

FAIRBURY, NEBRASKA

COMPREHENSIVE DEVELOPMENT PLAN

2013



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PROJECT PARTICIPANTS

Fairbury City Council

Homer Ward - Mayor
Tim Polson
Kelly Davis
Roger Bailey
Brad Kuzelka
Ed Friesen
Rick Carmichael
Phil Rogge
Douglas Brown

Fairbury Planning Commission

Cathy Kleine - Chair
Robert Brackle
Jim Headley
Mary Mach
Bill Runge
Ron Schacht
Kendall Schlake
Paul Schramm
Bob Stepp

Fairbury Board of Adjustment

Bernie Boerner
Jim Boyer
Wayne Buehler
Cathy Kleine
Max Lassley
Carol Stelele - Alternate

Fairbury City Staff

Joseph Parker - City Administrator
Laura Bedlan - Zoning Administrator

Comprehensive Plan Review Committee

Mayor Homer Ward
Joseph Parker
Michael Beachler
Mick Hynek
Laura Bedlan
Chad Sprunk
Steve Zimmerman
Sharyl Preston
Roger Bailey
Douglas Brown
Cathy Kleine
Paul Schramm

Planning Consultants



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INTRODUCTION



Location

Fairbury is located in southeast Nebraska in Jefferson County. The community is at the intersection of Nebraska highways 15 and 8 and US Highway 136. Fairbury is adjacent to the Little Blue River and not far from the Oregon Trail and Pony Express routes.

History of Fairbury

The history of Fairbury including the photos to the right has been taken directly from <http://www.casde.unl.edu/history/counties/jefferson/fairbury/index.php>

In 1868 James B. Mattingly gave up freighting and built a sawmill on the banks of the Little Blue River near the Oregon Trail. People, returning from the gold fields, were beginning to settle along the trail. Back in Illinois, Judge W. G. McDowell foresaw the coming of a railroad through the area and came to Nebraska to "start a town" in this fertile valley.

In 1869 Mattingly and McDowell, each assigned 80 acres of the land from their claim, to plat a town. Right in the middle they left a block for the public square. For a name they chose McDowell's Illinois home, "Fairbury," there being only two by that name in the nation.

And people came – taking homesteads, setting up businesses, then establishing schools and churches. Mattingly's cabin served as the first school in 1869, with religious services held in various homes. In a few years the Methodists, Baptists, and Catholics each had their own church. Presently there are 15 churches, one public elementary, a junior high, and a senior high school.

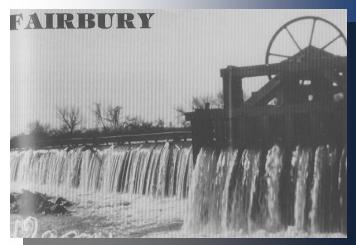
In 1870 Sidney Mason built the first hotel and Horace Clark had the first blacksmith shop. In 1871 two more hotels were built and there were five blacksmith shops. W. H. Weeks started a lumber yard in 1870 and before 1872 there were two more. Also in 1870 George Cross started the first newspaper, calling it "The Fairbury Gazette." A number of newspapers came and went through the years, with the present paper being "The Fairbury Journal-News."

All this activity was spawned by the political reorganization this area was going through at the time. Originally identified as Jones County, it was joined with Jefferson County to its west in 1867. When the counties redivided in 1871, the name, "Jefferson," and early documents were taken by the eastern county. The newly organized town of Fairbury was chosen as county seat over Meridian. Fairbury was made a station on the St. Joseph & Denver City Railroad that was built through the county at that time.

In 1873 a fire-proof building was erected for use as a courthouse, the first brick building in Fairbury. A "proper courthouse" was built on the public square in 1892. Stonecutters from England were employed for the job. When the structure was completed the old one was sold. It still houses a business on the south side of the square. Fires on three occasions caused extensive destruction. In 1903 all the businesses on the south side of the square burned, with the exception of the old courthouse-building.

Cropsey & Champlin Mill, built in 1874, was water-powered and cable driven from the Little Blue River. In 1874 Col. Thomas Harbine, a capitalist from St. Joseph, Missouri, established the first bank. By 1911 Fairbury had four banks. It is presently served by four banks. By 1874, just five years after the birth of Fairbury, there were 44 businesses and a population of 600.

In 1886-87, when the Chicago, Rock Island & Pacific Railway line was built from Kansas City to Denver, Fairbury became a division point with an 18-stall roundhouse and rail yards. Nearly 500 people were employed here by the Rock Island in its peak years.



Among the various claims to fame are:

- Fairbury was the home of the Campbell Bros. Circus. Once the second-largest circus in the world, it was housed here from 1892 until 1912.
- Fairbury Windmills were manufactured and distributed all over the world from this location between 1899 and 1962.
- E. J. Hested, who had a variety store in 1904, began rapid expansion in 1912 with "Hested Variety Stores" in many towns, with his home office in Fairbury. In 1969 it merged with the Newberry Company, but later was phased out. Mr. Hested, who died in 1949, helped Fairbury in many ways with tithes he contributed from his stores' proceeds. His gifts were used to start the YWCA-YMCA camp south of town and the Bethel Chapel.

Fairbury's peak population occurred in 1935, with 6,500 people. The decline in population to the present 3,942 is due to a number of changes in the local economic base. When the railroad went from steam to diesel engines, the need for a roundhouse became less, and in 1952 it was abandoned. Even with the construction of a four-engine shop, many jobs were lost and families left Fairbury to relocate in other railroad towns. The Rock Island line to Fairbury ceased in 1980. This resulted in further adjustments to main street businesses.

Fairbury is still a great town in which to live, raise a family, or retire. The Jefferson County Fair and the annual Flea Market are events which make it an interesting town to visit.

By Estelline Carpenter, 606 7th Street, Fairbury, NE 68352

ADDITIONAL MATERIAL: Friendly Fairbury, by Estelline Carpenter, and Campbell Bros. Great Consolidated Shows, a history of the circus by Estelline Carpenter.

PURPOSE OF THE COMPREHENSIVE PLANNING

The Fairbury Comprehensive Development Plan is designed to promote orderly growth and development for the community, as well as providing policy guidelines to enable citizens and elected officials to make informed decisions about the future of the community.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Fairbury. The Comprehensive Development Plan is intended to encourage a strong economic base for the City so all goals can be achieved.

The Comprehensive Development Plan is an information and management tool for City leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period.

THE PLANNING PROCESS

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

In conjunction with the first phase, the 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 third phase of the Comprehensive Development Plan represents a blueprint....designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community

facilities, and utilities. The Comprehensive Development Plan contains recommendations that when implemented will be of value to the City and its residents.

Implementation is the final phase of the process. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development 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.

The Plan is only one of several tools within the toolbox that helps guide the community into the future.

PLAN PREPARATION

The Plan was prepared under the direction of the Fairbury Planning Commission, with the assistance and participation of the Fairbury City Council, City staff, the Plan Review Committee and citizens of Fairbury. The time period for achieving the goals, programs, and developments identified in the Fairbury Comprehensive Development Plan is 20 years. However, the City should review the Plan annually and update the document every ten years, or when a pressing need is identified. Completing updates every ten years or so will allow the City to incorporate ideas and developments that were not known at the time of the present comprehensive planning process.

COMPREHENSIVE 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 (Reissue 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, 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

Planned growth will make Fairbury 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 Comprehensive Development Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

The Comprehensive Development Plan records where Fairbury has been, where it is now, and where it likely will be in the future.

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 likely 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 Fairbury to closely monitor population, housing and economic conditions that may impact 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 Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Fairbury City Council performs the governmental functions for the City. Pursuant to Neb. Rev. Stat. § 17-1002 (Reissue 1997), the planning and zoning jurisdiction for the City of Fairbury includes the corporate area as well as the area within one mile of their corporate limits.

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FAIRBURY PROFILE



DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of Fairbury. It is important for Fairbury to understand where it has been, where it is and where it appears to be going.

Population is the driving force behind housing, local employment, economic, and fiscal stability of the community. Historic population conditions assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, employment and educational needs within Fairbury. Projections provide an estimate for the community to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

POPULATION TRENDS AND ANALYSIS

Table 1 indicates the population for Fairbury, the other incorporated communities in Jefferson County, the unincorporated areas, and Jefferson County as a whole, between 1980 and 2010. This information provides Fairbury with a better understanding of their past and present population trends and changes. In addition, this comparison allows the community to see how they compare to the other communities and the county. The Fairbury population in 2000 was 4,262 people, which was a decrease of 73 people or -1.7% from 1990. The 2010 population from the US Census showed a continued decrease, falling to 3,942; a decrease of 320 or -7.5%. More importantly Fairbury has seen an overall decline in population from 4,885 people in 1980 or a change of -19.3%. Using Table 1 for a comparison with the rest of Jefferson County, Fairbury between 1980 and 2010 had the seventh worst population change in the county, including the unincorporated areas.

Table 1 also indicates that Fairbury and Jefferson County had similar changes overall. However, the County saw a more dramatic change between 1990 and 2010. There was not a single part of Jefferson County that saw a population increase for the period between 1980 and 2010. The unincorporated portions of Jefferson County had one of the greatest population losses, losing over 25% of its population.

TABLE 1:
POPULATION TRENDS AND ANALYSIS
FAIRBURY AND JEFFERSON COUNTY COMMUNITIES 1980 TO 2010

Community	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2010	% Change 2000 to 2010	% Change 1980 to 2010
Daykin	207	188	-9.2%	177	-5.9%	166	-6.2%	-19.8%
Diller	311	298	-4.2%	287	-3.7%	260	-9.4%	-16.4%
Endicott	198	163	-17.7%	139	-14.7%	132	-5.0%	-33.3%
Fairbury	4,885	4,335	-11.3%	4,262	-1.7%	3,942	-7.5%	-19.3%
Jansen	204	140	-31.4%	143	2.1%	118	-17.5%	-42.2%
Plymouth	506	455	-10.1%	477	4.8%	409	-14.3%	-19.2%
Reynolds	125	104	-16.8%	88	-15.4%	69	-21.6%	-44.8%
Steele City	137	101	-26.3%	84	-16.8%	61	-27.4%	-55.5%
Incorporated Areas	6,573	5,784	-12.0%	5,657	-2.2%	5,157	-8.8%	-21.5%
Unincorporated Areas	3,244	2,975	-8.3%	2,676	-10.1%	2,390	-10.7%	-26.3%
Jefferson County	9,817	8,759	-10.8%	8,333	-4.9%	7,547	-9.4%	-23.1%

Source: U.S. Census Bureau, 1980 - 1990, 2000, 2010

AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine which age groups (cohorts) within Fairbury are being affected by population shifts and changes. Each age group affects the population in a number of different ways. For example, the existence of larger young age groups (20-44 years) means that there is a greater ability to sustain future population growth than does larger older age groups. On the other hand, if the large, young age group maintains their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the County's population is necessary to effectively plan for the future.

TABLE 2:
AGE AND SEX CHARACTERISTICS
FAIRBURY 2000 TO 2010

Age	2000		2010		2000-2010		2000-2010	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	231	5.4%	257	6.5%	26	11.3%	257	-
5-9	239	5.6%	268	6.8%	29	12.1%	268	-
10-14	289	6.8%	222	5.6%	-67	-23.2%	-9	-3.9%
15-19	253	5.9%	206	5.2%	-47	-18.6%	-33	-13.8%
20-24	193	4.5%	189	4.8%	-4	-2.1%	-100	-34.6%
25-29	222	5.2%	233	5.9%	11	5.0%	-20	-7.9%
30-34	224	5.3%	201	5.1%	-23	-10.3%	8	4.1%
35-44	512	12.0%	422	10.7%	-90	-17.6%	-24	-5.4%
45-54	548	12.9%	476	12.1%	-72	-13.1%	-36	-7.0%
55-64	388	9.1%	531	13.5%	143	36.9%	-17	-3.1%
65-74	429	10.1%	350	8.9%	-79	-18.4%	-38	-9.8%
75 & older	734	17.2%	587	14.9%	-147	-20.0%	-576	-49.5%
Total	4,262	100.0%	3,942	100.0%	-320	-7.5%	-320	-7.5%
	2000		2010		Total Change			
	Under 18 years of age	917	Under 18 years of age	873	18 and under	-44		
	% of total population	21.5%	% of total population	22.1%	% change	-4.8%		
	Total 65 yrs and older	1,163	Total 65 yrs and older	937	65 and older	-226		
	% of total population	27.3%	% of total population	23.8%	% change	-19.4%		
	Median Age	44.3	Median Age	44.5	Median Age	0.2		
	Total Females	2,280	Total Females	2,077	Total Females	-203		
	Total Males	1,982	Total Males	1,865	Total Males	-117		
	Dependency Ratio	0.95	Dependency Ratio	0.85				
	Total Population	4,262	Total Population	3,942	Total Chang	-320		

U.S. Census Bureau 2000, 2010

Table 2 exhibits the age group structure for Fairbury in 2000 and 2010. Examining population age structure may indicate significant changes affecting the different population segments within the community. Realizing how many persons are in each age group, and at what rate the age groups are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 2, significant changes between 2000 and 2010 occurred within a number of different age groups.

