 fire departments located in Cass County.

(Note: text slightly modified from website.)

Source: <https://www.countyoffice.org/ne-cass-county-fire-departments/>

Law Enforcement

Cass County law enforcement is handled by the Cass County Sheriff Office, thus there is not a regular local law enforcement presence. The sheriff's office is housed in the same building as the Plattsmouth Police Department, the City County Law Enforcement Center, at 336 Main Street in Plattsmouth. Built in 2002, the City County Law Enforcement Center continues to be a state-of-the-art law enforcement and detention facility that also houses a jail facility that has an over 100 bed general population capacity. Cooperative agreements with the U.S. Marshals Service as well as other Federal and local agencies provide a revenue source for Cass County that is able to offset the increased staffing and operating costs for the new facility.

(Note: text slightly modified from website.)

Source: <https://www.casscountysheriffne.org/>

Emergency Management

Cass County emergency management is located at 8400 144th St, Suite 200, in Weeping Water.

Primary functions include:

- Assisting emergency services in planning for efficient operations during disasters;
- Acting as liaison between emergency operations agencies and county-city executives;
- Serving as county coordinator for homeland security;
- Maintaining the Emergency Operations Center (EOC) for use at any time;
- Assisting local jurisdictions and public safety agencies in the development and maintenance of warning systems throughout Cass County;
- Training severe storm spotters and coordinating storm watch operations;
- Coordinating county-wide hazardous materials planning, reporting, and

response;

- Planning and conducting various types of training exercises;
- Instructing and assisting the general public in disaster procedures;
- Administering the federal Population Protection Program, and;
- Assisting schools, hospitals, nursing homes, business and industry in developing and implementing disaster plans.

The EOC houses the Operations Room for use in coordinating disaster response operations and auxiliary communications facilities. The EOC has standby electrical power.

(Note: text modified slightly from website.)
Source: <https://www.cassne.org/emergency-management>

Public Safety Goals, Objectives, and Policies

Public Safety Goal PS-1:

Local law enforcement is critical to the long-term safety of the city's residents.

Objectives and Policies

PS-1.1: Law enforcement is facilitated through Cass County, over 30 minutes away in Plattsmouth. The city should encourage funding more law enforcement coverage to improve public safety.

PS-1.2: The continued safety of the general public will be greatly dependent upon the coordination and cooperation of all area law enforcement agencies.

Public Safety Goal PS-2:

Local fire and rescue is also critical to the long-term safety of the city's residents.

Objectives and Policies

PS-2.1: Continue to work with and support the volunteer fire department in the city. Without the local department, fire, rescue, and emergency services would have to come from an outside source. Having a local fire and rescue department will be critical to the long-term safety of the city's residents.

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Chapter Nine

Communication, Utilities, and Energy

Communications, Utilities, and Energy

Communication and utilities are critical to most people. As humans, we want to stay in touch with our families, friends, and the day to day activities and news occurring around us. This chapter provides the different communication media available in and around Weeping Water and throughout Cass County. In addition, this chapter examines the different utilities in Weeping Water.

Communications

Communication comes in many forms. Residents communicate via newspapers, cable, radio, and the internet.

Local Newspapers

The Plattsmouth Journal, a subsidiary of the Fremont Tribune, has covered the news happening in and around Weeping Water since 1881.

The CassGram also covers news

in the Weeping Water region, splitting coverage into two east and west regions. Weeping Water lies in the west region, along with Cedar Creek, Louisville, South Bend, Greenwood, Murdock, Manley, Wabash, Alvo, Eagle, Elmwood, and Avoca. The east region includes Plattsmouth, Mynard, Murray, Rock Bluff, Nehawka, and Union. The Cassgram comes in an online and a print form.

Sources: <https://fremonttribune.com/community/cass-news/>; <https://cassgram.com/cassgram/index.php>

Cable

Weeping Water residents have two options to choose from in regards to cable television; DISH and DirectTV. As of the writing of this plan, both would cost a user \$64.99.

Source: <https://www.cabletv.com/ne/weeping-water>

Radio

54 radio stations can be found in Weeping Water. These stations are located in Kansas, Nebraska, South Dakota, Missouri, and Iowa.

Internet

Weeping Water residents have four options to choose from in regards to internet providers. Those providers are Windstream, Viasat, HughesNet, and Rise Broadband. Windstream offers users the highest max download speed at 1,000 Mbps. The remaining three offer users 25 Mbps.

Source: <https://www.cabletv.com/ne/weeping-water>

Utilities

The City of Weeping Water owns and maintains water and sewer utility systems to serve its residents. The city employs licensed operators for both systems.

Water Supply

The City's public water system consists of three municipal wells and a 320,000 gallon water storage tank with booster pumping to the distribution system. The City's existing wells exceed 40 years, in excess of the average expected life of a municipal supply well in the

Communication, Utilities, and Energy

State. The wells have also recently experience fluctuating levels of nitrates.

As of November of 2020, the water rates are as such for the city:

- Residences in city limits: \$24.15 plus \$1.85 for each 100 cubic feet of water used or consumed
- Residences out of city limits: \$34.65 plus \$1.95 for each 100 cubic feet of water, and;
- Industrial service: \$52.50 plus \$2.05 for each 100 cubic feet of water used or consumed

(Note: text slightly modified from websites.)

Sources: <https://weepingwater.org/water-utilities>; Nebraska Department of Environment and Energy

Sanitation and Recycling

The City of Weeping Water contracts with Cass County Refuse for solid waste collection and recycling. Everyone within the city limits is required to have garbage collection. Curbside recycling is collected every week at no extra charge.

Garbage collection is picked up on Tuesday and recycling is collected on Wednesday. Carts must be out to the curb by 6:00 a.m.

Most trash and debris, when properly bundled and/or contained properly, can be disposed of at curbside with regular garbage service days. All recyclables can be put together in the blue recycling container.

Source: <https://weepingwater.org/sanitation-and-recycling>

Gas and Electric

Black Hills Energy supplies gas to the city, while Omaha Public Power District supplies electric to the city. Black Hills Energy can be contacted at 888-890-5554.

Omaha Public Power District can be contacted at 402-536-4131.

Source: <https://weepingwater.org/gas-and-electric-utilities>

Energy

Energy usage in the early 21st Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on energy sources that are not renewable has increased significantly over the past 100 years. In addition, some of these energy sources are not the friendliest to our environment, especially the ozone layer. Energy usage comes in several forms, such as:

- Lighting our homes and businesses
- Heating our homes and businesses
- Heating our water for homes and businesses
- Food preparation
- Transportation – both personal and business related
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21st Century ushered in an increased concern for energy usage and its impacts on the environment. With the increased concern for the environment came an increased understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen that footprint. In addition, the phrase and concept of sustainability has become more widely used, even in the smaller communities of Nebraska and United States.

Energy and the issues connected to the different sources are becoming more critical every year. The need for the Energy Element in the Weeping Water Comprehensive Plan should be

something that is desired as opposed to required. However, during the 2010 Legislative Session of the Nebraska Unicameral, the State Senators passed LB 997 which required this section to become a part of all community and county comprehensive plans, except for Villages. The passage of LB 997 appears to be a first step toward new comprehensive plans addressing the entire issue of Sustainability.

Short-term and Long-term Strategies

As the need and even regulatory requirements for energy conservation increases, residents of communities and even rural areas will need to:

- Become even more conservative with energy usage
- Make use of existing and future programs for retrofitting houses, businesses, and manufacturing plants
- Increase their dependence on renewable energy sources

Residential Strategies

A number of different strategies can be undertaken to improve energy efficiency and usage in residences. These strategies range from simple (less costly) to complex (costly). Unfortunately, not all of the solutions will have an immediate return on investment (ROI). Residents will need to find projects their household budgets can handle in order to pay for savings at the present time.

There are several ways to make a residence more energy efficient. Some of the easiest include:

- Converting all light bulbs to the most energy efficient bulbs
- Installing additional insulation

- in the attic
- Converting standard thermostats to digital/programmable/smart thermostats
- Changing out older less efficient air conditioners and Furnaces to newer high-efficiency units
- Changing out older appliances with new EnergyStar appliances

Some of the more costly ways to make a residence more energy efficient include:

- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing a geothermal heating and cooling system
- Installation of energy-efficient low-e windows

Commercial Strategies

Strategies for energy efficiency within commercial facilities are more difficult to achieve than those in for residential uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities.

Different strategies can be undertaken to improve energy efficiency and usage in residences. Unfortunately not all of the solutions will have an immediate return on investment. Again, as individual property owners, property owners will need to find strategies fitting into their ability to pay for savings at the present time.

There are several ways to make a commercial business more energy efficient. Some of the easiest include:

- Converting all light bulbs to

- most energy efficient bulbs
- Florescent lighting on small fixtures
- Converting standard thermostats to digital/programmable thermostats
- Installing additional insulation in an attic space
- Changing out older less efficient air conditioners and furnaces to newer high-efficiency units

Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient low-e windows and/or storefronts
- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- New storefronts with insulated panels and insulated Low-E glazing

Irrigation Strategies

Irrigation usage is such a small portion of the energy usage and the type of usage, strategies will be limited for decreasing the overall usage.

There are limited ways to make an irrigation system more energy efficient. The primary ones are:

- Replacing existing less efficient pumps and motors
- Avoid operating during peak use hours

Renewable Energy Sources

Renewable energy sources are those natural resources such as the wind, the sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) that

can be used over and over again with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska are the wind, the sun, water, and earth. The following are examples of how these renewable resources can be used to reduce our dependency on fossil fuels.

Wind

The wind is one of those resources seeming to be in abundance in Nebraska. Wind is not a new technology in Nebraska; when the pioneers settled in Nebraska, they used wind mills for power and to work the water wells on their farms and ranches.

Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.