One method of analyzing age group movement in a population involves comparing the

number of persons aged between 0 and 4 years in 2000 with the number of persons in the same group 10 years later, or aged between 10 and 14 years in 2010. For example, in Fairbury, there were 231 children between the ages of 0 and 4 in 2000, and in 2010 there were 222 children between the ages of 10 and 14, a decrease of nine children. A review of population by this method permits one to undertake a detailed analysis of which specific groups are moving in and out of the community. The negative change in this group indicates out-migration or a combination of out-migration and deaths. Note that the age groups represented in Table 2 differ from those listed below in Tables 3 and 4 due to the consolidation of the 25-29 and 30-34 groups from 2000 into a 35-44 group in 2009.

TABLE 3:
POSITIVE AGE GROUPS
FAIRBURY 2000 TO 2010

2000 Age Group	Number	2010 Age Group	Number	Change
NA	NA	0 - 4 years	257 persons	+ 257 persons
NA	NA	5 - 9 years	268 persons	+ 268 persons
20 - 24 years	193 persons	30 - 34 years	201 persons	+ 8 persons
Total Change				+ 533 persons

Source: U.S. Census Bureau 2000, American Community Survey 2010

Fairbury saw growth in only three age groups. The 0 to 4 and 5 to 9 groups always indicate an increase, since these persons were not born when the 2000 Census was completed. Outside of the 2010 age groups of 0-4 and 5-9 years, the greatest increase was the 20-24 (2010) age group, which had an increase of eight individuals during the time period.

TABLE 4:
NEGATIVE AGE GROUPS
FAIRBURY 2000 TO 2010

2000 Age Group	Number	2010 Age Group	Number	Change
0-4 years	231 persons	10-14 years	222 persons	-9 persons
5 - 9 years	239 persons	15 - 19 years	206 persons	- 33 persons
10 - 14 years	289 persons	20 - 24 years	189 persons	-100 persons
15 - 19 years	253 persons	25 - 29 years	233 persons	- 20 persons
25 - 34 years	446 persons	35 - 44 years	422 persons	- 24 persons
35 - 44 years	512 persons	45 - 54 years	476 persons	- 36 persons
45 - 54 years	548 persons	55 - 64 years	531 persons	- 17 persons
55-64 years	388 persons	65-74 years	350 persons	- 38 persons
65 years +	1,163 persons	75 years +	587 persons	- 576 persons
Total Change				- 853 persons

Source: U.S. Census Bureau 2000, 2010

There were nine of the age groups that existed in 2000 that declined by 2010. The group with the greatest loss was the 75 years + (2010) which lost 576 persons over the period. This is a significant portion of the loss seen in Fairbury and accounts for over 65% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base.

Dependency Ratio

The dependency 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 yrs. & less + % 65 yrs. & over)
% of remaining population

The median age in Fairbury increased from 44.3 years in 2000 to 44.5 years in 2010. This increase equaled .2 years or an increase of 0.45%. The proportion of persons less than 18 years of age increased by 2.8% between 2000 and 2010, while those aged 65 years and older decreased by 12.8% overall.

The population proportion for 18 years and younger and those 65 years and older can be examined to determine another piece of useful data called the "dependency ratio". In 2000, Fairbury had a Dependency Ratio of 0.95 (48.8%/51.2%); however, by 2010 the Ratio had decreased to 0.85 (45.9%/54.1%). This is supported by the substantial decrease in the 75+ age group and a slight percentage increase in the under 18 age groups.

POPULATION PROJECTIONS

Population projections are estimates based upon past and present circumstances. The use of population projections allows Fairbury to estimate what the population will be 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 crystal ball Fairbury has for predicting future population changes. There are many methods to project the future population trends; the four projections used below are intended to give Fairbury a broad overview of the possible population changes that could occur 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 Fairbury, four different trend lines were reviewed: 1960 to 2010, 1990 to 2010, and 2000 to 2010. A review of these trend lines indicates Fairbury will see varied growth scenarios during the coming 20 years. The following projections summarize the decennial population for Fairbury through 2030.

Fairbury Trend Analysis

Year	1960 to 2010	1990 to 2010	2000 to 2010
2010	3,942 persons	3,942 persons	3,942 persons
2020	3,711 persons	3,763 persons	3,794 persons
2030	3,494 persons	3,593 persons	3,652 persons

COHORT SURVIVAL ANALYSIS

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are then projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population.

The Cohort Survival Model projection indicates Fairbury's population will decline slightly in 2020 and then begin to increase in 2030. The following projection for Fairbury is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

Fairbury Cohort Survival Analysis

Year	Cohort Survival Model
2010	3,942 persons
2020	3,502 persons
2030	3,655 persons

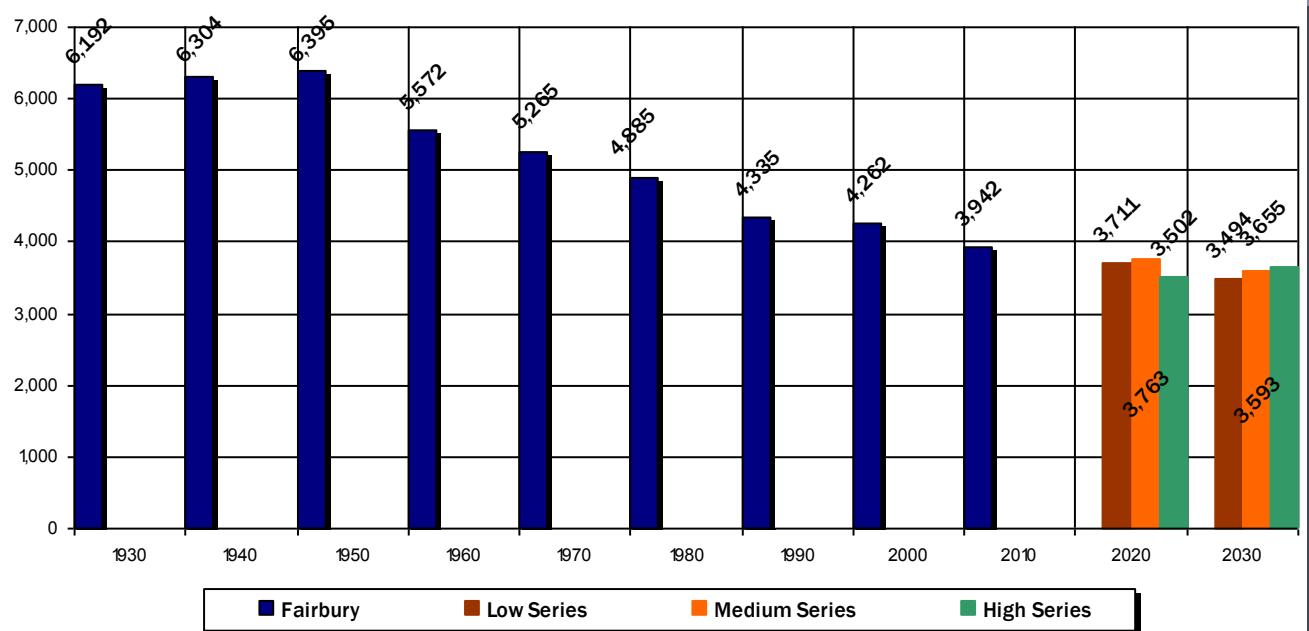
SUMMARY OF POPULATION PROJECTIONS

Using the modeling techniques discussed in the previous paragraphs, a summary of the four population projections for Fairbury through the year 2030 is shown in Figure 1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All three projections forecast a continuing decline in population for Fairbury through the year 2030. The following population projections indicate the different scenarios that may be encountered by Fairbury through the year 2030.

Year	Low = 1960 to 2010	Medium = 1990 to 2010	High = Cohort
2010	3,942 persons	3,942 persons	3,942 persons
2020	3,711 persons	3,763 persons	3,502 persons
2030	3,494 persons	3,593 persons	3,655 persons

Figure 1 reviews the population history of Fairbury between 1930 and 2010, and identifies the three population projection scenarios into the years 2020, and 2030. Figure 1 indicates the peak population for Fairbury occurred in 1950 with 6,395 people. Beginning in 1960, Fairbury has seen a continuous decline in the overall population. However, the most critical declines appear to have occurred between 1950 and 1960 as well as 1980 and 1990.

FIGURE 1:
POPULATION TRENDS AND PROJECTIONS
FAIRBURY 1930 TO 2030



Source: U.S. Census Bureau, Marvin Planning Consultants

As stated previously, the projections have been developed from data and past trends, as well as present conditions. A number of external and internal demographic, economic and social factors may affect these population forecasts. Fairbury should monitor population trends, size and composition periodically in order to understand in what direction their community is heading. Fairbury's greatest population threats will continue to be out-migration of youth, and strategies should be developed to further examine and prevent this phenomenon.

HOUSING PROFILE



The Housing Profile in this Plan identifies existing housing characteristics and projected housing needs for residents of Fairbury. The primary goal of the housing profile is to allow the community 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 community.

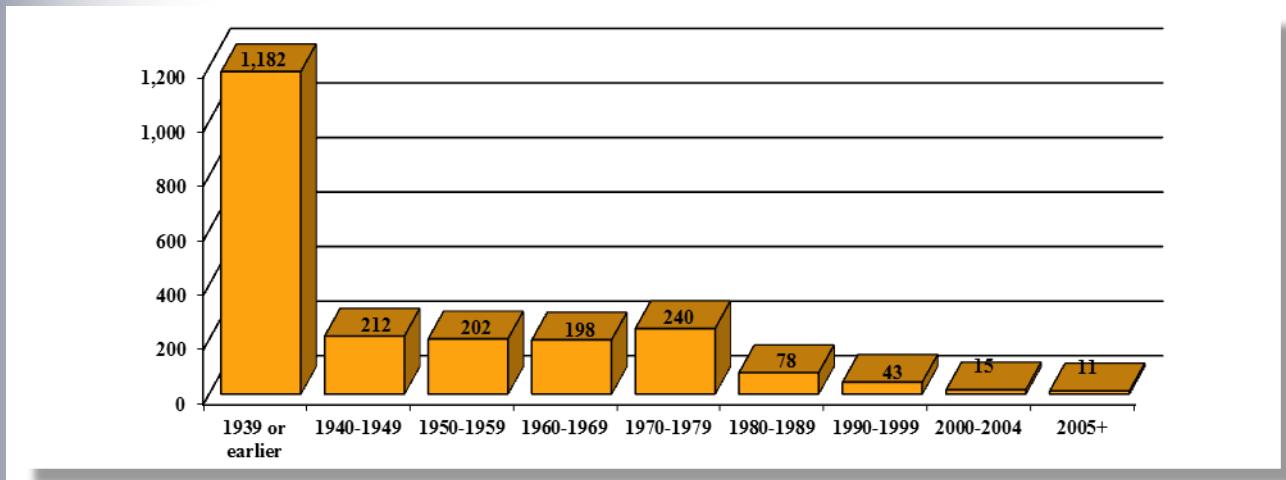
The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units, to determine if housing costs are a financial burden to Fairbury residents.

To project future housing needs, several factors must be considered. These factors include 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 Fairbury.

AGE OF EXISTING HOUSING STOCK

An analysis of the age of Fairbury's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the community. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life in Fairbury.

**FIGURE 2:
AGE OF EXISTING HOUSING STOCK
FAIRBURY 2010**



Source: U.S. Census Bureau, American Community Survey 2010

Figure 2 indicates 1,182, or 54.2% of Fairbury's 2,181 total housing units, were constructed prior to 1940. This consists of a mixture of older well-kept homes as well as several homes that are in need of repair or demolition. These homes need to be maintained into the future; while, those in need of repair or demolition are addressed in the appropriate manner.

An interesting item to note about the construction of homes in Fairbury is between 1950 and 1960 there were 202 (9.3%) new homes built during the decade. This was also the decade where Fairbury saw its greatest loss of population. In addition, there was little change between 1960 and 1969 with 198 new homes constructed.

Between 1970 and 1979, there were 240 housing units, or 11.0% of the total homes constructed. This level of residential construction indicates a relatively strong economy during this time. Considering the population changes' occurring in Fairbury this makes for an interesting statistic.

Again, several of these homes may be in need of repair or demolition. Several different building practices were used during this period and in some cases the quality of materials and construction may not have been the same as other homes in the community.

Approximately 94% of all housing units in Fairbury were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs in the community to bring these homes up to current energy efficiency standards.

Finally, there have been limited housing units built since 2000 (based upon data from the American Community Survey). This represents a major slowdown in construction and is reflective in the economy of the past decade.

TABLE 5:
COMMUNITY HOUSING TRENDS
FAIRBURY 2000 TO 2010

Selected Characteristics	2000	2010	% Change 2000-2010
Population	4,262	3,942	-7.5%
Persons in Household	4,096	3,837	-6.3%
Persons in Group Quarters	166	105	-36.7%
Persons per Household	2.17	2.15	-0.9%
Total Housing Units	2,132	2,145	0.6%
Occupied Housing Units	1,884	1,782	-5.4%
Owner-occupied units	1,320	1,162	-12.0%
Renter-occupied units	564	620	9.9%
Vacant Housing Units	248	363	46.4%
Owner-Occupied vacancy rate	3.0%	2.3%	-23.3%
Renter-Occupied vacancy rate	10.9%	11.0%	0.9%
Single-family Units	1,800	1,939	7.7%
Duplex/M ultiple-family units	312	242	-22.4%
Mobile Homes, trailer, other	14	-	-100.0%
Median Contract Rent - 2000 - 2009			
Fairbury	\$346	\$466	34.7%
Nebraska	\$491	\$632	28.7%
Median Value of Owner-Occupied Units - 2000-2009			
Fairbury	\$40,100	\$63,200	57.6%
Nebraska	\$88,000	\$119,700	36.0%

Source: U.S. Census Bureau 2000, American Community Survey 2010

Housing Trends

An analysis of housing trends can reveal a great deal about the different sectors of the population in the community. Housing trends indicate the breakdown between owner- or renter-occupied housing as well as the number of people living in Group Quarters. Examining housing trends is important in order to understand the overall diversity of the population and their quality of life within Fairbury.