According to the US Department of Energy's Office of Energy Efficiency & Renewable Energy, "*Areas with annual average wind speeds around 6.5 meters per second and greater at 80-m height are generally considered to have a resource suitable for wind development. Utility-scale, land-based wind turbines are typically installed between 80- and 100-m high although tower heights for new installations are increasing-up to 140 m-to gain access to better wind resources higher aloft.*" As shown in Figure 9.1, a majority of area around Henderson receives at least 7.5

Communication, Utilities, and Energy

meters per second of annual wind speeds when measured at 80 meters aloft. Therefore, the Weeping Water area, like much of Nebraska, is suitable for wind energy generation.

Solar

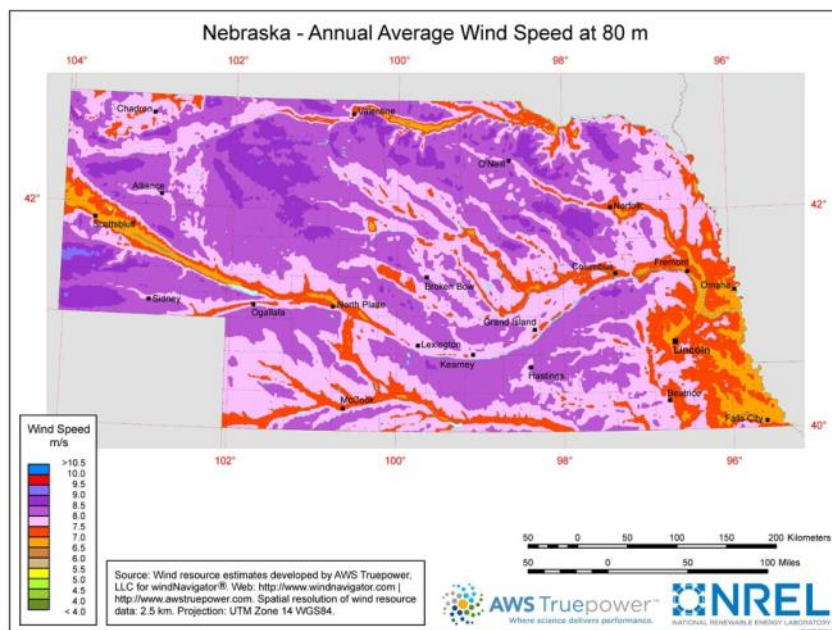
Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and aesthetically pleasing. Some of the aesthetic improvements have to do with the fact today's systems are not as bulky as their ancestors. Today, solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 120 and 200 watts per square meter at an installed cost under \$10 per watt, according to the American Solar Energy Society, but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.

Sustainability

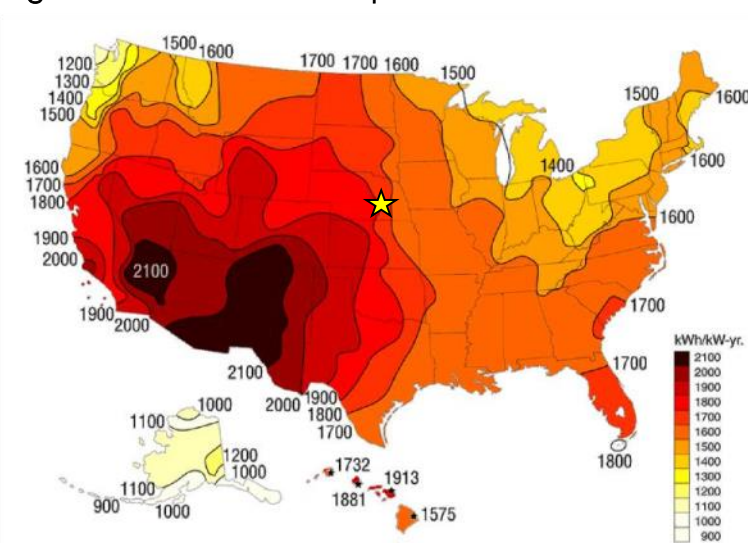
Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". However, the Brundtland Commission Report in 1987, described sustainability as "...development that meets the needs of the present without

Figure 9.1: Wind Speed in Nebraska



Source: Wind Energy Exchange

Figure 9.2: Solar Contour Map



Source: Solar Energy Industries Association

compromising the ability of future generations to meet their own needs". In other words, sustainability is the ability of present day generations to live without jeopardizing the ability of future generations to sustain life as we know it today.

Americans have grown to rely more heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this increasing reliance on electricity; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal that

20% of all electricity, by 2030, in the United States be from renewable sources such as solar and wind.

Involvement

People question what a smaller community like Weeping Water can do to make for a better environment. There are a number of activities that can be undertaken and pursued to make an impact in this small part of Nebraska. The following information will perform at a minimum the requirements of LB 997 but will also examine strategies that communities like Weeping Water can undertake to make a contribution to the overall solution.

According to the Solar Energy Industries Association, there is great potential for solar generation in the Weeping Water area as a majority of Cass County and the state lies within some of the better areas in the country for solar potential.

In addition, special urbanized solar farms can be constructed as a dual purpose for generating shade and electricity.

In the future, it may become desirable for new subdivisions/developments to incorporate renewable energy systems such as solar and wind. In order for this to occur, a standard subdivision regulation and zoning code would need to address said uses in order to allow these systems. In addition, the state regulations under the C-Bed program, described in this chapter, would likely need to be updated.

Geothermal Energy

Geothermal energy is typically utilized through a process where

a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid and is either heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pump. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (*Source: American Planning Association, PAS Memo January/February 2009*).

Methane Energy

The use of methane to generate electricity is becoming more cost-effective to use in Nebraska. Methane electrical generation can be accomplished through the use of a methane digester which takes the raw gas, naturally generated from some form of decomposing material, and converts the gas into electrical power.

There have been some attempts to take the methane generated from animal manure and convert it into electricity; most have been successful but were costly to develop. Another approach to methane electrical generation is to tap into the methane being generated from a solid waste landfill; instead of burning off the methane, it can be piped into a methane convertor and generated into electricity for operating a manufacturing plant or placed on the overall grid for distribution.

Methane convertors make use of unwanted gases and are able to produce a viable product. As

long as humans need to throw garbage into a landfill or the production of livestock is required, there will be a source of methane to tap for electrical generation.

State Programs

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the Department of Environment and Energy, Perennial Public Power District, Nebraska Public Power District, or Black Hills Energy.

C-BED Program

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this incentive, including: (1) clarified C-BED ownership criteria to recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

A C-BED project is defined as a new wind energy project that

meets one of the following ownership conditions:

- For a C-BED project that consists of more than two turbines, the project is owned by qualified owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community, and;
- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community

In addition, a resolution of support for the project must be adopted by the county board of each county in which the C-BED project is to be located.

A qualified C-BED project owner means:

- a Nebraska resident;
- a limited liability company organized under the Limited Liability Company Act and is entirely made up of members who are Nebraska residents;
- a Nebraska nonprofit corporation, or;
- an electric supplier(s), subject to certain limitations for a single C-BED project

In separate legislation (LB 629), also enacted in May 2007, Nebraska established the Rural Community-Based Energy Development Act to authorize and encourage electric utilities to enter into power purchase agreements with C-BED project developers.

Net Metering in Nebraska

LB 436, signed in May 2009, established statewide net metering rules for all electric utilities in Nebraska. The rules apply to electricity generating facilities which use solar, methane, wind, biomass, hydropower, or geothermal energy, and have a rated capacity at or below 25 kilowatts (kW). Electricity produced by a qualified renewable energy system during a month shall be used to offset any kilowatt-hours (kWh) consumed at the premises during the month.

Any excess generation produced by the system during the month will be credited at the utility's avoided cost rate for that month and carried forward to the next billing period. Any excess remaining at the end of an annualized period will be paid out to the customer. Customers retain all renewable energy credits (RECs) associated with the electricity their system generates. Utilities are required to offer net metering until the aggregate generating capacity of all customer-generators equals one percent of the utility's average monthly peak demand for a year.

State law of solar and wind easements

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (LB 140) to include wind. Counties and municipalities are permitted to develop regulations, or development plans protecting

access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

LB 568, enacted in May 2009, made some revisions to the law and added additional provisions to govern the establishment and termination of wind agreements. Specifically, the bill provides that the initial term of a wind agreement may not exceed forty years. Additionally, a wind agreement will terminate if development has not commenced within ten years of the effective date of the wind agreement. If all parties involved agree to extend this period, however, the agreement may be extended.

Current Renewable Energy Programs/Funding Sources

There are several programs available through utility providers to assist in purchasing and installing more energy efficient equipment in residences and businesses. In addition, there are funding opportunities through the Nebraska Energy Office.

Energy in Weeping Water

Weeping Water will continue to encourage the development of energy-related goals, policies, and strategies.

Communication, Utilities, and Energy Goals and Policies

Utilities Goals

Water System

The goal of the City of Weeping Water is to maintain a quality water supply throughout the community.

Objectives and Policies

- UTIL-1.1: The City should continue to upgrade older water supply lines on a regular schedule. All improvements should be made in accordance with local, state and federal regulations.
- UTIL-1.2: The City, as upgrades occur, plans should be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement should be 6-inch diameter, all improvements shall meet the requirements of Title 179 - Siting, Design and Construction of Public Water Supply Systems.
- UTIL-1.3: As new development occurs on the edges of Weeping Water, the City should develop a policy on necessary extensions, specifically on supply pipe size, looping, and who pays the cost of the pipe and appurtenant equipment. Plans shall be prepared or reviewed by the City Engineer with respect to local, state, and federal regulations and to ensure compliance with the City or Weeping Water's development plan.

Sanitary Sewer

The goal of the City is to provide safe and cost-effective removal and treatment of effluent from the structures in Weeping Water and safely dispose of the finished waste.

Objectives and Policies

- UTIL-2.1: As new development occurs within the jurisdiction of the City of Weeping Water, the City should develop a policy on necessary extensions, specifically on collection pipe size and who pays the cost of the pipe, manholes, pre-treatment (if required) and appurtenant equipment like lift stations. Plans shall be prepared or reviewed by the City Engineer with respect to local, state, and federal regulations and to ensure compliance with the City or Weeping Water's development plan.
- UTIL-2.2: As development occurs upstream from the treatment plant, the City should ensure the pipe sizes from the new development and existing pipes are conducive to safely moving waste to the treatment plant.
- UTIL-2.3: The City should develop a plan to replace aged existing collection pipe with newer pipe on a regular basis. plans shall be prepared or reviewed by the City Engineer, minimum size for a water line extension or replacement shall be 6-inch diameter, all improvements shall meet the requirements of Nebraska Title 123 - Rules and Regulations for the Design, Operation and Maintenance of Wastewater Works.

Storm Sewer

The goal of the City of Weeping Water is to minimize stormwater runoff and erosion within the planning jurisdiction.

Objectives and Policies

- UTIL-3.1: Develop a set of standards directing the proper post-development site runoff compared to the pre-development runoff.
- UTIL-3.2: Perform proper maintenance on open ditches to minimize erosion and silting.
- UTIL-3.3: Where appropriate the City should encourage "green infrastructure" as a means to control stormwater.

Communication, Utilities, and Energy

Energy Goals and Policies

Energy Goal 1

Weeping Water can take steps to encourage greater participation in solar energy production.

Energy Policies and Strategies

EN-1.1: Work with developers to install community solar projects in appropriate locations in the city.

EN-1.2: Encourage individual solar, primarily as a ground mounted system as opposed to building mounted.



Chapter Ten

Land Use and Development

Land Use and Development

Within any planning jurisdiction, whether a large growing urban area or a small rural community, there will be changes in land uses throughout any planning period. The purpose of the Weeping Water Land Use and Development chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Weeping Water Land Use and Development chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires, and environmental limitations of the

planning area. The chapter should promote improvements in all the components of the local economy.

Land Use Elements

The elements of the Weeping Water Land Use Chapter include:

- Existing Land Use
- Constraints to Future Development
- Land Use and its Redevelopment
- Future Land Use Plan
- Community Character

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

Existing Land Use

The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a

community, and produce a number of impacts that either benefit or detract from the community.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Weeping Water have been influenced by topography, agriculture, mining, and manmade features such as the railroad and one Nebraska highway. These items will likely continue to influence development patterns throughout the course of the planning period.

Existing Land Use Categories

The utilization of land is best described in specific categories providing broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the

following land use classifications are used:

- Single Family Residential
- Multi-Family Residential (incl. Duplexes and Apartments)
- Manufactured Housing (incl. Trailers and Mobile Homes)
- Commercial
- Industrial
- Quasi-Public (incl. churches and hospitals)
- Public (including City facilities and schools)
- Parks & Recreation (including Open Space)
- Vacant/Agricultural

Land Use Analysis - Corporate Limits

As part of the planning process, a survey was conducted using the Cass County Assessors GIS system and as well as through Google Earth and field verifications via a windshield survey. This survey noted the use of each parcel of land within the city of Weeping Water. The data from the survey is analyzed in the following paragraphs.

Table 10.1 includes different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare all of the land uses to the total area within the corporate limits of Weeping Water; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 10.1.

Table 10.1: Existing Land Uses - Corporate Limits

Use	Acres	% of Developed Area	% of Total Area	Acres per 100 persons
Residential	246.9	51.9%	37.9%	2.5
Single-Family	243.4	51.2%	37.3%	2.4
Multi-Family	3.2	0.7%	0.5%	0.0
Manufactured Housing	0.3	0.1%	0.0%	0.0
Commercial	8.9	1.9%	1.4%	0.1
Industrial	48.6	10.2%	7.5%	0.5
Quasi-Public/Public	29.7	6.2%	4.6%	0.3
Parks/Recreation	30.7	6.5%	4.7%	0.3
Transportation	110.5	23.3%	17.0%	1.1
Total Developed Land	475.3	100.0%	72.9%	4.8
Lake/Water	0	0.0%	0.0%	0.0
Vacant/Agriculture	176.4	27.1%	27.1%	1.8
Total Area	651.7		100%	6.5

Source: Marvin Planning Consultants

Note: Acres per 100 is based upon the 2020 population

Table 10.1 indicates 51.9% of the developed area within Weeping Water is residential. Commercial uses account for 1.9% of the total developed area; while industrial uses made up 10.2% of the developed area. Transportation, railroads, platted streets and their corresponding right-of-way, made up 23.3% of the developed area of Weeping Water. Overall, residential and transportation uses accounted for 75.2% of the developed area of Weeping Water.

The developed area of a community is less than the total area of the corporate limits of the city. In the case of Weeping Water, there are 176.4 acres considered as vacant or agricultural or 27.1% of the corporate limits. In addition, Weeping Water has a large park, lake, and connected waterway in the community making up 6.5% of the developed area or 4.7% of all the corporate area.

Existing Land Use Analysis within the ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction (ETJ) of Weeping Water were also noted. Table 10.2 is similar to Table 10.1 in layout and numbers.

Table 10.2 indicates 10.1% of the developed area within the ETJ is residential. Commercial uses account for 4.0% of the total developed area; while industrial uses made up 85.8% of the developed area. Transportation, railroads, platted streets and their corresponding right-of-way, made up 13.7% of the developed area of the ETJ. Overall, residential and transportation uses accounted for 23.8% of the developed area of the ETJ.

There are 5,038.30 acres considered as vacant or agricultural or 83.7% of the ETJ. The majority of this acreage is agricultural in use.

It is highly anticipated some areas within the ETJ of Weeping Water will continue to develop slowly during the planning period. As these areas develop, it is assumed the City will annex these into the corporate limits.

Constraints to Future Development

The potential growth of the area does have some natural and man-made constraints needing to be overcome and mitigated; for the most part these issues can be overcome but they will require some problem solving and money.

Certain constraints may also be positives for future growth; however, special consideration may need to be used when addressing growth and development.

Agriculture and Mining

The ability for Weeping Water to physically grow has been placed in the hands of the neighboring property owners. There are a multitude of property owners with larger agricultural tracts on all sides of the current community. The ability for Weeping Water to physically grow has also been placed in the hands of the mining industry. Martin Marietta mine covers land both above and below the ground to the west of Weeping Water. While the land above could be conducive to light development in the future, intensive development above mine shafts is not going to be possible without mitigation.

Railroad and Highway

Nebraska highway 13K passes through the center of Weeping Water west to east. The Union Pacific railroad runs at a near diagonal through the city and its

Table 10.2: Existing Land Uses - Extra-Territorial Jurisdiction

Use	Acres	% of Developed Area	% of Total Area	Acres per 100 persons
Residential	95.6	10.1%	1.6%	1.0
Single-Family	95.6	10.1%	1.6%	1.0
Multi-Family	0.0	0.0%	0.0%	0.0
Manufactured Housing	0.00	0.0%	0.0%	0.0
Commercial	38	4.0%	0.6%	0.4
Industrial	808.1	85.8%	13.4%	8.1
Quasi-Public/Public	0.3	0.0%	0.005%	0.0
Parks/Recreation	0.00	0.0%	0.0%	0.0
Transportation	128.7	13.7%	2.1%	1.3
Total Developed Land	942	100.0%	15.6%	9.4
Lake/Water	39.8	0.7%	0.7%	0.4
Vacant/Agriculture	5,038.30	83.7%	83.7%	50.4
Total Area	6,020.1		100%	60.2

Source: Marvin Planning Consultants

Note: Acres per 100 is based upon the 2020 population

ETJ. Both are currently a barrier but not a significant barrier since Weeping Water has started growing to the west and has developed on either side of the highway and railroad.

Future Land Use

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. It is imperative to develop a plan tailored to the needs, desires, and environmental limitations of the planning area.

The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Weeping Water's planning and zoning jurisdiction.

The plan is based upon existing

conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

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

The Weeping Water Land Use and Development Chapter of the comprehensive development plan identifies more land for development and redevelopment than will

be required for the planning period. The purpose of this approach allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage.

Typically, the value of land can increase merely as a result of the plan designating an area as one use or another. However, value needs to be added through real and substantial investments in roads, water, sewer, or parks, not by the designation of land in the Plan.