Persons In Households/Group Quarters

In 2010 there were 259 fewer people living in households than in 2000, this represents a change of -6.3%. The change was also felt in the population base living in group quarters. Between 2000 and 2010, the number of people living in group quarters went from 166 people in 2000 to 105 in 2010 a change of -36.7%. Group Quarters identifies people that are living in special housing conditions such as a nursing home facility.

Persons per Household

Table 5 also indicates that the number of persons per household decreased from 2.17 to 2.15 persons. The trend nationally has been towards a declining household size; however, the person per household in Fairbury is higher than some similar communities and lower than other communities of similar size and geographic location:

- Superior has 2.00 persons per household
- Red Cloud has 2.04 persons per household
- Hebron has 2.09 persons per household
- Falls City has 2.19 persons per household
- Tecumseh has 2.25 persons per household
- Geneva has 2.25 persons per household
- Clay Center has 2.27 persons per household
- Beatrice has 2.23 persons per household

In Nebraska there is considerable discussion regarding the southern-most tier of counties and the economics of these counties. The data above shows that Fairbury, even in its less than desirable economic condition, is still better than other southern-tier economic centers such as Hebron, Superior, and Red Cloud. Finally, the person per household for the state of Nebraska is 2.45, approximately 15% higher than Fairbury.

Occupied vs. Vacant Housing Units

Table 5 also indicates the number of occupied housing units decreased from 1,884 in 2000 to 1,782 in 2010, or -5.4%. During this same period, vacant housing units increased, going from 248 in 2000 to 363 in 2010, or 46.4%. The occupancy type with the highest vacancy rate for both 2000 and 2010 was renter-occupied units at 10.9% and 11.0% respectively.

Median Contract Rent

Median contract rent in Fairbury increased from \$346 per month in 2000 to \$466 per month in 2010, or 34.7%. The State's median monthly contract rent increased by 28.7%. This indicates Fairbury has seen contract rent increase at a much higher rate than the state but had contract rents considerably less than the state's average.

Comparing changes in monthly rents between 2000 and 2010 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2000 and 2009 increased at a rate of 23.5%, indicating Fairbury rents exceeded the rate of inflation for the 10-year period. Thus, Fairbury tenants were paying more in monthly rents in 2010, in terms of real dollars, than they were in 2000, on average. Landlords were also making more on their investment.

Median Value of Owner-occupied Units

The Median value of owner-occupied housing units in Fairbury increased from \$40,100 in

2000 to \$63,200 in 2010 and represents an increase of 57.6%. The median value for owner-occupied housing units in the state showed an increase of 36.0%. Housing values in Fairbury again far exceeded the pace seen statewide.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate that was nearly 2.5 times higher than the CPI. This indicates housing values in the community actually were worth more in 2010 compared to 2000 dollars.

TABLE 6:
TENURE OF HOUSEHOLDS BY SELECTED CHARACTERISTICS
FAIRBURY 2000 TO 2009

Householder Characteristic	2000				2009				O.O.	R.O.
	Owner-Occupied	% O.O.	Renter-Occupied	% R.O.	Owner-Occupied	% O.O.	Renter-Occupied	% R.O.	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	379	28.7%	287	50.9%	483	38.9%	220	44.2%	27.4%	-23.3%
2 persons	556	42.1%	132	23.4%	458	36.9%	112	22.5%	-17.6%	-15.2%
3 persons	159	12.0%	70	12.4%	154	12.4%	15	3.0%	-3.1%	-78.6%
4 persons	141	10.7%	43	7.6%	100	8.1%	111	22.3%	-29.1%	158.1%
5 persons	61	4.6%	20	3.5%	47	3.8%	11	2.2%	-23.0%	-45.0%
6 persons or more	24	1.8%	12	2.1%	0	0.0%	29	5.8%	-100.0%	1417%
TOTAL	1,320	100.0%	564	100.0%	1,242	100.0%	498	100.0%	-5.9%	-11.7%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	28	2.1%	58	116%	26	2.1%	62	12.4%	-7.1%	6.9%
25 to 34 years	120	9.1%	111	22.3%	69	5.6%	142	28.5%	-42.5%	27.9%
35 to 44 years	211	16.0%	87	17.5%	106	8.5%	36	7.2%	-49.8%	-58.6%
45 to 54 years	241	18.3%	64	12.9%	361	29.1%	32	6.4%	49.8%	-50.0%
55 to 64 years	177	13.4%	41	8.2%	244	19.6%	12	2.4%	37.9%	-70.7%
65 to 74 years	205	15.5%	54	10.8%	155	12.5%	44	8.8%	-24.4%	-18.5%
75 years and over	338	25.6%	149	29.9%	281	22.6%	170	34.1%	-16.9%	14.1%
TOTAL	1,320	100.0%	564	113.3%	1,242	100.0%	498	100.0%	-5.9%	-11.7%

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 6 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data gives Fairbury the opportunity to determine where there may be a need for additional housing. In addition, Fairbury could target efforts for housing rehabilitation and construction at those segments of the population exhibiting the largest need.

2000

The largest section of owner-occupied housing in Fairbury in 2000, based upon number of persons, was two person households, with 556 units, or 42.1% of the total owner-occupied units. By comparison, the largest household size for rentals was the single person households which had 287 renter-occupied housing units, or 50.9% of the total renter-occupied units.

Fairbury was comprised of 1,354 1-or 2-person households, or 71.8% of all households. Households having 5-or more persons comprised only 6.4% of the owner-occupied segment, and 5.6% of the renter-occupied segment. Communitywide, households of 5-or more persons accounted for only 117 units, or 6.2% of the total.

In 2000, the age cohorts representing the largest home ownership group was 75 and over years. Of the total residents that lived in owner-occupied housing units, 25.6% were over 75 years of age. This group was closely followed by the 45 to 54 year cohort at 18.3%. Overall, 72.8% of all owner-occupied units were owned by individuals 45 years and older.

The renter occupied housing was dominated by three cohort groups; the 75 years and older (29.9%), 25 to 34 years (22.3%), and the 35 to 44 years (17.5%). These three cohorts represent 69.7% of all the renter-occupied units in 2000.

2009

In 2009, the largest section of owner-occupied housing in Fairbury switched to the one person household, with 483 units, or 38.9% of the total owner-occupied units; an increase of 27.4% over 2000. By comparison, the largest household size for rentals was the single person households which had 220 renter-occupied housing units, or 44.2% of the total renter-occupied units; a change of -23.3% over 2000. The renter-occupied group that had the largest percentage increase was the 4-person households which saw an increase of 158.1%

Fairbury was comprised of 1,273 1-or 2-person households, or 73.2% of all households; which represents an increase of nearly 2.0% from 2000. Households having 5-or more persons comprised only 3.8% of the owner-occupied segment, and 8.0% of the renter-occupied segment. Communitywide, households with 5-or more persons accounted for only 87 units, or 11.8% of the total. The total number of units decreased by 30 units or -25.6% change; however, their share in the overall housing perspective increased by 90.3%. from 2000.

In 2009, the age cohorts representing the largest home ownership group changed to the 45 to 54 age cohort. Of the total residents that lived in owner-occupied housing units, 29.1% were between 45 and 54 years of age. However, the 75 years or older cohort was a close second with 22.6% of the total owner-occupied units. In 2009, there was a decline in all of the owner-occupied units except the 45 to 54 cohort and the 55 to 64 cohort. Using the 10-year cohort shift, similar to Table 2, one can find that in reality some of the cohorts from 2000 actually saw increases in ownership by 2009 during the period.

The renter occupied housing was again dominated by the three different cohort groups; the 75 years and over (34.1%), the 25 to 34 years (28.5%) and the 15 to 24 years (12.4%). These three cohorts represent 75.0% of all the renter-occupied units in 2009. This is a slight change from 2000. The changes (2000 to 2009) are even more drastic when you use the 10-year cohort shift which indicates all but one cohort lost people.

Occupied Units

Table 7 indicates changes in housing conditions and includes an inventory of substandard housing for Fairbury. The household occupancy rate in Fairbury decreased slightly from 88.4% of all housing in 2000 to 79.3% of all housing in 2010.

The city saw an annual average change in housing units of 4.9 housing units between 2000 and 2010. The occupied units saw a change of -15.5 units per year. During this period the type of housing that changed the greatest was owner-occupied units.

Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or 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.

These criteria when applied to Fairbury indicate 0 housing units, or 0.0% of the total units, were substandard in 2000. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding. In 2010 the total number of substandard housing units increased to 28 units. However, the largest contributing factor was overcrowding which accounted for 75.0% of substandard problem. Comparing Fairbury to the state of Nebraska as a whole, the percent of substandard housing units in Fairbury was less than the state as a whole for both time periods.

What these data fail to consider are housing units that have met both criterion and counted twice. Even so, the community should not assume that these data overestimate 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 that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

TABLE 7:
SELECTED HOUSING CONDITIONS
FAIRBURY 2000 TO 2010

Housing Profile	Fairbury		State of Nebraska	
	Total	% of Total	Total	% of Total
2000 Housing Units	2,132		722,668	
2000 Occupied Housing Units	1,884	88.4%	666,184	92.2%
2000 Owner-occupied Units	1,320		449,317	
2000 Renter-occupied Units	564		216,867	
2010 Housing Units	2,181		788,218	
2010 Occupied Housing Units	1,729	79.3%	711,771	90.3%
2010 Owner-occupied Units	1,280		488,034	
2010 Renter-occupied Units	449		223,737	
Change in Number of Units 2000 to 2010				
Total Change	49	2.3%	65,550	9.1%
Annual Change	4.9	0.2%	6,555	0.9%
Total Change in Occupied Units	-155	-8.2%	45,587	6.8%
Annual Change in Occupied Units	-15.5	-0.8%	4,559	0.7%
Total Change in Owner-occupied Units	-40	-3.0%	38,717	8.6%
Total Change in Renter-occupied Units	-15	-20.4%	6,870	3.2%
Characteristics				
2000 Units Lacking Complete Plumbing Facilities	0	0.0%	6,398	0.9%
2000 Units with More Than One Person per Room	0	0.0%	17,963	2.5%
2010 Units Lacking Complete Plumbing Facilities	7	0.3%	2,540	0.3%
2010 Units with More Than One Person per Room	21	10%	12,201	1.5%
Substandard Units				
2000 Total	0	0.0%	24,361	3.4%
2010 Total	28	13%	14,741	1.9%

Source: U.S. Census Bureau 2000, American Community Survey 2006-2010

ECONOMIC AND EMPLOYMENT PROFILE

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

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Fairbury 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). Note that income statistics may exhibit different numbers than housing statistics; for example, Table 6 shows that there were 1,884 households in Fairbury in 2000, but Table 8 shows that there were 1,881. Discrepancies of this nature are to be expected, and can be accounted for by the fact that these data were derived from different census survey formats.

TABLE 8:
HOUSEHOLD INCOME
FAIRBURY 2000 TO 2010

Household Income Ranges	2000				2010			
	Fairbury	% of Total	State of Nebraska	% of Total	Fairbury	% of Total	State of Nebraska	% of Total
Less than \$10,000	194	10.3%	55,340	8.3%	230	13.2%	47,902	6.8%
\$10,000 to \$14,999	210	11.2%	43,915	6.6%	119	6.8%	41,039	5.8%
\$15,000 to \$24,999	423	22.5%	98,663	14.8%	333	19.1%	82,906	11.8%
\$25,000 to \$34,999	284	15.1%	97,932	14.7%	187	10.7%	83,822	11.9%
\$35,000 to \$49,999	363	19.3%	122,654	18.4%	327	18.8%	109,525	15.6%
\$50,000 to \$74,999	297	15.8%	136,141	20.4%	352	20.2%	146,852	20.9%
\$75,000 to \$99,999	36	1.9%	58,361	8.7%	108	6.2%	87,734	12.5%
\$100,000 to \$149,999	47	2.5%	36,565	5.5%	41	2.4%	69,882	9.9%
\$150,000 to \$199,999	17	0.9%	8,551	1.3%	39	2.2%	17,498	2.5%
\$200,000 or more	10	0.5%	8,873	1.3%	4	0.2%	15,477	2.2%
Total	1,881	100.0%	666,995	100.0%	1,740	100.0%	702,637	100.0%
Median Household Income	\$29,261		\$39,250		\$35,022		\$47,995	
Number of Households	1,881		666,995		1,740		702,637	

Source: U.S. Census Bureau, 2000, American Community Survey 2006-2010

Table 8 indicates the number of households in each income range for Fairbury for 2000 and 2010. In 2000, the household income range most commonly reported was \$15,000 to \$24,999, which accounted for 22.5% of all households. By 2010, the income range reported most was the \$50,000 to \$74,999 which accounted for 20.4% of the total.