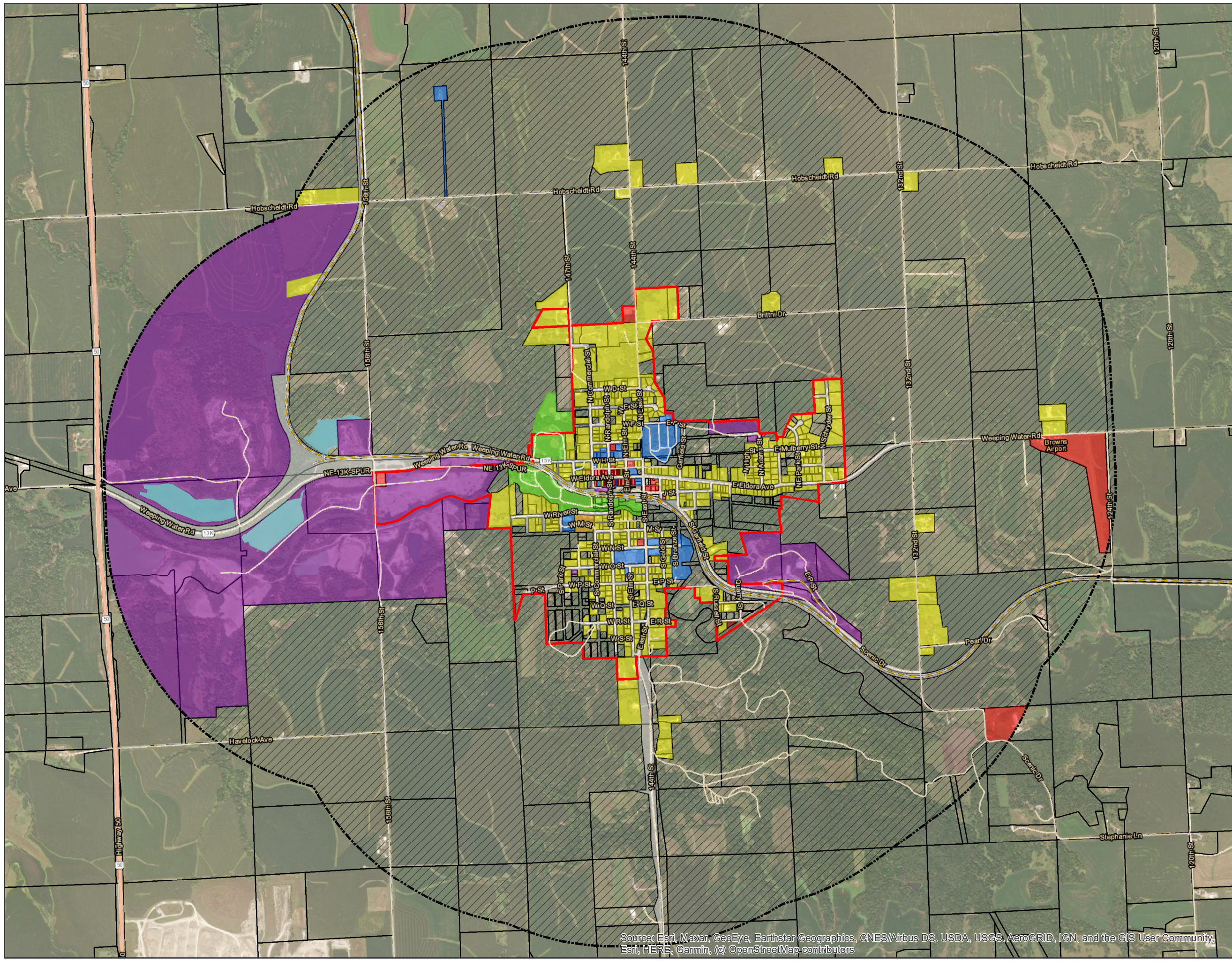
Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. A Future Land Use Plan is intended to be a general guide to future land uses, balancing private sector development (the critical growth element in any community) with the concerns, interests, and demands of the overall local economy.

Land Use Categories

The future land uses for Weeping Water are separated into 10 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Medium to High Density Residential
- Mobile Home Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Public/Quasi-public
- Parks/Recreation

WEEPING WATER, NEBRASKA
COMPREHENSIVE PLAN
 10.1 EXISTING LAND USE



- LEGEND**
- 1-Mile ETJ
 - City Limits
 - Single-Family
 - Multi-Family
 - Manufactured Housing
 - Commercial
 - Quasi-Public/Public
 - Parks/Recreation
 - Lake/Water
 - Industrial
 - Transportation
 - Vacant/Agriculture
 - Parcels



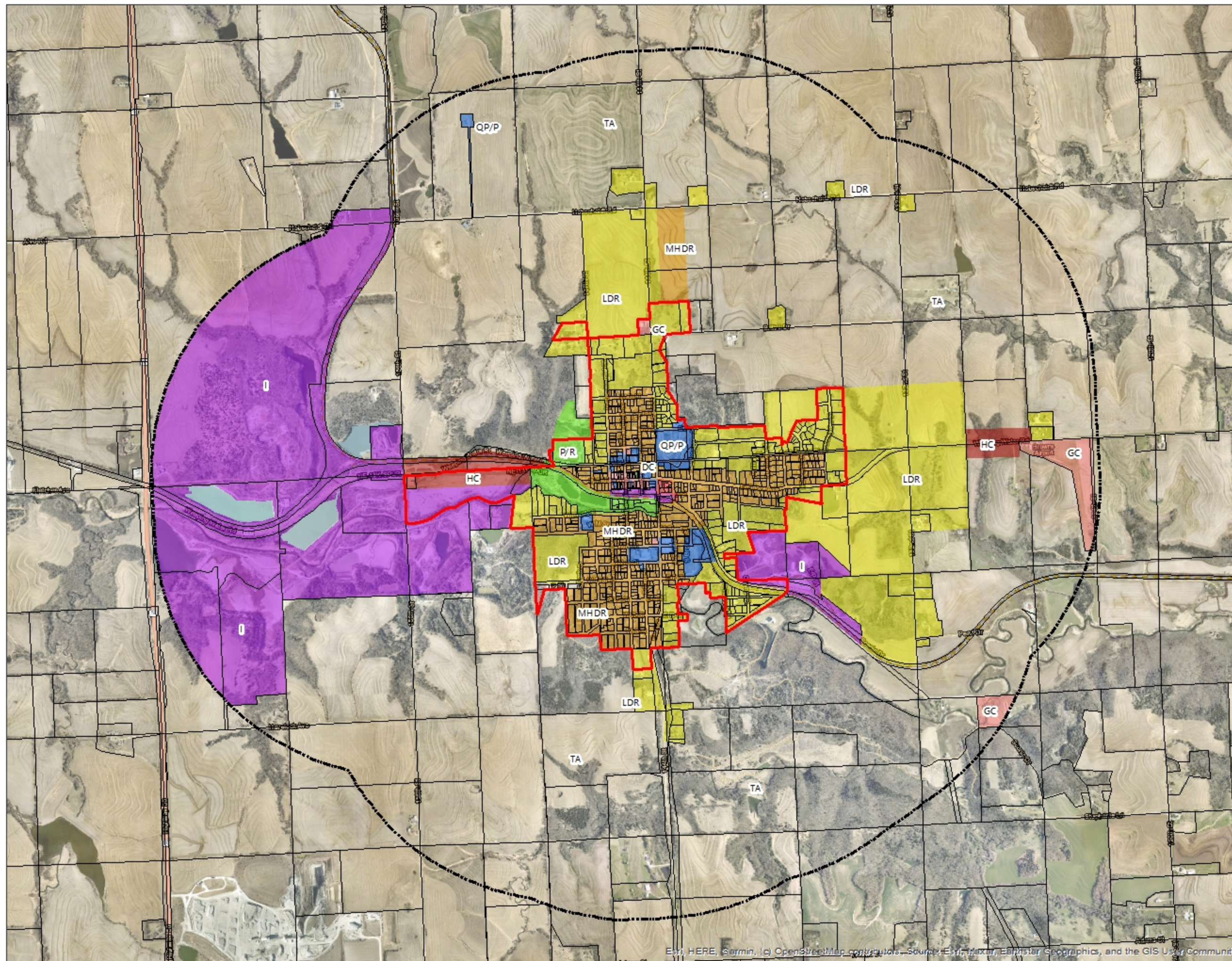
MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 9.12.2022



0 0.125 0.25 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors



LEGEND



1-Mile ETJ



City Limits



Parcels

Transitional Agriculture (TA)

Low Density Residential (LDR)

Medium to High Density Residential (MHDR)

Downtown Commercial (DC)

General Commercial (GC)

Highway Commercial (HC)

Industrial (I)

Lake/Water

Quasi-Public/Public (QP/P)

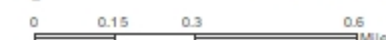
Parks/Recreation (P/R)



PROJECTION: NE State Plane (Ft.)

DATUM: NAD 83

DATE: 6.13.2022





Transitional Agriculture Land Use

General Purpose

This land use designation provides for cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture, and tree farms. At some point in the future, these areas may transition into a more urbanized area depending upon specific growth patterns.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets, and storm shelters that are safe and clean.

Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Commercial grain storage
4. Manure/fertilizer applications
5. Public recreational, wildlife, and historical areas
6. Renewable energy equipment
7. Tourism activities
8. Religious uses and structures
9. Educational uses and structures
10. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Natural amenities such as trees, ponds, and streams
2. Wellhead protection areas
3. Site drainage
4. Flood hazards
5. Groundwater contamination
6. Wetlands
7. Water and sanitary sewer connections to the city

Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size to accommodate both private water and sanitary sewer

Residential densities

1. Residential densities within this land use category should be no more than two dwelling units per 1/4 section

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant
2. Ghost platting should be considered on any proposed subdivision within 1/2-mile of the corporate limits of Weeping Water

Low Density Residential Land Use

General Purpose

This use type should be located near and around existing acreages and in areas where the land is not suitable for agricultural use. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets, and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment
9. Cover crops on undeveloped tracts and parcels
10. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard
5. Wetlands

Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size accommodating both private water and sanitary sewer or public water and sanitary sewer

Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every two to three acres.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of Weeping Water. See subsection on "Ghost Platting".





Medium Density Residential Land Use

General Purpose

This district is intended to be more densely developed than the low density use and will allow uses that create more density in an area. It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional townhouse, and condominium developments. City services such as water and sewer would be provided.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets, and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Community centers
4. Townhouses, condominiums, and duplexes
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center
8. Parks and Recreational facilities
9. Public facilities
10. Health care facilities
11. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard
5. Wetlands

Buildable lot policies

1. Minimum lot sizes should be approximately 7,000 to 15,000 square foot range with some allowances for larger lots for larger multi-family complexes.
2. Smaller lot sizes should be permitted for townhomes, condominiums, and starter homes (within designated areas).

Residential densities

1. The proposed density for this land use district ranges from three to six units per acre.

High Density Residential Land Use

General Purpose

This district is intended to be more densely developed than the medium density use and will allow uses that create more density in an area. It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional townhouse, condominium, and multi-family apartment developments. City services such as water and sewer would be provided.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets, and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Community centers
4. Townhouses, condominiums, and duplexes
5. Multi-family complexes
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Parks and Recreational facilities
10. Public facilities
11. Health care facilities
12. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Topography
2. Natural amenities such as trees, ponds, and streams
3. Site drainage
4. Flooding hazard
5. Wetlands

Buildable lot policies

1. Minimum lot sizes should be approximately 7,000 to 15,000 square foot range with some allowances for larger lots for larger multi-family complexes.
2. Smaller lot sizes should be permitted for townhomes, condominiums, and starter homes (within designated areas).
3. Large multi-family structures including apartment buildings.

Residential densities

1. The proposed density for this land use district ranges from four to 20 units per acre.
2. The 20 units per acre density will typically be associated with an apartment/multi-family structure.





Downtown Commercial Land Use

General Purpose

This area is focused on the heart of Weeping Water's commercial activities. This area should continue to promote basic retail, service, and office uses. Downtown Weeping Water is the "hub" of the city. It needs to remain a walkable, desirable destination for the residents of the community. In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.

Typical uses

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants
4. Drinking establishments
5. Entertainment venues
6. Public facilities
7. Museums
8. Single-family residential dwellings on upper floors
9. Religious uses and structures
10. Educational uses and structures
11. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking, especially on-street
3. Character of the area
4. Potential design modifications
5. Railroad
6. Secondary effects of adult entertainment uses

Buildable lot policies

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 lineal feet to between 50 and 100 feet.

Development policies to consider

1. Preservation of the historical character of the downtown area.
2. New structures need to be sensitive to the architectural character of the area.

General Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses similar to those found in the Downtown Commercial area or that are on limited lots/pad sites along the highways that pass through the community.

A major difference between the General Commercial and the Downtown Commercial Districts is that uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

Typical uses

1. General retail businesses
2. General offices
3. Restaurants with or without a drive-thru
4. Drinking establishments
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Topography
5. Natural amenities such as trees, ponds, and streams
6. Site drainage
7. Flooding hazard
8. Secondary effects of adult entertainment uses

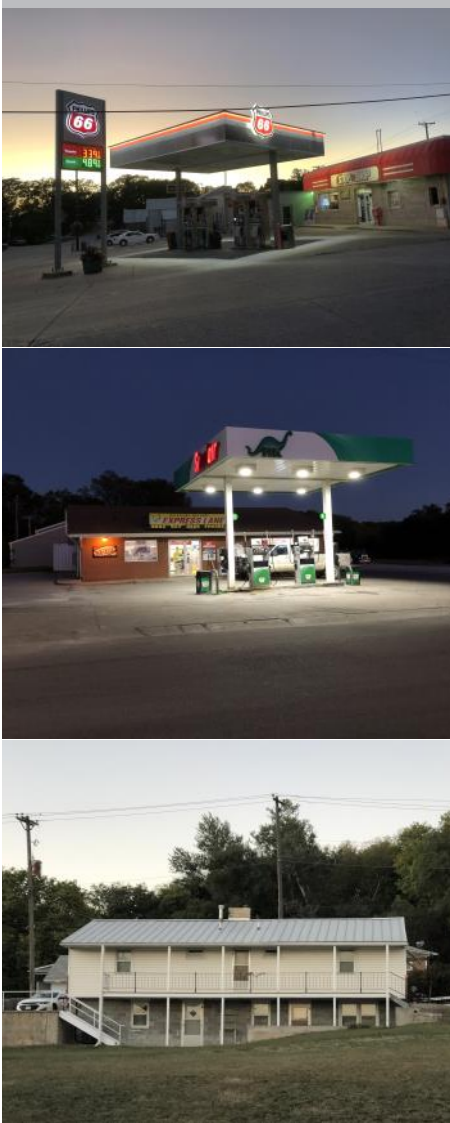
Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.





Highway Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses that are more traveler oriented. This district should typically be placed along a major highway within and/or on the edge of the community.

A major difference between the General Commercial and the Highway Commercial District is the uses locating within this particular area should be required to limit access off the highways and the lots within this district should typically be larger than those in the General Commercial District. In addition, uses locating adjacent to one another should be connected by a service road as opposed to requiring shoppers to move on and off the highway.

Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Adult entertainment when the required guidelines are met
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Apartments
10. Mobile home parks, when the design criteria are met

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Topography
5. Natural amenities such as trees, ponds, and streams
6. Site drainage
7. Secondary effects of adult entertainment uses

Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Industrial Land Use

General Purpose

Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically require large tracts of ground in order to deal with the buildings necessary for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses or provide adequate screening and visual separation. Highway and rail access may be critical to these uses.

Typical uses

1. Storage as an accessory use
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Depth to water table
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands
10. Secondary effects of adult entertainment uses

Buildable lot policies

1. Lot size and setbacks should be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
2. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
3. Setbacks within developments not done as a PUD should follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.





Public/Quasi-Public Land Use

General Purpose

Public and quasi-public land uses are those uses specifically owned and operated by a public entity such as the City of Weeping Water, Cass County, Weeping Water Public Schools, as well as state and federal agencies; while, quasi-public uses are uses such as private schools, non-publicly owned hospitals, and churches. The public/quasi-public land use areas are only delineated when there are larger parcels of land associated with the use.

Typical uses

1. Public facilities
2. Hospitals/clinics
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public utilities

Park and Recreational Land Use

General Purpose

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Some of these areas may or may not be used as an extension of the city's existing park system.

One issue to note is that not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project.

Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

Typical uses

1. Park facilities including city/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, swimming pools, etc.



Future Land Use Goals

Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in Weeping Water towards an appropriate pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

Objectives and Policies

- GENLU-1.1: The cost of required improvements, both on-site and off-site, to a subdivision exclusively serving the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- GENLU-1.2: The City of Weeping Water, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.3: The City should develop zoning and subdivision regulations promoting efficient land usage, while avoiding land use conflicts.
- GENLU-1.4: Land use policies should discourage and minimize leapfrog development outside of the corporate limits.

Commercial Land Use Objectives and Policies

- COMLU-1.1: Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.
- COMLU-1.2: Continued maintenance and long-term redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.
- COMLU-1.3: Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner allowing for new and innovative business to develop and locate within Weeping Water.

Industrial Land Use Objectives and Policies

- INDLU-1.1: Industrial uses should be located so adequate buffer space is provided between incompatible land uses.
- INDLU-1.2: Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.
- INDLU-1.3: Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.
- INDLU-1.4: Industrial districts should be located:
 - i. where urban services and infrastructure are available or planned in the near future;
 - ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
 - iii. so they enhance entryways or public way corridors, when developing adjacent to these corridors; and
 - iv. in a manner supporting the creation and maintenance of greenspace.

Residential Land Use Objectives and Policies

- RESLU-1.1: Residential development should be separated from conflicting uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-1.2: The City should update the subdivision regulations providing for quality living environments while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-1.3: The City should support housing options for all incomes and physical capabilities of Weeping Water's residents.
- RESLU-1.4: New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements, and drainage.
- RESLU-1.5: The City should develop and/or maintain relationships and partnerships with housing professionals in the public and private sector to establish a range of affordable housing

options, ranging from a First Time Homebuyer program to rental assistance.

- RESLU-1.6: The City should promote low to zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses.
- RESLU-1.7: Weeping Water should work on redevelopment of any deteriorated/dilapidated properties as they become an issue. This allows for redeveloped or new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.
- RESLU-1.8: Upper level residential units, where possible, should be encouraged and developed within the downtown commercial district.
- RESLU-1.9: The City should work toward a higher density of development within the established parts of Weeping Water and along the major transportation corridors.

Extraterritorial Jurisdiction (ETJ)

The city will likely continue to see development pressures within the ETJ of the community during the planning period. There are several development goals needing to be enforced during this period, including:

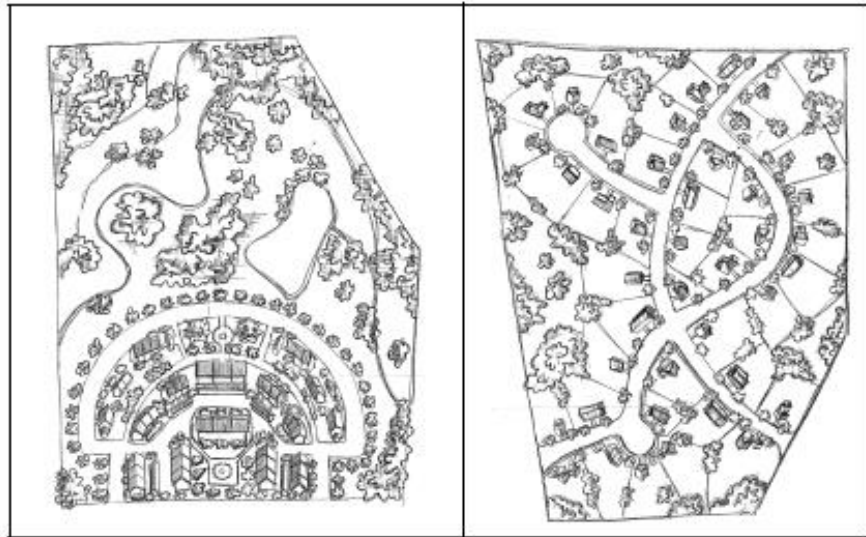
1. *Recognize the ETJ as the primary growth area for Weeping Water; and over time as growth occurs, the boundary will continue to grow further into Cass County;*
2. *Limit or eliminate the use of Sanitary Improvement Districts within the ETJ of Weeping Water;*
3. *Limit the number of rural residential lots/developments approved within the ETJ; and*
4. *Require developments to be platted around natural amenities, including wetlands, ponds, etc. through the use of clustered developments/Conservation Subdivisions.*

Cluster or Conservation Subdivisions / Planned Unit Developments

The Cluster Subdivision is a different type of subdivision than has been used in the past by Weeping Water. These Subdivisions are designed to "cluster" building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

In addition, the Cluster Subdivision provides a means to create new neighborhoods where natural amenities are present, such as mature trees, slopes, streams, and buffers. The Cluster Subdivision will be one of

Figure 10.3: Conservation Subdivisions



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008



Photo 10.1 Entry way into Yanney Heritage Park in Kearney - This could be transformed and used as a great community entry

the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas with environmental amenities.