Those households earning less than \$15,000 decreased from 21.5% in 2000 to 20.0% in 2010. These household groups account for the poorest of the poor in the community. However, the decrease between 2000 and 2010 was only 7.0%, which indicates only

minimal improvement. Unfortunately, the households earning less than \$10,000 actually increased between 2000 and 2010; going from 10.3% in 2000 to 13.2% in 2010. This only indicates that there has been a significant increase in lower income households in Fairbury.

Households in Fairbury earning \$50,000 or more saw an increase of 63.4% from 2000 to 2010. In 2000, 19.1% of the households earned \$50,000 or more; while in 2010, 31.2% were earning over that amount. The categories showing the greatest increases were those households earning between \$75,000 and 99,999, which rose from 1.9% in 2000 to 6.2% in 2010 or a change of 226.3% in terms of households.

The median household income for Fairbury was \$29,261 in 2000, which was nearly \$10,000 less than the State median income. By 2010, the median household income increased to \$35,022 or an increase of 19.7% but had an even greater gap compared to the state average. The CPI for this period was 23.5%, which indicates household incomes in Fairbury did not keep up with inflation. Therefore, households were actually earning less in real dollars in 2010 than in 2000. This difference basically indicates that for every \$1.00 earned in a household during 2000, it was earning \$0.84 in 2010.

Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industry that makes up the local economy, as well as identifying particular occupations that employ residents. Table 9 indicates employment size by industry for Fairbury and the State of Nebraska for 2000 and 2009 (these data indicate the types of jobs residents have, not the number of jobs locally).

Table 9 shows that the employment sector with the greatest number of employees in 2000 was manufacturing. This sector employed 515 people or 28.2% of the total employed residents in 2000. By 2009, the largest employment sector changed to Educational, health, and social services with 477 employees or 26.9% of the total. Fairbury has seen major fluctuations during the time period in Table 9 compared to the state of Nebraska.

Overall the top five industries in Fairbury for 2000 were as follows:

- Manufacturing
- Educational, health, and social services
- Retail trade
- Agriculture, Forestry, Fishing and Hunting and Mining
- Construction

By 2009, the overall top five industries in Fairbury were as follows:

- Educational, health, and social services
- Manufacturing
- Retail trade
- Wholesale trade
- Arts, entertainment, recreation, accommodation and food service

TABLE 9:
EMPLOYMENT BY INDUSTRY
FAIRBURY AND THE STATE OF NEBRASKA 2000 to 2010

Industry Categories	Fairbury				State of Nebraska			
	2000	% of Total	2009	% of Total	2000	% of Total	2009	% of Total
Agriculture, Forestry, Fishing and Hunting and Mining	121	6.6%	12	0.7%	48,942	5.6%	45,560	4.9%
Construction	115	6.3%	93	5.2%	56,794	6.5%	61,965	6.7%
Manufacturing	515	28.2%	360	20.3%	107,439	12.2%	100,665	10.9%
Wholesale Trade	23	1.3%	110	6.2%	31,265	3.6%	30,401	3.3%
Retail Trade	169	9.3%	309	17.4%	106,303	12.1%	108,917	11.8%
Transportation and warehousing and utilities	85	4.7%	72	4.1%	53,922	6.1%	55,922	6.0%
Information	78	4.3%	14	0.8%	21,732	2.5%	19,001	2.1%
Finance, insurance, real estate, and rental and leasing	60	3.3%	37	2.1%	67,370	7.7%	70,886	7.7%
Professional, scientific, management, administrative, and waste management	54	3.0%	25	1.4%	63,663	7.3%	72,999	7.9%
Educational, health, and social services	377	20.6%	477	26.9%	181,833	20.7%	208,607	22.6%
Arts, entertainment, recreation, accommodation and food services	72	3.9%	110	6.2%	63,635	7.3%	72,529	7.8%
Other services (except public administration)	105	5.7%	69	3.9%	40,406	4.6%	41,024	4.4%
Public Administration	53	2.9%	87	4.9%	33,933	3.9%	36,093	3.9%
Total Employed Persons	1,827	100.0%	1,775	100.0%	877,237	100.0%	924,569	100.0%

Source: U.S. Census Bureau 2000, American Community Survey 2005-2009

COMMUTER TRENDS

Table 10 show the commuter characteristics for Fairbury in 2000 and 2009. Travel time to work is another factor that can be used to gauge where Fairbury's workforce is employed. Table 10 shows how many residents of Fairbury travel to work in each of several time categories.

TABLE 10:
TRAVEL TIME TO WORK

Travel Time Categories	2000	% of Total	2009	% of Total	% Change
Less than 10 minutes	849	47.5%	1,004	59.3%	18.3%
10 to 14 minutes	229	12.8%	239	14.1%	4.2%
15 to 19 minutes	148	8.3%	41	2.4%	-72.5%
20 to 29 minutes	15	0.8%	51	3.0%	238.6%
30 to 44 minutes	298	16.7%	203	12.0%	-31.8%
45 to 59 minutes	102	5.7%	58	3.4%	-43.6%
60 minutes or more	106	5.9%	98	5.8%	-7.4%
Worked at home	42	2.3%	48	2.8%	14.3%
Total	1,789	100.0%	1,693	100.0%	-5.4%
Mean Travel Time (minutes)	18.5		15.8		-14.6%

FAIRBURY 2000 to 2009

Source: U.S. Census Bureau, 1990, 2000, American Community Survey 2005-2009

Table 10 indicates that there was an overall decrease in the number of people working in Fairbury in 2009 compared to 2000. The number of people working fell from 1,789 in 2000 to 1,693 in 2009 or a change of -5.4%. The -5.4% change in persons working compared to an overall population change of -7.4% would suggest that the overall population change has directly impacted the community with a smaller workforce.

Table 10 indicates the workforce in 2009 spent nearly 3 minutes less traveling to work than in 2000. The average travel time decreased from 18.5 minutes in 2000 to 15.8 minutes in 2009. The largest increase occurred with those traveling between 20 and 29 minutes, which increased by 36 people or 238.6%. The second greatest group was the less than 10 minute category, which increased by 155 persons, or 18.3%. In addition, those working at home also increased from 42 people in 2000 to 48 persons in 2009 or an increase of 14.3%.

COMMUNITY FACILITIES

State and local governments provide a number of services to their citizens. The people, buildings, equipment and land utilized in the process of providing these goods and services are referred to as public facilities.



Source: Nebraska Game and Parks

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, wellbeing and enjoyment of the residents of Fairbury. 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 they are to remain strong and vital. The analysis of existing facilities and future services are contained in the Facilities Plan. Alternatively, in some instances, there are a number of services that are not provided by the local or state governmental body and thus 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.

Community Facilities Plan

The Facilities Plan component of a Comprehensive Development Plan reviews present capacities of all public and private facilities and services.

The Facilities Plan for Fairbury is divided into the following categories:

- Recreation
- City Buildings
- Education
- Fire and Police Protection
- Communication
- Public Utilities
- Health Care
- Transportation

Recreation

Fairbury is located in Nebraska's southeast Recreation Planning, Region 2, and a region within the Nebraska Department of Game and Parks system. The Region includes 14 counties in southeast Nebraska. Basic minimum recommendations for parkland in a small community range from 14 acres to 25 acres of parkland per 1,000 people. Therefore, the minimum parkland in Fairbury should be between 55.2 and 98.5 acres.



CITY OF FAIRBURY

City Park (Source: http://www.fairbury.com/pages/parks/city_park.html)

The primary park in the community is referred to as the "City Park". The park is located three blocks west of the northwest corner of the Historic Downtown Square.

The Fairbury City Park plays host to the largest flea market in Nebraska, **The July 4th Flea Market**. Each year during the July 4th holiday, thousands of visitors come to the Fairbury City Park to shop the hundreds of vendors displaying their goods. At the July 4th Flea Market you'll find everything from antiques, collectibles, furniture, new merchandise, architectural pieces, not to mention a huge variety of food and beverages. The flea market starts at dawn, and features a Shriners Parade at 10 am. The day ends with a huge fireworks display at dusk.

The park also has the Girl Scout cabin. The cabin is available as a meeting place and is for rent. The building was constructed in Fairbury as a WPA project during the 1930's

Located on the southwest side of the Fairbury City Park. The Frontier Fun Park is the first of its kind in the state of Nebraska, built in 1995 and funded entirely by community volunteers. Constructed entirely of wood at the hands of Fairbury locals, this fantasy playground recreates the excitement of a pioneer town in the Old West.

Fairbury City Park in Fairbury, Nebraska is home to the **Fairbury Softball Complex**. The Fairbury Softball Complex features a state-of-the-art clover leaf design, with four lighted fields with two adjacent practice fields. The complex also has a newly-updated restroom addition and full concessions on site, plus picnic shelter.

The **Fairbury Municipal Swimming Pool** was built in 1952 and refurbished in 2009. The Fairbury Pool holds 310,000 gallons of water. The depth ranges from three feet in the shallow end to 12 feet in the deep end. The Fairbury Pool features two wading pools for small children, one waterslide and two diving boards. The pool is fully-staffed with a minimum of three lifeguards on duty at all times. There are showers, restrooms and lockers available to store clothing and valuables. There is a concession stand and a picnic shelter/gazebo on site.

McNish Park (Source: <http://www.fairbury.com/pages/parks/mcnish.html>)

The second park is "McNish Park" which is home to the Fairbury Disc Golf Course. In 1920, the city purchased a block and a half of ground between 12th & 13th streets from J to the alley between H and I streets to be used for a park. Known as Highland Park, it furnished a playground for children and a picnic spot.

In 1933, W.F. Cramb was chairman of the Park Board. Highland Park, as well as the City Park and Crystal Springs, was included in various WPA projects. Cramb drew the plans for the Boy Scout cabin (which still stands) in the park and oversaw the construction of the outdoor sanctuary to be used for religious meetings.

The sanctuary was formed by placing rocks as seats at intervals in the banks of the sloping sides of the draw which runs through the park, forming a natural amphitheater, semicircular in shape, with a little stone altar placed at the bottom of the draw and directly in front of these seats. A novel fountain resembling a totem pole and a large stone shelter house were all projects undertaken.



Mrs. Sylvia McNish, who died in October 1935, bequeathed some lots to the city to be used for a children's playground and for park purposes; also a cash bequest was made. On June 8, 1941, the park was dedicated. The name of Highland Park was changed to McNish Park, and a perpetual flower bed was placed at the east side of the park in memory of Mr. and Mrs. McNish.

Most of the original structures remain today making the park an outdoor sanctuary. Beautiful trees and flowing water make this park one of Fairbury's finest.

McNish Park is home to the Fairbury Disc Golf Course, located at 12th & J Streets in Fairbury, Nebraska. The Fairbury Disc Golf Course has nine holes nestled amongst the mature trees, fountains, rock and waterfalls, making it a course that is fun for all skill levels, from beginner to pro.

The Fairbury Disc Golf Course was constructed in 1999. The course was designed by Lincoln architect and disc golf pro, Brad Packett. Seed money for the project was provided by **Western Summit General Contractors**, along with cash and in-kind donations from businesses, private individuals and the City of Fairbury.

REGIONAL RECREATION

Camp Jefferson (*Source: <http://www.fairbury.com/pages/parks/campjefferson.html>*)

Camp Jefferson is located approximately five miles southeast of Fairbury on Hwy 8 and one mile west on Camp Jefferson Road. With its fully-functioning mess hall, the multi-purpose arts/crafts area, and multiple cabins for lodging, it is the perfect place to bring your group. Camp Jefferson offers many recreational activities including swimming in the pool, sand volleyball, archery and canoeing. Camp Jefferson has housed both Girl Scout and Boy Scout camps, as well as corporate functions, graduation parties and family reunions.

In 1921, a forty-acre campground was established by the Young Men's Christian Association (YMCA).

The land for Camp Jefferson was leased from Clyde McCurdy. By the summer of 1921, a community hall was constructed on the site. In 1928, a local business person, E.J. Hested, offered to purchase the land for the YMCA on the condition that the organization would provide additional equipment.

After the purchase, the Hesteds constructed a cabin named "Mary Lee" on the edge of the grounds for their personal use. During that same year, four cabins were erected on the site by area organizations. In mid 1930s, the Works Progress Administration (WPA) constructed a manmade lake for the campers.

A newspaper article in The Fairbury News and the Fairbury Gazette dated May 23, 1935 noted that the dam for the lake was constructed by the Civilian Conservation Corp (CCC) camp at Fairbury. At the end of World War II, between 1945 and 1946, cabins at the camp were both constructed and rebuilt. Some of the material for this project was donated by the **Endicott brick factory**. During this same time period, the Hested estate also donated money for the electrical wiring of the camp.

By 1990, Camp Jefferson offered its patrons twelve sleeping and storage cabins, and a dining hall (remodeled in 2012).

Crystal Springs Park (*Source: <http://www.fairbury.com/pages/parks/campjefferson.html>*)

The 73-acre park just south of Fairbury offers recreation and a variety of wildlife viewing opportunities in a location that is less than five miles from civilization.

Two spring-fed lakes and a third man-made pond provide **fishing** opportunities for visitors. A variety of fish, from large-mouth bass to catfish and blue gill, are available for catching at Crystal Springs. Trout have also been stocked.

Crystal Springs also includes campgrounds with RV hook-ups, picnic areas and playground equipment.

Bird watching is also a main attraction of Crystal Springs, as many varieties of migrating birds have been seen at the park. Bald eagles have been seen at the park, attracting birdwatchers.

60 sites available – first come, first served - no designated pads, can drive thru or back in. Sites can accommodate tents to motorhomes. All sites have electricity (30 amps) and water, showers, restrooms and fresh water are available April – October. Dump Station is located in the Fairbury City Park at no cost.

Rock Creek Station/Interpretive Center

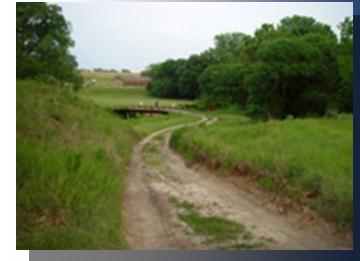
(*Source: Camp Jefferson (Source: http://www.fairbury.com/pages/history/rock_creek.html*)

Rock Creek Station State Historical Park, located SE of Fairbury, was an important road ranch, Pony Express Station and Stagecoach stop along the Oregon Trail. Rock Creek

Station spans 350 acres of prairie hilltops, timber-studded creek bottoms, and rugged ravines.

Here, visitors can still see the deep ruts carved by the wagon trains and learn about Oregon Trail and Pony Express history at the visitor's center. Reconstruction of the buildings and corrals gives visitors a sense of life on the trail in the late 1850s.

Open year round, Rock Creek Station has an excellent interpretive center, picnic areas, hiking and nature trails, tent camping, horse camping and a modern campground with services.



Be sure to visit Rock Creek Station during **Rock Creek Trail Days** each year, the first weekend of June. Living history demonstrations, covered wagon rides, cowboy shoot outs, cowboy poets and a buffalo stew cookout.

The Burlington Northern Foundation Visitor Center contains 3,200 square-feet and includes two wings for displays, lobby and theater with slide presentation upon request.

Alexandria State Lakes (*Source: <http://www.fairbury.com/pages/lodging/alexandria.html>*)

This scenic area east of Alexandria, Nebraska encompasses 1,769 acres of park and wildlife lands including two lakes, totaling 43 acres of water. The lakes have recently undergone reconstruction and renovation and offer some excellent fishing opportunities. Surveys indicate the lakes contain the largest number of bass in the region, some longer than 15 inches. Anglers also have success catching bluegills and channel catfish. Fishing is usually best in the early spring and late fall because underground springs provide nutrients to the lakes, causing excessive weed growth in summer. A gravel road encircling one lake and most of the other provides easy fishing access.

Alexandria SRA is located four miles east of the town of Alexandria in northwestern Jefferson County. The modern campground has plenty of shade trees and offers 46 sites with 20 sites having 30 amp electrical hookup and 26 sites without electricity. Only electric- and non-powered boats are allowed on the lakes. The area contains 51 grills and 57 picnic tables on the site. Other facilities include three shelters, drinking water, modern restrooms and concession. Playground and dump station also available.

Buckley Creek (*Source: http://www.fairbury.com/pages/lodging/buckley_creek.html*)

Managed by the Little Blue Natural Resources District, Buckley Creek Recreation Area consists of 78 land acres and a 20-acre lake. Buckley Creek is a great recreation choice to enjoy camping, fishing, boating and golf.

Buckley Creek Recreation Area offers picnic shelters, grills, water well, camping, restrooms, and four camper hookups. There is a limited playground on site as well. Hunting is not permitted at this site.

Buckley Creek Recreation Area offers anglers the opportunity to fish for Channel Cat.

Buckley Creek Recreation Area features the Clarke McNary Arboretum and a 9-hole golf course. The course is maintained by the Buckley Creek Recreation Association and features sand greens.

Cub Creek (*Source: http://www.fairbury.com/pages/lodging/cub_creek.html*)

Managed by the Lower Big Blue Natural Resources District, Cub Creek Recreation Area consists of 95 land acres and a 40-acre lake. Cub Creek Recreation Area is a quiet place to enjoy camping, hunting, fishing and boating activities.

Cub Creek Recreation Area offers camping facilities, a shelter, picnic tables, fire grates, restrooms and available drinking water. All types of motorized boats are allowed and can be launched from the boat ramp. A designated swimming area is available.

Fishing and hunting are favorite activities of visitors to Cub Creek Recreation Area. Anglers fish here for Channel Cat. Hunters will find pheasant, quail and waterfowl abundant at Cub Creek Recreation Area.

State Wildlife Management Areas

(*Source: <http://www.fairbury.com/pages/parks/wildlife-management.html>*)

Jefferson County, Nebraska has six designated Wildlife Management Areas totaling more than 2,800 acres, showcasing the unspoiled beauty and diversity of the terrain and wetlands in and around Fairbury. Nebraska's state wildlife areas are managed by the **Nebraska Game and Parks Commission's** Wildlife Division for the enhancement of wildlife habitat and for public hunting and fishing. These areas are also open to other activities, including hiking, horseback riding, bird watching, nature study and primitive camping for year-round enjoyment.

Alexandria State Lakes WMA

Located 2 miles east and ½ mile south of Alexandria in NW Jefferson County, Alexandria Lakes Wildlife Management Area has 660 acres of wetlands, cropland, wooded areas and prairie grassland ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, dove, pheasant, quail, rabbit, squirrel, turkey, waterfowl; SRA and WMA have distinct boundaries; no hunting on SRA.

Alexandria Southwest WMA

Located 1/2 mile south and 1 mile east of Alexandria in NW Jefferson County, Alexandria Southwest Wildlife Management Area has 529 acres of wetlands, cropland, wooded areas and prairie grassland ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, dove, pheasant, quail, rabbit, squirrel, turkey, waterfowl.

Flathead WMA

Located 1 mile south of Fairbury along the banks of the Little Blue River, Flathead Wildlife Management Area has 250 acres of heavily-wooded areas and range grass ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, dove, quail, rabbit, waterfowl, squirrel, turkey; no rifles and handguns.

Rock Glen WMA

Located just south of Rock Creek Station, 6 miles east, 2 miles south of Fairbury, Rock Glen Wildlife Management Area has 707 acres of virgin and restored prairie, wood-studded ravines ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, dove, quail, grouse, rabbit, squirrel, turkey.

Rose Creek WMA

Located 2 miles south, 2½ miles west, 1¼ miles south of Fairbury, Rose Creek Wildlife Management Area has 384 acres of wood-studded ravines, croplands, prairie grasses ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, pheasant, dove, quail, rabbit, squirrel, turkey, waterfowl.

Rose Creek West WMA

Located 2 miles south, 3½ miles west, 2 miles south of Fairbury, Rose Creek West Wildlife Management Area has 280 acres of wood-studded ravines, croplands, prairie grasses ideal for hiking, bird watching, horseback riding, hunting and primitive camping. No open fires. Open year-round, dawn-dusk. Deer, dove, quail, rabbit, squirrel, turkey, waterfowl.

MUSEUMS

District 10 Schoolhouse Museum

(Source: http://www.fairbury.com/pages/history/district10_museum.html)

The District 10 Schoolhouse Museum is located one-half mile west and one mile south of the **Alexandria State Lakes**, on the Oregon Trail in northwestern Jefferson County.

This schoolhouse turned museum features monuments dedicated to the memory of the **Oregon Trail**, **Pony Express** and **Mormon** travelers who passed through Jefferson County.

The school was established in Meridian in the 1860's and was relocated to the Jacob Dein farm. The present schoolhouse, built in 1898, stands at the original locations and is now property of the Jefferson County Historical Society and is listed in the National Register of Historic Places.

From Fairbury, travel north on Highway 15 to 717 Road. Then west to 559 Road, a distance of nine miles from town. The District 10 Schoolhouse Museum is open Sundays 2-4 pm Memorial Day to Labor Day.

Fairbury City Museum (Source: http://www.fairbury.com/pages/history/city_museum.html)

The mission of the Fairbury City Museum is to preserve, display and promote the history of Fairbury, Nebraska as well as Jefferson County. The Fairbury City Museum has a very impressive inventory of period items that have been donated by friends and families of the community. The Fairbury City Museum, once housed in a tiny store front on the west side of the **downtown square**, has found a new home in a former elementary school building at 12th & Elm Streets, just two blocks south of Hwy 136, **Nebraska's Heritage Highway**.

The former elementary school building is comprised of several rooms, each containing stationary exhibits showcasing Fairbury's history, people, businesses and events. The grounds around the school building also provide for larger, outdoor exhibits of buildings, machinery and equipment.

Jefferson County Courthouse (Source: http://www.fairbury.com/pages/history/county_courthouse.html)

Built in 1891 at the cost of \$60,000, the Jefferson County Courthouse is constructed of limestone. Arthur and Ferdinand Bower, stonecutters who settled here from England, cut the stones by hand. The south, east and west sides of the building are graced with statues depicting Justice, Law and Freedom.

The antiquity of the Jefferson County Courthouse is preserved, as evidenced by the ornate wrought-iron seats in the courtroom, reminiscent of the Old West. The clock for the tower was installed in July of 1910 at the cost of \$1,442.50. The dial is five feet in diameter and bell, affectionately called "Little Ben" weighs 1,000 pounds, and even today tolls every hour.

Rock Island Railroad Depot Museum (Source: <http://www.fairbury.com/pages/history/depot.html>)

The two-story Rock Island Railroad Depot is a historic stop that's sure to impress. The Rock Island Railroad Depot is one of two remaining brick Rock Island Railroad Depots in Nebraska and is the largest depot still in existence between Chicago and Denver.

Of the 36 Rock Island Depots built in Nebraska, the Fairbury Depot is the only one that has been restored to its historical integrity. Fairbury's Depot, which housed the Western Division Headquarters of the Rock Island Railroad, is now a Rock Island Railroad museum.



It houses Rock Island Railroad artifacts and displays memorabilia donated by former railroad employees and their families. When you visit the Fairbury Rock Island Railroad Depot, you'll see the restored main lobby, ticket office, lounges, and baggage areas. A large model train display is available.

The second floor once housed the trainmaster's office, superintendent's office, telegrapher and dispatch rooms. Now these areas are a children's interpretive area, conference room, curator's office, model train room, and restored telegraph room.

The beautiful gardens that once graced the front of the Rock Island Depot have been restored and highlight the Rock Island Railroad Memory Wall, constructed by **Endicott Clay Products**. The Rock Island Railroad Depot has meeting room space available for special programs and meetings, and also a gift shop specializing in train souvenirs.

Smith Lime Kiln (*Source: http://www.fairbury.com/pages/history/lime_kln.html*)

A long-abandoned lime kiln, looking very much like a large stone chimney, stands along the River Road northwest of Fairbury. The stone house was built in 1872 by Woral C. Smith.

For a period of at least 20 years, the Smith Lime Kiln was the sight of a lime-burning operation where limestone was heated to a temperature around 900°, or "calcined," until it became lime. At that time, lime was used mainly as mortar or plaster for housing foundations. It was sold locally and also shipped out of the county in barrels.

The kiln operator, Woral C. Smith, used some of his own product in building the stone home a short distance from the kiln. The old kiln and home are now property of the Jefferson County Historical Society, and are listed in the National Register of Historic Places.

The house features a display that explains the lime-burning industry and visitors can stroll a short distance to the kiln. It is the only kiln that is still intact in Jefferson County.

Steele City Historical District

(*Source: http://www.fairbury.com/pages/history/steele_city.html*)

Just 12 miles southeast of Fairbury on Highway 8 lies the little town of Steele City, Nebraska along the Little Blue River. The Jefferson County Historical Society owns and maintains four historic buildings that offer visitors a glimpse of Steele City's past - circa 1900 stone blacksmith's shop in working condition, circa 1902 stone livery stable, circa 1880's stone Baptist church and brick bank museum. The buildings are open to the public on Sundays, 2-4 pm Memorial Day to Labor Day.



Each summer, visitors have three opportunities to visit Steele City during Living History Weekends, held in May, July and September. Watch old-fashioned crafters demonstrate their arts, from soap making, rug weaving to blacksmithing and wagon repair.



The third weekend in September, Steele City plays host to thousands of bargain hunters and history buffs who come for the annual **Steele City Flea Market and Old Farm Machinery Show**, sponsored by the Jefferson County Historical Society. Rain or shine, this event features hundreds of vendors, old time blacksmithing and horseshoeing demonstrations, plus a working saw and shingle mill.

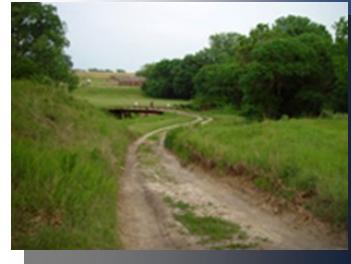
The first weekend in June, **The Salty Dog Saloon** sponsors the **Steele City Ride-In Bike Show**. Bikers from all over the Midwest ride the scenic byways to Steele City to show off their bikes, compete for prizes and party for the weekend.