Another beneficial effect often accompanies cluster development is as developers utilize this technique, Weeping Water can recognize an overall increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.

Community Character

Community character is a widely used term of art and has several different definitions. As with a number of subjective concepts, we know community character when we see it. Every community has its own "character" based on a number of items including culture, history, identity, natural surroundings, man-made surroundings, and many others.

Community character encompasses a number of puzzle pieces needing proper assembly.

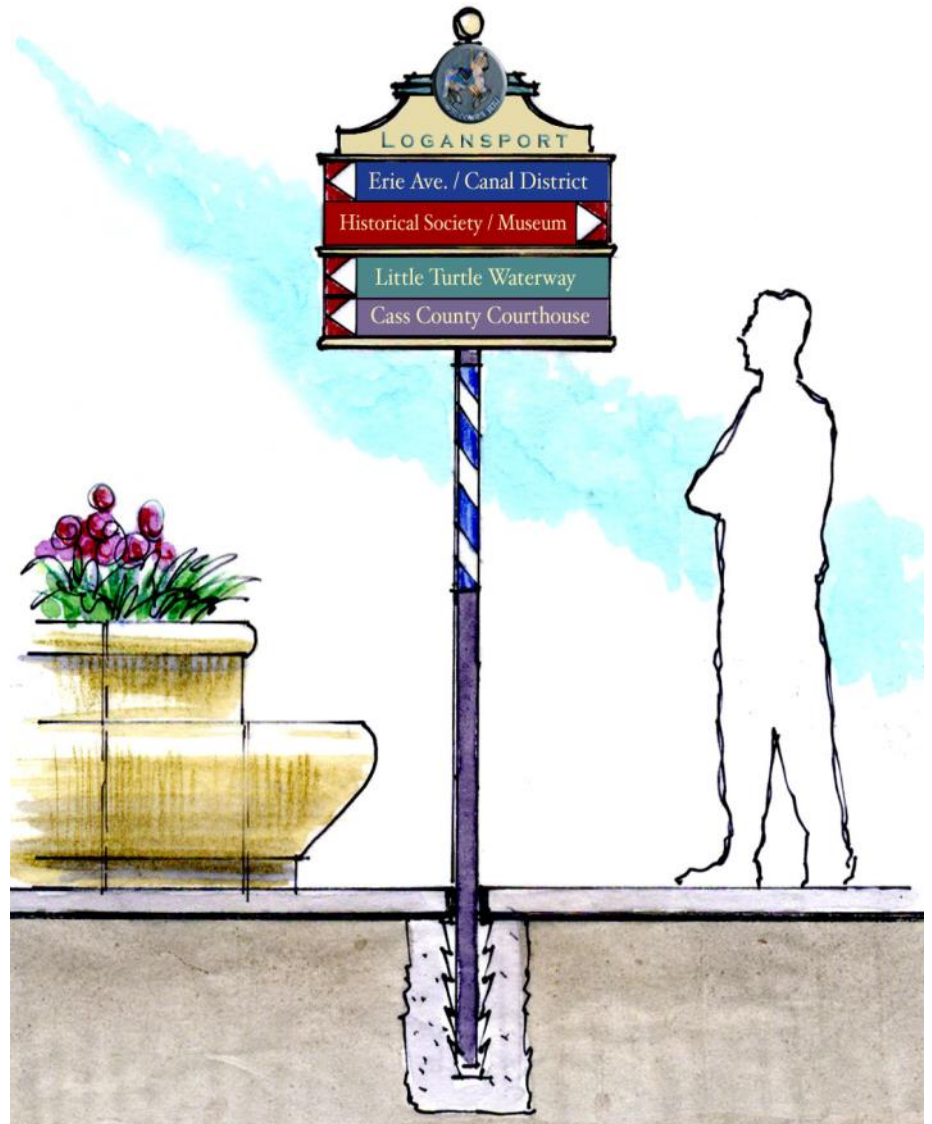


Photo 10.2 Example of a wayfinding system
Source: Marvin Planning Consultants

Many of the items that define community character include:

- Community entrances;
- Wayfinding;
- Signage, and;
- Landscaping

Community character is a combination of physical and psychological experiences. Composing these elements into the proper context within the

community requires a great deal of public input and feedback.

Community Entrances

Community entrances are a critical component to how the community is perceived by both residents and visitors. Community entrances can be addressed through several different design elements. These design elements need to make a lasting impression to every individual

entering and driving through the community.

The first thing anyone notices as they enter a new community is the community sign. The welcome sign needs to be designed in a manner to convey the message as well as not detract from traffic.

Wayfinding

Wayfinding works closely with walkability. Wayfinding is a term encompassing the appropriate signage to allow people to walk, run, and/or drive to specific places in the community.

As Weeping Water continues to redefine itself, a wayfinding system will become more important to visitors and residents. The system does not need to be elaborate but it does need to easily convey a message as well as be legible to someone driving 45 miles per hour.

Key elements needing to be addressed on a wayfinding sign system are:

- Schools;
- City facilities;
- Trails;
- Subdivisions;
- Industrial plants, and;
- Parks and other recreational facilities

Chapter Eleven Annexation

Annexation

As cities grow in size the borders may need to be extended in order to maintain a high quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

- Voluntary - Land requested to be annexed by the property owner(s), or;
- Involuntary - Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character and annexation is initiated by the municipality

Landowners desiring annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the City Engineer and filed with the Clerk along with a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative votes by the City Council in favor of an annexation is required at each reading to pass the annexation. A certified copy of the annexation ordinance shall be filed with the county. The city has one year to develop a plan addressing the provision of services to residents of the annexed area.

With regard to annexation, the city should establish subdivision improvement agreements and non-contested annexation agreements with future

Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the city gets an agreement stating the SID can be annexed at the discretion of the city, and the SID will not contest the annexation action.

Annexations Policy

Weeping Water does not yet have an annexation policy. When creating such a policy, the city needs to consider and remember is:

- Annexation DOES NOT commit the city to extending services in the near term;
- Statutory requirements only require a "plan" for how services will be provided to be completed within one year; and
- Annexation DOES NOT require the city to pay for the extension of services. Water and sanitary sewer can be extended when petitioned and it may be assessed to the properties. The city is typically not obligated to pay the cost of these extensions.

Potential Future Annexation

Figure 11.1 indicates several areas eligible to be annexed into the corporate limits of Weeping Water at some point in the future. Figure 11.1 is divided into two different colors; blue and orange.

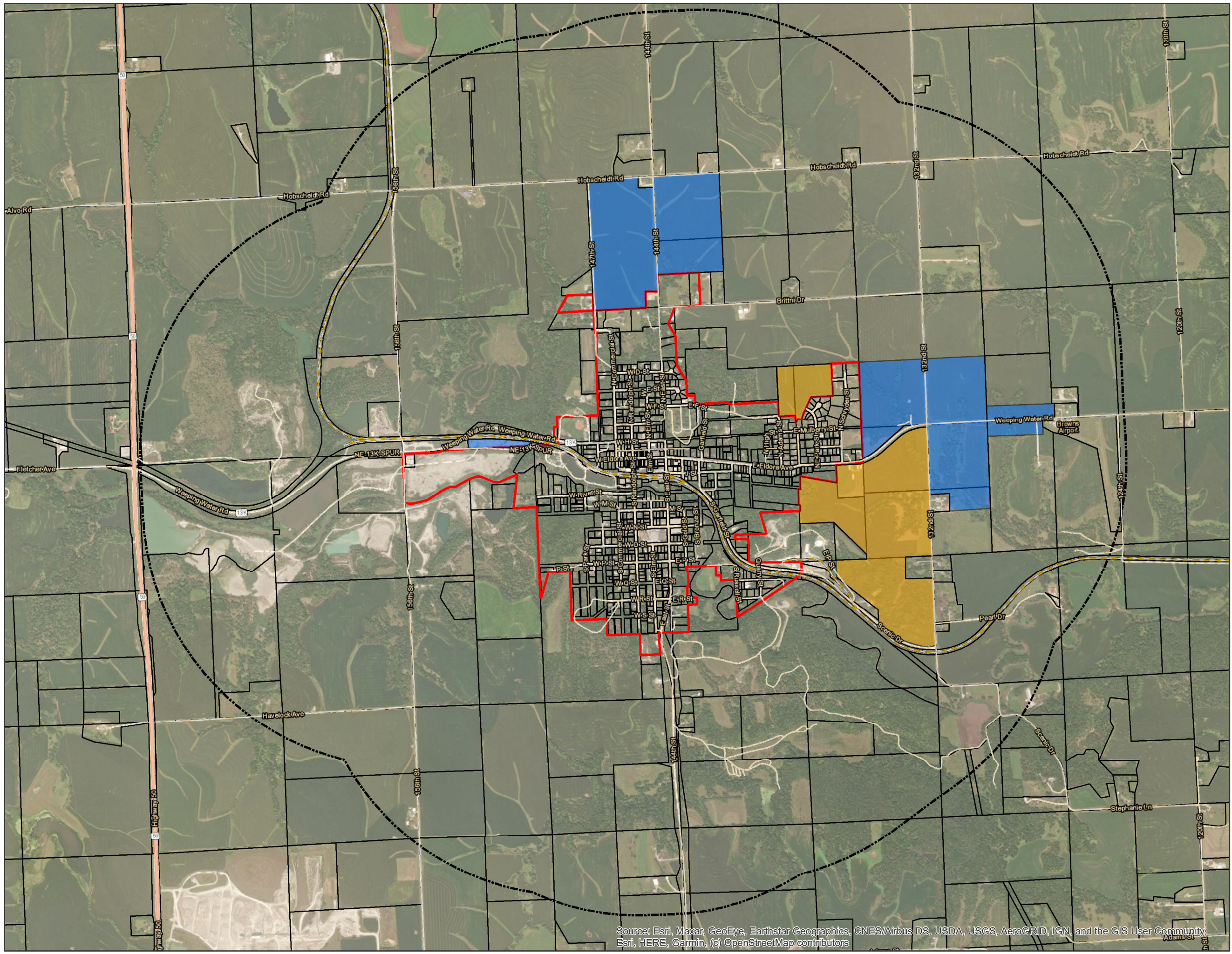
The blue areas represent areas immediately eligible to be annexed in the near term without issue since these are already developed or associated with developed property. The orange areas are secondary, which means they currently are not developed but are:

- Contiguous and adjacent, and;
- Are Urban and Suburban in character based upon the surrounding areas.
- The only difference from the blue areas is there has not been any development to date.