The Mausoleum (*Source: <http://www.fairbury.com/pages/attractions/mausoleum.html>*)

The Mausoleum, known as McDowell's Tomb, is located on the banks of Rose Creek, south of Fairbury in the **Rose Creek Wildlife Management Area**. The large, two-room tomb was

hand-carved into a sandstone bluff by Fairbury resident Nelson L. McDowell, the son of J.B. McDowell, one of founding fathers of Fairbury. Nelson McDowell, a wealthy bachelor, spent nearly a decade of his life carving the mausoleum with a hammer and a chisel, with the intent of someday being buried there. Nelson L. McDowell died in a car-train accident in Fairbury on September 27, 1937, at the age of 80. Ironically, he was buried in the Fairbury Cemetery because the law at that time prevented him from being buried in the Mausoleum.

The tomb is accessible only on foot and measurable rainfall can make the path along the steep embankment slippery, so proper footwear is recommended. The soft sandstone is ideal for carving, and although many visitors have left their mark on the tomb in years past, the Nebraska Game and Parks Commission requests that visitors respect this unique treasure and protect the integrity for future generations by not carving the walls.



GOLF COURSES

Fairbury Country Club (*Source: http://www.fairbury.com/pages/attractions/fairbury_country_club.html*)
Fairbury's local golf course is the Fairbury Country Club. Located on the slopes of the Little Blue River Valley just south of Fairbury, NE, the Fairbury Country Club invites golfers of all abilities to enjoy this picturesque and challenging layout. Fairbury Country Club's restaurant and lounge are open year-round for members and guests. The Fairbury Country Club provides the perfect setting for group golf outings and tournaments, reunion gatherings, business meetings, corporate dinners and cocktail parties. The Fairbury Country Club also serves as a beautiful setting for outdoor weddings, receptions, showers and luncheons.

REGIONAL GOLF COURSES

Nebraska golf course within a 30 mile radius of the community, include:

<u>Course</u>	<u>Community</u>
Beatrice Country Club	Beatrice
Hidden Acres Golf Course	Beatrice
Wymore Country Club	Wymore
Hebron Country Club	Hebron

Recreational Recommendations

Based upon the existing recreational facilities and programs, Fairbury residents have adequate recreational opportunities available. The City and other partners need to continue to maintain and grow the existing facilities and programs into the future.

EDUCATION

PUBLIC SCHOOLS

The public schools in Nebraska are grouped into six classes, depending upon the type of educational services provided and the size of the school district. The six classes, as defined by the State of Nebraska, are:

Class 1	<i>Any school district that maintains only elementary grades under the direction of a single school board. Recently dissolved by Legislative action.</i>
Class 2	Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.
Class 3	Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.
Class 4	Any school district with territory having a population of 100,000 or more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.
Class 5	Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.
Class 6	Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

The public school district serving Fairbury and surrounding areas is the Fairbury Public School District. The District is considered a Class 3 District. The district operates three school facilities:

- Fairbury Junior/Senior High School – Fairbury
- Jefferson Intermediate - Fairbury
- Central Elementary - Fairbury

The 2010-2011 school populations are found in Table 11 below. In addition, the Full-time Equivalents for all teaching staff along with the Pupil to Teacher Ratio is in the Table. If the number of pupils enrolled in Pre-K is an indicator, then the potential class sizes may see an increase in coming years; currently there are 93 pupils in the Pre-K program and the average class size for the K-2 pupils is approximately 71 pupils. In addition the average class size at in the High School is 62 pupils.

The following Table identifies the three primary facilities for Fairbury Public School District along with their 2010-2011 enrollments.

TABLE 11:
ENROLLMENT BY FACILITY
FAIRBURY PUBLIC SCHOOL DISTRICT 2010-2011

Facility	Pre K	K-2	3-6	7-8	9-12	Total Enrollment	Teacher FTE	Pupil-Teacher Ratio
Fairbury Public School District	93	212	272	136	248	961	69.5	13.8
Jefferson Intermediate	-	-	272		-	272	17.5	15.5
Central Elementary	93	212	-		-	305	18.15	16.8
Fairbury Jr./Sr. High School	-	-	-	136	248	384	32.85	11.7

Source: Nebraska Department of Education 2010-2011

The Fairbury Public Schools is a member of Educational Service Unit #5 (ESU) based in Beatrice. The ESU serves all or part of the following counties: Gage, Jefferson, and Thayer.

Post-Secondary Education

There are no post-secondary education schools in Jefferson County.

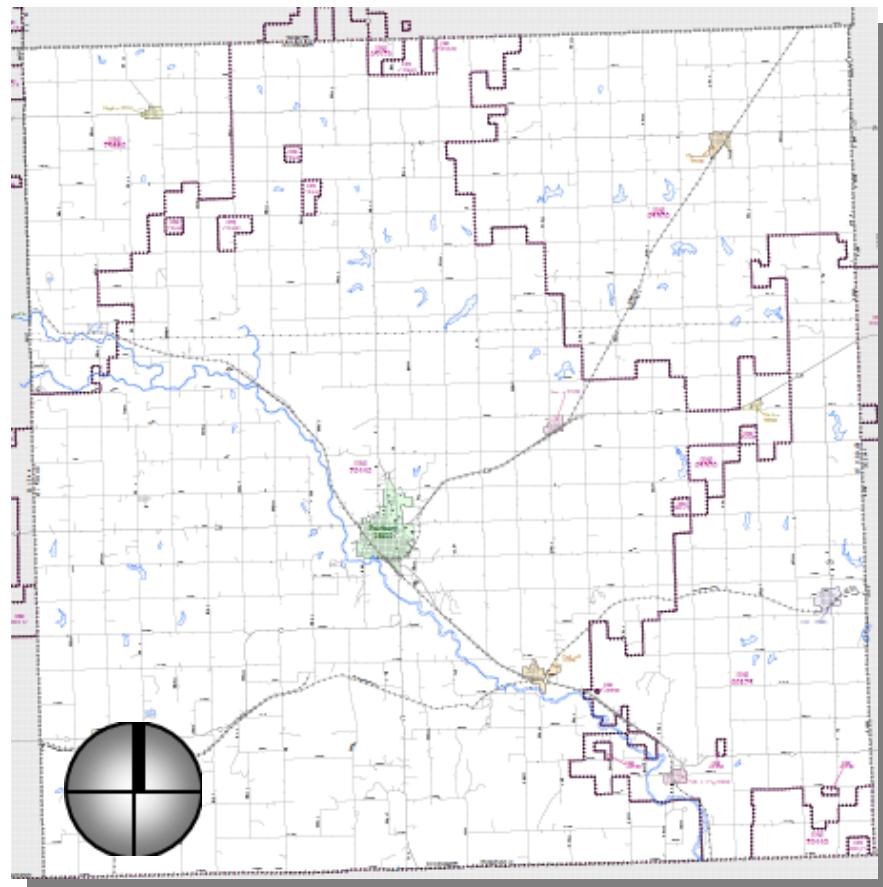
The residents of Fairbury and the surrounding area have a large selection of in-state and out-of-state post-secondary schools to select. Some of these include:

University of Nebraska	Lincoln
Nebraska Wesleyan	Lincoln
Union College	Lincoln
Southeast Community College	Beatrice, Milford and Lincoln
Lincoln School of Commerce	Lincoln
Doane College	Crete, Fairbury
Concordia University	Seward
University of Nebraska	Kearney
University of Nebraska	Omaha
Creighton University	Omaha

EDUCATION RECOMMENDATIONS

Providing quality education to the Fairbury and Jefferson County area will be critical to continuing as a sustaining community in southeast Nebraska. The City will need to work continually with the School District to evaluate programs and facilities in order to continue to provide quality education in the future.

**FIGURE 3: SCHOOL DISTRICT MAP
FAIRBURY PUBLIC SCHOOL DISTRICT 2010**



Source: US Census Bureau 2010

FIRE AND POLICE PROTECTION

Fire and Rescue (Source: <http://www.fairbury.com/pages/local-law/fire-department.html>)

Fairbury, Nebraska, population 3,942 is rated a class two city and has a combination paid/volunteer city fire department, consisting of a paid fire chief and 27 trained volunteers.

The Fairbury Fire Department is called to fight a variety of fires ranging from brush, trash, house and car fires, and is also specially trained to deal with various types of hazardous situations, such as chemical fires and spills. Members of the Fairbury Fire Department are also certified scuba divers and are trained for water and ice rescue.

The Fairbury Fire Department is housed in the Fire House, listed in National Register of Historic Places. The brick structure contains eight bays for city equipment. The Fairbury Fire Department's equipment consists of 2 engines and a ladder truck. A rescue truck funded by the Adam Wagner Trust and the Salvation Army is used for vehicle extractions/technical rescues and is used in cooperation with the **Fairbury Police Department**, the Jefferson County Sheriff's Department, the Jefferson County Ambulance District #33 and the Fairbury Rural Fire Department.

Response time to a call averages less than 3 minutes within the city limits.

The Fairbury Rural Fire Department's trained volunteers work in cooperation with the Fairbury Fire Department on county-wide calls. Both entities partner with **Emergency Management** in response to disasters. Mutual aid response for area counties is also a function of both departments.

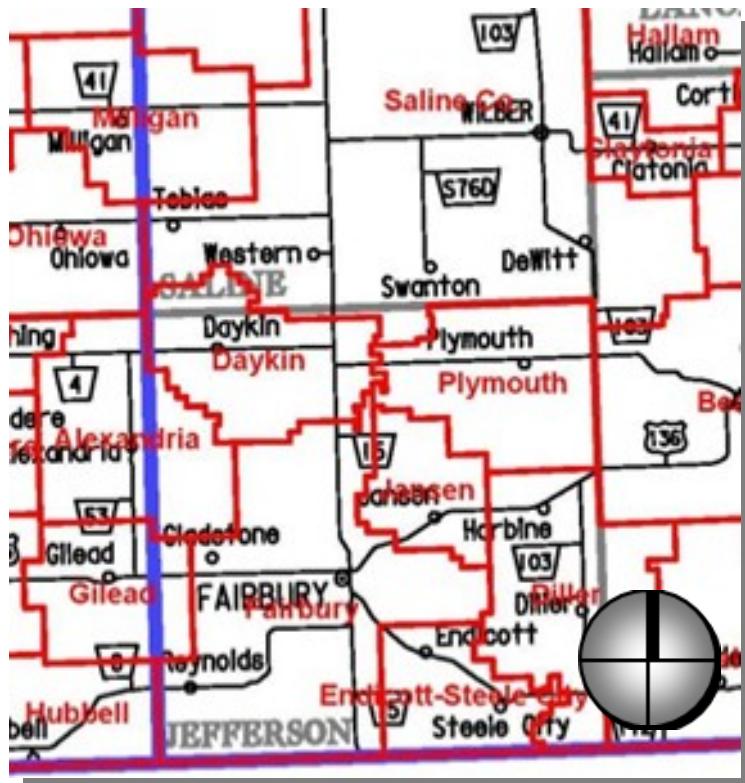
The Fairbury Fire Department offers the following services: annual inspection of fire extinguishers, chimney sweeps available for use, building inspections for existing structures and new construction, disaster pre-planning assistance, onsite fire training for employers, public education for civic organizations, youth organizations, & schools; appearances in area parades.

Fire and Rescue Recommendations

The Fairbury Fire Department should continue to update and replace older equipment. The City and Rural Departments need to maintain their cooperative agreements in order to provide the best possible protection for Fairbury and the surrounding area. In addition, the department should continue to maintain their excellent level of training through department training and the annual Nebraska Fire School.

FIGURE 4: FIRE DISTRICT MAP

FAIRBURY 2012



LAW ENFORCEMENT

Fairbury Police Department (Source: <http://www.fairbury.com/pages/local-law/police-department.html>)

The Fairbury Police Department exists to serve all people within the City of Fairbury with respect, fairness, and sensitivity. We are committed to the prevention of crime and the protection of life and property; the preservation of peace, order, and safety; the enforcement of laws and ordinances, and the safeguarding of constitutional guarantees. With community service and problem-solving as our foundation, we are driven by goals to enhance the quality of life, conduct thorough investigations, seek collaborative solutions and provide a sense of security in our community and its individuals. We nurture public

trust by holding ourselves to the highest standards of performance and ethics. To accomplish that mission, the Fairbury Police Department is committed to a set of values that guide the work of all members of the department, thus contributing to the well being of our community.

The Fairbury Police Department Employs:

- 1 Chief of Police
- 5 Full-Time Officers
- 4 Part-Time Officers
- 1 Secretary

EQUIPMENT/TECHNOLOGY:

- The Fairbury Police Department recently obtained a \$30,000.00 Grant from the Nebraska Office of Highway Safety to purchase 3 Laptop Computers for the patrol units
- The Fairbury Police purchased a 2010 Ford Explorer in March 2010 with new equipment. Each officer is issued a X26 Taser which assists with subduing uncooperative individuals and reducing the risk of injury to officers and potential suspects

CITY BUILDINGS

City Office

The offices for the City of Fairbury are located at 612 "D" Street. The City Office contains the office of the City Administrator, City Clerk, Public Works, Planning and Zoning and the Treasurer.

Fairbury Public Library (*Source: <http://www.fairburylibrary.org/aboutus.html>*)

Fairbury Public Library was built in 1909 with funds provided by Andrew Carnegie. The library is located at 7th and F Streets. The original Carnegie library is one of 69 Carnegie libraries in the state of Nebraska. This historic building now houses the children's department of the library. In 1988 a new addition was completed, which houses the adult department of the library, public access computers, genealogy section, library director's office, meeting room area, copy machine and microfilm reader. The library is a repository for genealogical information for Jefferson County. Fairbury Public Library offers a wide variety of services and programs. Supported primarily by tax dollars, our mission is to serve the residents of Fairbury and Jefferson County.

Communication

Telephone Services

Telecommunication services are provided by Windstream Communications and Time Warner which provides service throughout the United States.

Radio Stations

There are two radio stations located in Fairbury, KUTT 99.5 FM and KGMT 1310 AM. The majority of the radio stations originate out of Lincoln and Beatrice.

Television Stations

Presently there is no local television stations located in Fairbury. The over the air stations that serve the area originate out of Lincoln and Omaha in Nebraska.

Besides over the air television, Time Warner Cable supplies Fairbury with Cable Television services.

Internet/World Wide Web Service Providers (ISP)

Internet services for the residents of Fairbury are provided by several companies.

Newspapers

The residents of Fairbury are served locally by the Fairbury Journal News. The Fairbury Journal-News is published weekly. Listed below are newspapers in circulation within the Fairbury area:

- Lincoln Journal Star
- Beatrice Daily Sun
- Omaha World-Herald

Communication Recommendations

These services are typically supplied by private entities and the future supply of these will be dependent upon the demand and profitability of these items.

PUBLIC UTILITIES

Electricity

The Fairbury Electrical distribution and generating system is owned and operated by the Fairbury Light and Water Department. The wholesale power is provided by the Nebraska Municipal Power Pool. The City has the capacity to generate 15,000kW through steam generation from natural gas. The City has 3300 customers with 2700 being residential.

Natural Gas

Natural gas is supplied to the City of Fairbury by Black Hills Energy.

Water Supply

The Municipal water system in Fairbury consists of groundwater supply, storage and distribution facilities. The water is supplied from Crystal Springs and the East Well Field which have a peak supply of 4.32 million gallons a day (MGD) total. The City uses cartridge filtration for the Crystal Springs Water Supply and two 12 inch transmission mains transfer the water to the 2,500,000 gallon underground storage reservoir. Chlorination occurs at the underground reservoir. The City also has a 1,000,000 gallon elevated storage tank. The average water distributed from 2004 through 2011 was 1.125 MGD. The total capacity of the water supply system is 6.62 MGD. The majority of the City's distribution system is constructed of cast iron or ductile iron pipe and is at least 50 to 70 years old. There are some upgrades to the system with Polyvinyl Chloride (PVC) or Ductile Iron Pipe (DIP).

Sanitary Sewer

The City sanitary sewer collection system primarily consists of old vitrified clay pipe (VCP) and newer polyvinyl chloride (PVC) pipe. The City began installing the system in 1910 and the wastewater is transported to the City treatment plant by gravity flow. The Wastewater Treatment Plant is an activated sludge process with UV disinfection prior to discharge of the effluent. A Supervisory and Control Data Acquisition (SCADA) system operates the primary clarifier. Sludge is pumped to the aerobic digester tanks. After stabilization the sludge is used for land application. The plant has a standby diesel generator for auxiliary power during an emergency. The Average Peak Month Flow is 0.95 MGD and the average annual peak day is 2.00 MGD.

Solid Waste

Sanitation collection in Fairbury is provided and operated by the City. Solid waste is then transported to a local transfer station (owned and operated by the City).

Recycling (Source: http://www.fairbury.com/pages/local_government/recycling_center.html)

The City of Fairbury offers several ways for environmentally-conscious citizens to do their part by providing opportunities to recycle various materials. The Fairbury Recycling Center

is located at 4th & Frederick Streets, just south of the **Fairbury City Park**. The Fairbury Recycling Center is open 24/7 and accepts the following materials:

METAL: Steel (tin) and aluminum cans

PLASTICS: Those marked #1 through #7, such as milk jugs.

PAPER: Newspapers, cardboard, phone books, magazines and computer paper.

Please Note: Some of the items that are not accepted at the recycling center are: Mirrors, window glass, Pyrex, dishes, drinking glasses, light bulbs of any type, empty oil containers, wooden pallets, batteries.

Waste oil can be taken to the transfer station.

Household Hazardous Waste Collection of items such as paint, household chemicals and hazardous waste is conducted bi-annually by **Five Rivers Resource Conservation & Development** program.

Public Utilities Recommendations

The City should continue to update older infrastructure in the future, as well as work closely with natural gas providers to maintain their systems within the community.

HEALTH CARE

Jefferson Community Health Center (*Source: <http://www.fairbury.com/pages/local-health/hospital.html>*)

Jefferson Community Health Center offers a 25-bed hospital facility in Fairbury, NE. a professional and caring staff offers professional care and personal service to patients and visitors alike.

Our mission is to provide comprehensive up-to-date medical services for residents of southeast Nebraska and northeast Kansas.

Jefferson Community Health Center provides its patients with access to many specialists who provide outpatient services right here at home.

Services provided by Jefferson Community Health Center:

24-hour Emergency Services

- Complete scope of care: acute, obstetric, skilled, intermediate and long-term care
- Up-to-date surgical and anesthesia services
- Radiology services, including MRI, CT scanning, vascular studies, ultrasound, mammography, nuclear medicine, and osteoporosis screening
- On-site laboratory services
- Physical, occupational and speech therapy
- Cardiac and pulmonary rehabilitation
- Respiratory therapy and home oxygen
- Family-centered obstetric care
- Social Services
- Occupational health
- Support groups

Burkley Wellness Center (*Source: <http://www.fairbury.com/pages/local-health/burkley.html>*)

The Bob and Wauneta Burkley Wellness Center was constructed to offer residents of the greater Jefferson County, NE and northern Kansas areas access to comprehensive wellness

and fitness facilities, programs and services.

Established in 1996, the Burkley Wellness Center continues to expand and improve its offerings, in order to meet the needs of our clientele.

The Burkley Wellness Center is part of Jefferson Community Health Center.

The Bob and Wauneta Burkley Wellness Center offers a wide spectrum of wellness and fitness services. The facility is available for use to members and guests. Memberships available for purchase. Walk-ins are always welcome.

Modern facilities include:

- Lap Pool & Hot Tub
- Activity & Racquetball Courts
- Locker room and Shower Facilities
- Equipment includes exercise bikes, cross trainers, steppers, versa climber, treadmills, Smith Machine, Magnum Strength System, Rowing Machine, Arm Bike
- Complete array of dumbbells
- Walking Track and large floor exercise area
- Station Cable Crossover

Personal training available by appointment. Contact us for our complete class schedule including aerobics, power shaping, spinning, boot camp, senior fitness, and swimming lessons.

Fairbury Clinic (*Source: http://www.fairbury.com/pages/medical/fairbury_clinic.htm*)

The clinic's services include a broad spectrum of family medicine including: Obstetrics/Gynecology, Pediatrics, Geriatrics, Dermatology, Orthopedics, and many minor surgeries and procedures.

Staff includes four board certified family physicians, Dr. RA Blatny, Dr. Craig Shumard, Dr. Rick Blatny Jr., Dr. Ted Tucker. There are also three board certified physician assistants on staff, Doug Ruzicka, P.A.-C, Wendy VanSkiver, P.A.-C, Amanda D. Lintz, P.A.-C. The Fairbury Clinic accepts most major health insurance plans, Medicare and Medicaid.

Nursing Home Facilities

Nursing home care is provided by three different providers in the community. The three include:

- Cedarwood Assisted Living <http://www.jchhealthcare.org/cedarwood-al/Default.htm>
- Gardenside Long-term Care <http://www.jchhealthcare.org/nursinghome.htm>
- Heritage Care Center <http://www.vetterhealthservices.com/heritagefairbury/>.

HEALTH FACILITIES RECOMMENDATIONS

Due to the competitive nature of health care and nursing home facilities, future plans are typically not discussed in this type of forum. If their future plans are reflective of their past actions, then it appears that the organization will continue to meet the needs of the community.

3

ENERGY ELEMENT



ENERGY ELEMENT

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 Fairbury Comprehensive Development 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 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.

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 1987,¹ described sustainability as "...development that meets the needs of the present without 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.

Our generation's ability to stabilize and begin to make the switch to cleaner and more renewable resources will aid future generations with their quality of life. The more renewable energy sources become the norm for our generation, the more likely these sources will be second nature and common place in the future.

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, 2020, in the United States be from renewable sources such as solar and wind.

COMMUNITY INVOLVEMENT

People question what a smaller community like Fairbury 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 they will also examine strategies that communities like Fairbury can undertake to make a contribution to the overall solution.

ENERGY INFRASTRUCTURE

Electrical Power

Electrical power is supplied to Fairbury by the Fairbury Light and Water Department.

Electrical Distribution

The Fairbury electrical system is owned and operated by the City of Fairbury Light and Water Department. Fairbury Light and Water is a wholesale power customer of the Nebraska Municipal Power Pool.

Natural Gas Service

Natural gas is supplied to the City of Fairbury by Black Hills Energy

ENERGY USE BY SECTOR

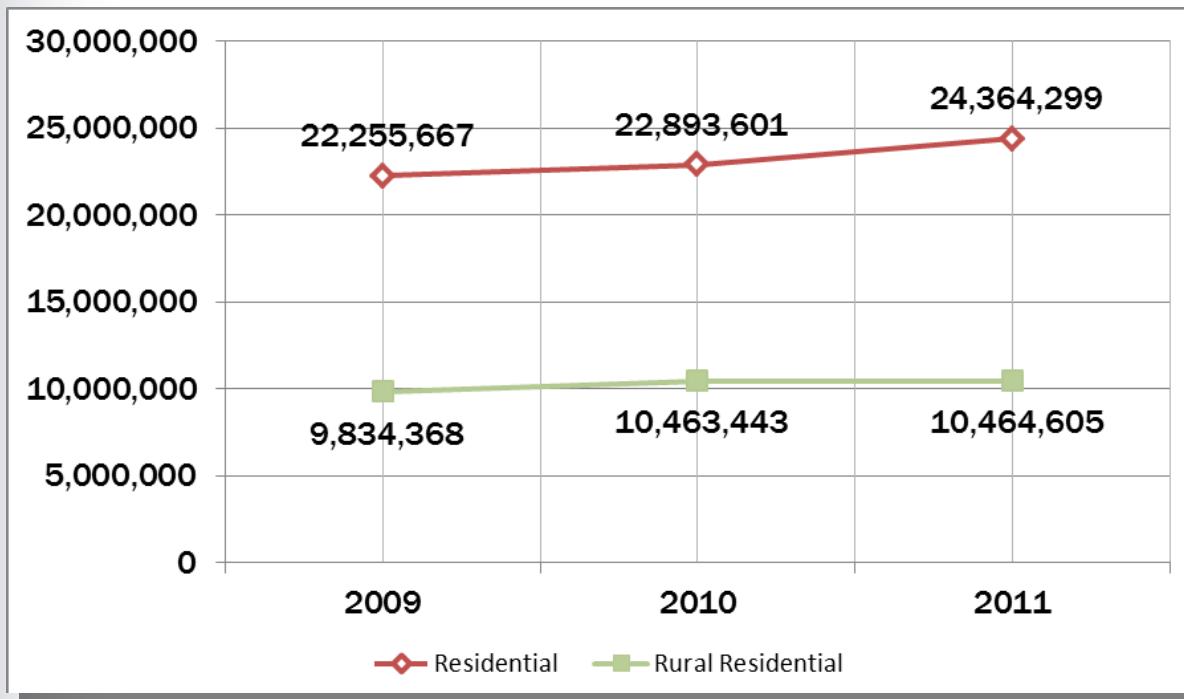
This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by these different sectors.

RESIDENTIAL USES

Within the Fairbury area, residential uses are provided a number of options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources), natural gas, oil, propane, and wood.

The most dominate of the energy sources that are available and used by the residents of Fairbury is electricity produced from fossil fuels. Figure 5 indicates the electrical usage by residential uses from 2009 through 2011. The overall data is in the form of kilowatt hours used.