Sanitary Improvement Districts (SIDs)

Based upon a review of the immediate area around Weeping Water, there are no existing sanitary improvement districts.

WEeping WATER, NEBRASKA
COMPREHENSIVE PLAN
 11.1 ANNEXATION



LEGEND

- Short Term
- Long Term
- 1-Mile ETJ
- City Limits
- Parcels

MPC
 MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 9.12.2022

0 0.15 0.3 0.6 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Chapter Twelve Transportation

Introduction

Transportation networks tie a community together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians to all parts of the community.

It is anticipated the existing transportation system in Weeping Water will not see major changes during the planning period. Any changes will be due specifically to additional local streets as newer subdivision are planned.

Existing Transportation System and Facilities

Residents within a community, even the size of Weeping Water, have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the community and require residents to travel to the nearest location and in some cases,

access to these services will not change during the planning period. This portion of the Comprehensive Plan examines those services with regard to the closest proximity for residents of Weeping Water.

Railroad Service

Major rail freight service is located in Weeping Water with the Union Pacific Railroad. The closest other major rail freight service to Weeping Water are any of Ashland, Louisville, and Omaha. Union Pacific Railroad and Nebraska Central Railroad is located in Omaha. BNSF is located in Ashland and Louisville.

The nearest passenger service is located in downtown Lincoln through Amtrak.

Bus Service

The nearest commercial bus service with ticketing services is available in Lincoln with Burlington Trailways. In addition, Greyhound provides service out of Omaha.

Commercial Airport Service

Lincoln Airport in Lincoln or Eppley Airfield in Omaha are the closest commercial facility to residents in Weeping Water. Currently, the airport has commercial service connections throughout the United States.

Small Craft Public Airports

Browns Airport (NE69) is the nearest small craft public airport facility to Weeping Water. The primary runways #17/35 are 2,200 ft x 60 ft with turf surfacing. Their elevations are listed as 1,163 ft and 1,139 ft, respectively. Runways #11/29 are also of turf surfacing, and are 1,200 ft x 50 ft. Their elevations are listed as 1,182 ft and 1,159 ft, respectively.

Surface Transportation

The surface transportation system for Weeping Water is based primarily upon a system of local streets connected to the state highway network and county road system. These roadways are an essential aspect of community development for the

residents of Weeping Water as they provide for movement of goods and services into and through the city.

State and Federal Highways

The city has three major highway on the north, west, and south perimeters of the city. Highways 1 and 34 are located north and south of Weeping Water, respectively, and run east to west. Highway 50 is located west of Weeping Water, and runs north to south. Weeping Water is approximately 20 miles southeast of Interstate 80.

Transportation Planning and Land Use

Land use and transportation create the pattern for future development and are interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads as well as county and state highways may change land values, thus altering the intensity of which land is utilized. In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities.

Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial

land uses are generally located near the center of their market area and along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Street and Road Classification System

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

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. *Interstate: federally-designed National System of Interstate and defense highways;*
2. *Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be*

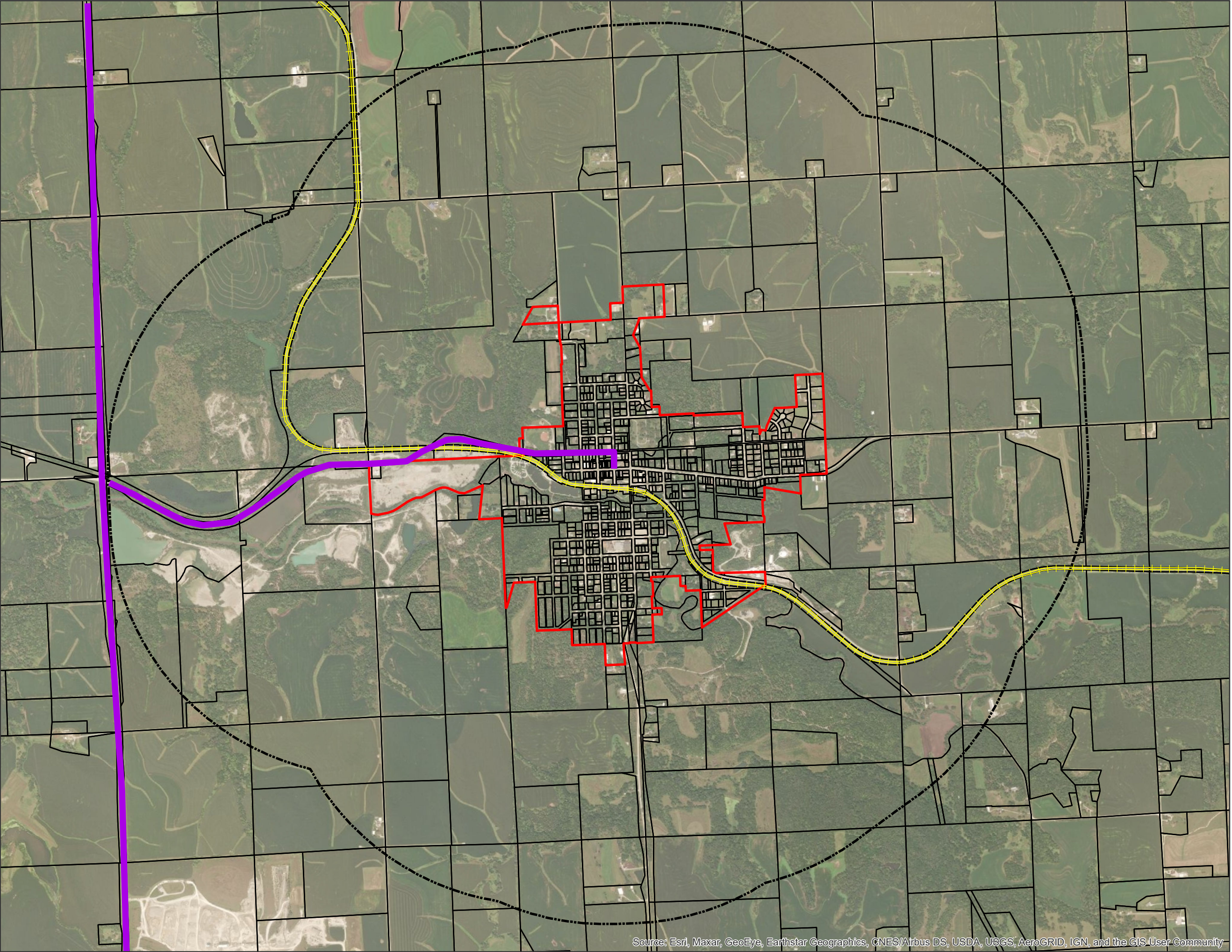
developed to multiple divided highway standards;

3. *Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;*
4. *Other Arterial: consists of a group of highways of less importance as through-travel routes;*
5. *Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport to community centers or to the arterial systems. These are typically main school bus routes, mail routes, and farm-to-market routes;*
6. *Local: consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings, and;*
7. *Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.*

One- and Six-Year Plan

The city is required annually under state law to develop and approve a One- and Six-year Plan for the different projects, including maintenance to be undertaken during the fiscal year. This Plan is required to be reviewed and commented on by the Nebraska Revised State Statutes §19-929. The One- and Six-Year Plan should always be reviewed and considered when the Planning Commission and the City Council are making decisions on Land Use and Zoning.

WEEPING WATER, NEBRASKA
COMPREHENSIVE PLAN
12.1 TRANSPORTATION

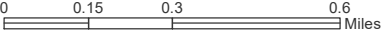


- LEGEND**
- Railroad
 - Major Arterial
 - 1-Mile ETJ
 - City Limits
 - Parcels





PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 9.12.2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Nebraska Department of Transportation's Improvements

The Nebraska Department of Transportation publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the present, and six years and beyond.

Connectivity

The connectivity guidelines in Figure 12.1 will create a better transportation pattern around Weeping Water.

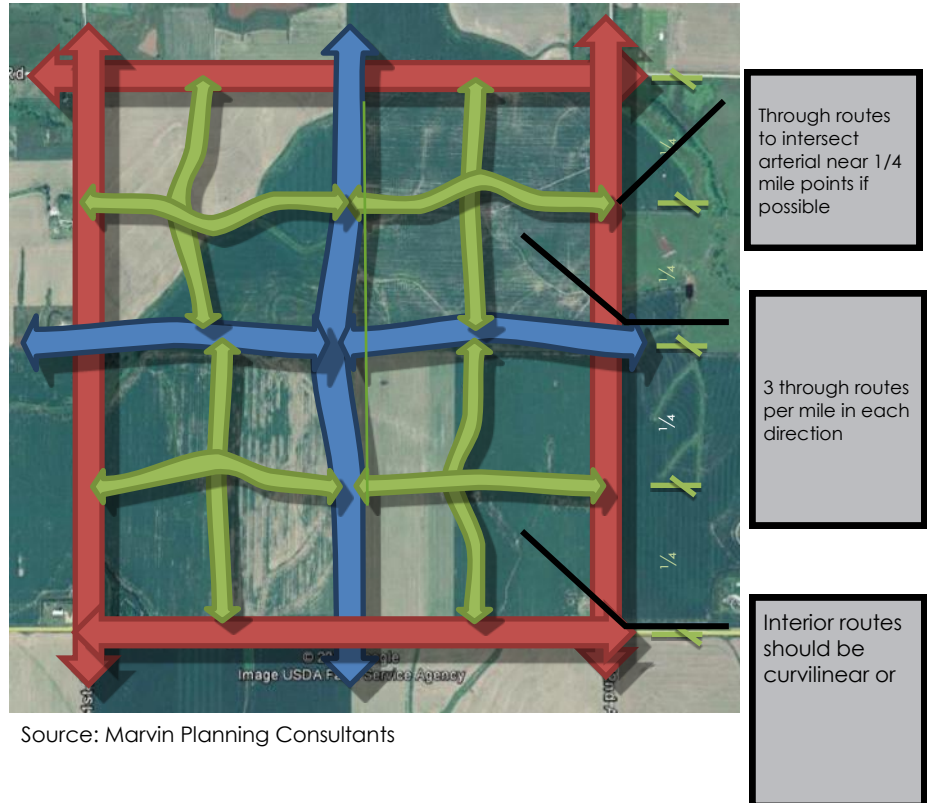
Defining a street layout to match corresponding land uses with graduated levels of roadway function will benefit the community's effort in handling and controlling growth and will create a better transportation network.

However, this system is greatly dependent upon adopting and implementing a system to control access points along streets in and around Weeping Water. The overall goal of these policies is to better integrate future development with existing and planned development in Weeping Water.

Policy 1: Three Through Routes Per Section

As seen in Figure 12.1, requiring three through routes per section would require future subdivisions in the same section to connect local streets thus creating a better traffic flow between neighborhoods. These routes should fall as close as possible to the $\frac{1}{4}$, $\frac{1}{2}$, and $\frac{3}{4}$ mile along each section (every mile). Simply, this would reduce confusion while traveling through neighborhoods, eliminate dead ends, and would direct concentrated

Figure 12.1: Through Street Diagram



traffic flow to specific intersections in the community. Considering these recommendations of three through routes, minimal offsets of roadway design should also be implemented to discourage high speed cut through traffic. This would introduce a form of traffic calming to the area.

Policy 2: Intersection Policy

Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

Trails

Weeping Water has a strong trail presence with the Heritage Trail Walk, a 3.2-mile self-guided trail walk with fourteen sites highlighting the history of the city.

Trails are gaining greater support across the United States, Nebraska, and communities similar to Weeping Water. Trail development can be an excellent economic development tool, as evidenced by the Heritage Trail Walk. Trails should be laid out in order to link all parts of Weeping Water, and when possible, nearby communities. This can be done either as stand-alone trails or as part of a street realignment. In addition, the development of off-road trails as well as road-separated trails in public rights-of-way should become a priority during the planning period. One final approach to trails development is the construction of trail width sidewalks through

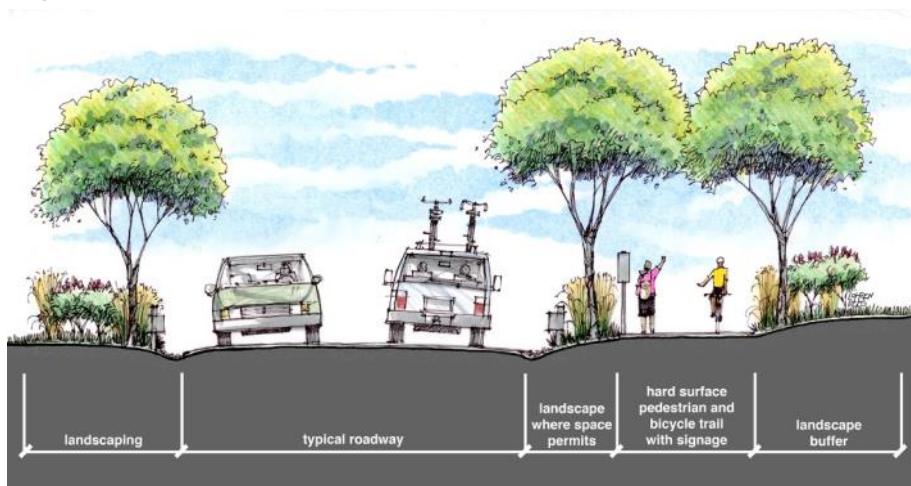
Transportation

different parts of the residential areas of Weeping Water.

Beyond off-road trails, the city needs to develop a system of streets and trails along areas with existing or constructed greenways similar to the floodplain that runs through the community. This will extend a parklike appearance throughout the city and serve to create an interconnected network of parks, recreation areas, schools, and other civic facilities. The Heritage Trail Walk has already begun building towards this.

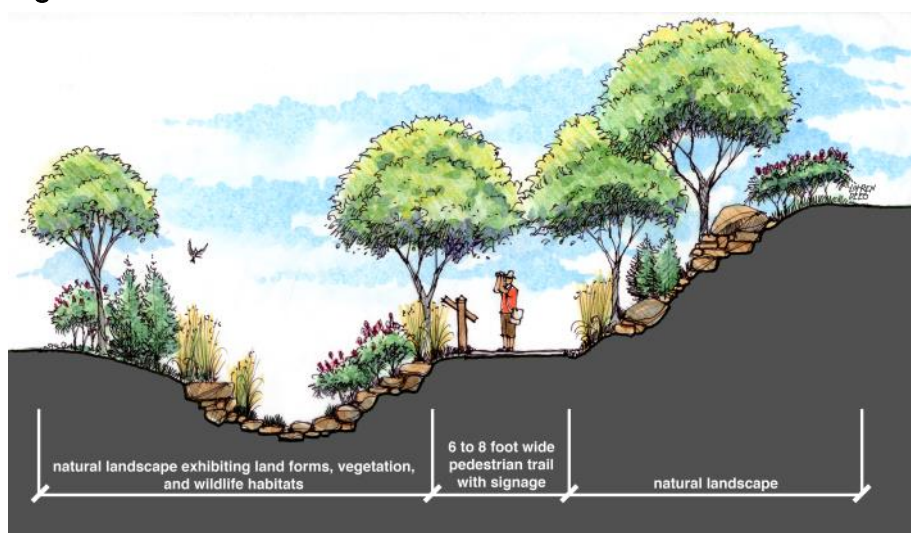
Figure 12.3 identifies a trails system following a natural area such as a tree-lined stream. A trail similar to this could be developed along the floodplain portion of the community with connections to the park system and the residential areas in the city.

Figure 12.2: Off-Street Trail/Bike Route



Sources: Marvin Planning Consultants

Figure 12.3: Park/Nature Trail with Exhibits



Sources: Marvin Planning Consultants

Transportation Goals

The City of Weeping Water should provide a transportation system that improves access and circulation for vehicular and pedestrian traffic within the community.

Transportation Goal 1:

Weeping Water should plan the locations of future streets/connections as the community grows into identified areas on the Future Land Use Map.

Objectives and Policies

- TRAN-1.1: As Weeping Water grows, the community should require developers to work within the identified transportation routes of the community.
- TRAN-1.2: An evaluation of the traffic impacts created by a project, on the surrounding area, should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.
- TRAN-1.3: As part of a safe transportation system, the city should continually work with the Nebraska Department of Transportation on improving the safety aspects of Nebraska 13K, especially where it runs adjacent to residential areas.

Transportation Goal 2:

A city-wide trails system should be undertaken during the planning period.

Objectives and Policies

- TRAN-2.1: Encourage bicycle and pedestrian access to and within commercial areas.
- TRAN-2.2: The City of Weeping Water should encourage bicycle and pedestrian traffic as an element of the street transportation system.
- TRAN-2.3: The trails system should connect the parks in the west part of Weeping Water with the schools and residential areas on the south side of Weeping Water.

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Chapter Thirteen Implementation

Achieving Weeping Water's Future

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend the city select three elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Growth Policies

- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Weeping Water.

Support Programs for the Action Agenda

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

- **Zoning Regulations:** updated land use districts can allow the community to provide direction for future growth.
- **Subdivision Regulations:** establish criteria for dividing land into building areas, utility easements, and streets.
- **Capital Improvement Program:** establish an annual plan for assessing the city's annual needs and programming these needs into a prioritization system and the city budget. The programming should cover all utilities, transportation, parks and recreation,

facilities such as the library and City Hall. The process is very similar to what the city currently is required to do with their Street 1- and 6-year Plan.

- **Plan Maintenance**--an annual and five-year review program will allow the community flexibility in responding to growth and a continuous program of maintaining the plan's viability.

Comprehensive Plan Maintenance

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes, and;
- The recommended policies are still valid for the city and its long-term growth.

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

1. *Provide citizens or developers with an opportunity to present possible changes to the plan, and*
2. *Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.*

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Amendment Procedures

It is anticipated during each year individuals and groups may come forward with proposals to amend the Comprehensive Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review, unless the plan

needs to be amended to allow compliance with a requested zoning amendment. Reviewing all proposed amendments at one time allows for the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the Comprehensive Plan.

Unanticipated Opportunities

If major new, unanticipated, innovative development opportunities arise which impact several elements of the plan and are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The City should compile a list of the proposed amendments during the year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments.

The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

Evaluating Development Proposals

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

Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

1. *the character of the adjacent neighborhood*
2. *the zoning and uses on nearby properties*
3. *the suitability of the property for the uses allowed under the current zoning designation*
4. *the type and extent of positive or detrimental impact that may affect adjacent*
5. *properties, or the community at large, if the request is approved*
6. *the impact of the proposal on public utilities and facilities*
7. *the length of time that the subject and adjacent properties have been utilized for their current uses*
8. *the benefits of the proposal to the public health, safety, and welfare compared to*
9. *the hardship imposed on the applicant if the request is not approved comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies consideration of city staff recommendations*