FIGURE 5:
RESIDENTIAL ELECTRICAL USAGE
FAIRBURY 2009 THROUGH 2011



Source: Fairbury Light and Water Department

Figure 5 indicates that between 2009 and 2011 the total residential consumption

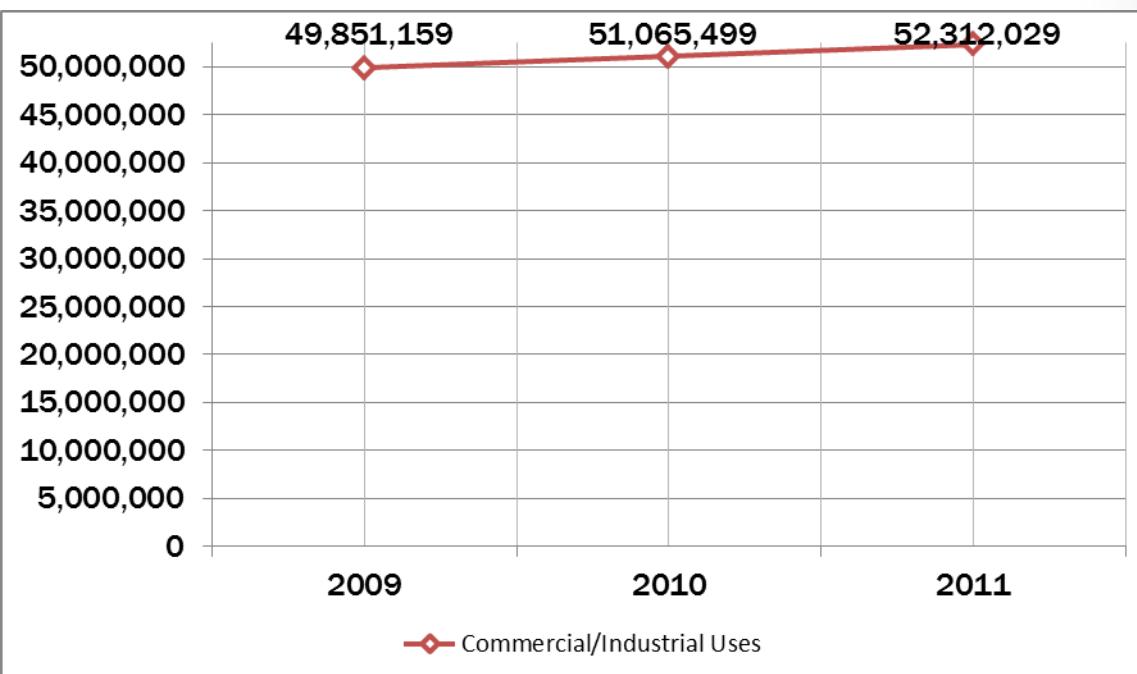
increased by 9.5% most of which was between 2010 and 2011. In addition to the residential dwellings within the corporate limits of Fairbury, the Fairbury Light and Water Department provides electricity to areas in rural Fairbury. The usage in the rural areas can also be found in Figure 5. Rural residential usage increased between 2009 and 2011 by 6.4% with the majority of the increases occurring in 2010.

The use of natural gas, oil, propane and wood will be found typically as heating sources during the winter months. The type of fuel used will depend a great deal on where a residence is located within the jurisdiction. Residents located within the more urban parts of Fairbury are more likely to have natural gas heating or electrical furnaces. Propane and wood stoves are most likely to be found in the rural parts of the area where natural gas infrastructure is not available.

COMMERCIAL AND INDUSTRIAL USES

Fairbury's commercial and industrial uses have been combined by the City of Fairbury and these uses also have basically two options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources) and natural gas. The type of energy source is very dependent upon the specific commercial use and the facilities employed to house the use.

FIGURE 6:
COMMERCIAL/INDUSTRIAL ELECTRICAL USAGE
FAIRBURY 2009 THROUGH 2011



Source: Fairbury Light and Water Department

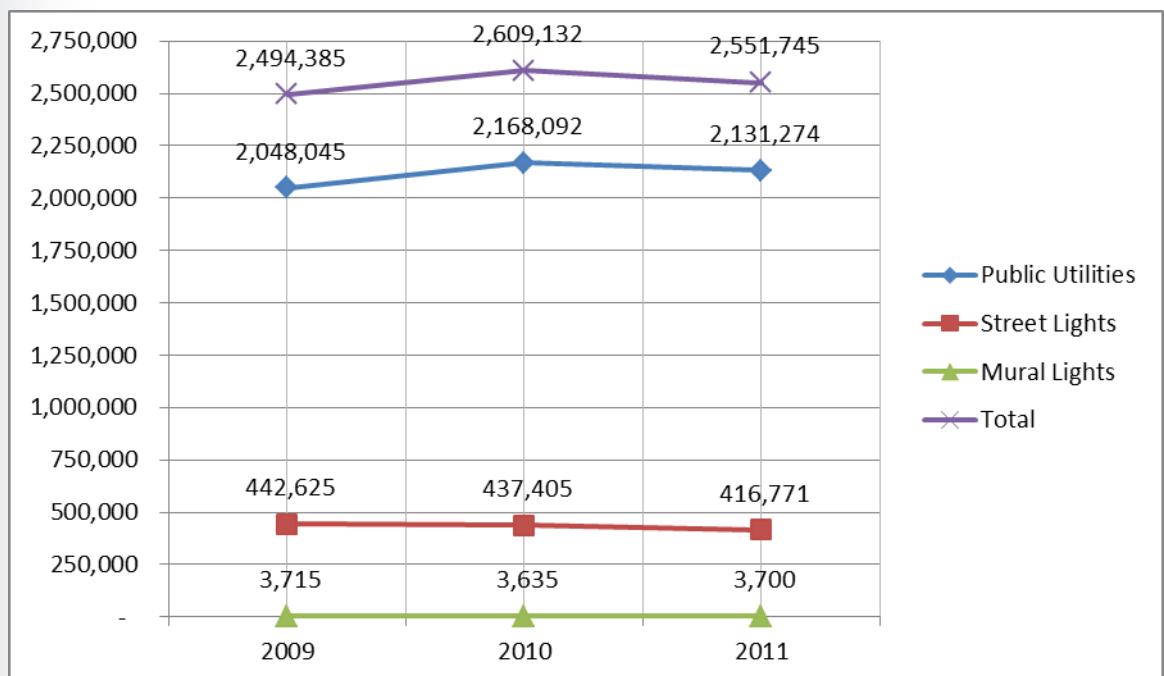
Figure 6 indicates that the commercial/industrial usage in Fairbury has increased by 4.9% during the three year period.

PUBLIC USES

Fairbury's public uses also have one option for both power and heating and cooling. This is electrical power (both fossil fuel and renewable resources).

The most dominate of the energy source for power, again, is electricity produced from fossil fuels.

FIGURE 7:
PUBLIC USAGE
FAIRBURY 2009 THROUGH 2011



Source: Fairbury Light and Water Department

Figure 7 indicates three primary uses that require electricity; public utilities, street lights, and lighting for the mural in town. The usage for the public utility side has seen an increase of 4.1% during the three year period, while the street lights have seen a change of -45.7% and the lighting for the mural has seen a change of -.04%. Overall, the total electric usage for public entities has seen an increase of 2.3% for the period shown.



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:

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

RESIDENTIAL STRATEGIES

There are a number of different strategies that 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 solution will have an immediate return on investment. As individual property owners, residents will need to find strategies that will fit into their ability 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 incandescent light bulbs to Compact Florescent Lights
- Installing additional insulation in the attic
- Converting standard thermostats to digital/programmable 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 geothermal heating and cooling system
- Installation of energy-efficient Low-E windows

COMMERCIAL/INDUSTRIAL STRATEGIES

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

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in commercial and industrial facilities. 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 that will fit 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 incandescent light bulbs to Florescent Lights or Compact 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

PUBLIC STRATEGIES

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

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in public facilities. 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 that will fit into their ability to pay for savings at the present time.

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

- Converting all incandescent light bulbs to Florescent Lights or Compact 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 the public facilities 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

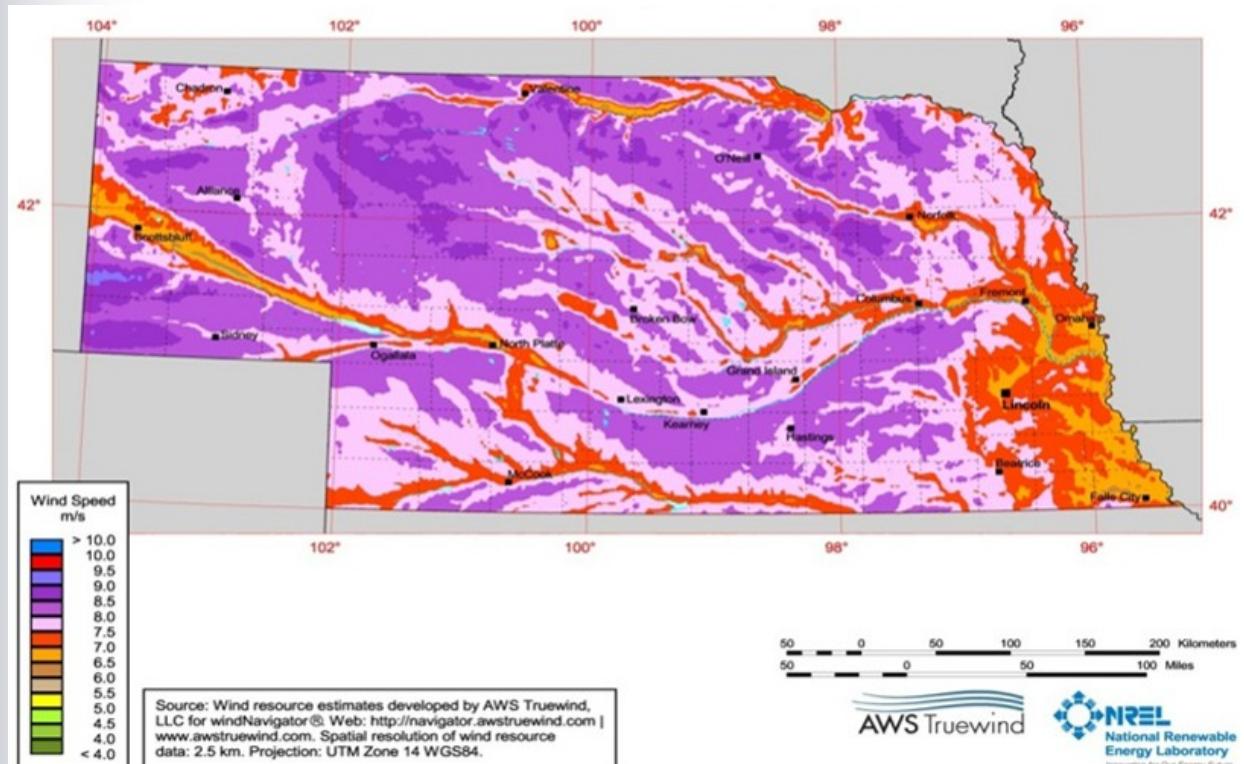
RENEWABLE ENERGY SOURCES

Renewable energy sources, according to most definitions include 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 in 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 that seem to be in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers that settled in Nebraska used windmills for power and to work the water wells on their farms and ranches.

Figure 8:
Annual Average Wind Speed at 80 Meters
Nebraska



Source: AWS Truewind

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.

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the State of Nebraska Energy Office or their local public power district.

The following information is an excerpt from the Database of State Incentives for Renewables & Efficiency.

SOLAR

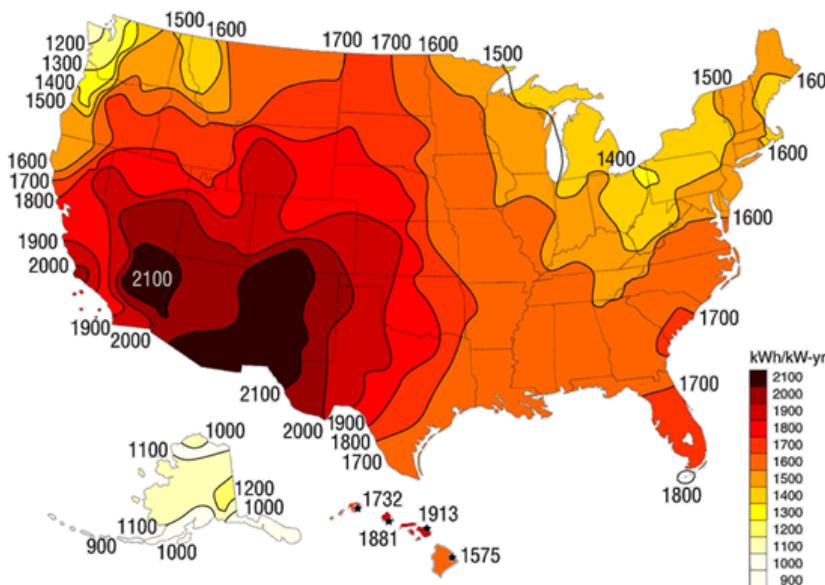
Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. 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 of \$11 to \$22 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.

Based upon the diagram below there is great solar potential in the state of Nebraska. A majority of the state lies within some of the better areas in the country for solar potential.



FIGURE 9:
SOLAR CONTOURS
UNITED STATES



Source: Solar Energy Industries Association

GEOOTHERMAL ENERGY

Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is 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 pumps. 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 within the rural areas of 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 waste 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.

In addition to converting methane into electricity, it can also provide a source of power by replacing natural gas as a heating source.

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; or
- 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 or by the tribal council for a C-BED project located within the boundaries of an Indian reservation.

A qualified C-BED project owner means:

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

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.

** LB 561 of 2009 established that gross power purchase agreement payments do not include debt financing if the agreement is entered into on or before December 31, 2011, and the qualified owners have a combined total of at least 33% of the equity ownership in the C-BED project.*

LOCAL GOVERNMENT AND RENEWABLE ENERGY POLICIES

Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can do a number of items to make these projects more attractive. Some of the things that could be done are:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing or new structure.
- Work with the Nebraska Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

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 that 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 (Bill 140) to include wind. Counties and municipalities are permitted to develop zoning regulations, ordinances, or development plans that protect 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 AND FUNDING SOURCES

GEOOTHERMAL HEAT PUMPS - RESIDENTIAL

The Nebraska Public Power District offers rebates for homeowners who purchase energy efficient heat pumps and window air conditioning units. Incentives are also available for residential customers who recycle their old, functioning refrigerators/freezers and for residential customers who have a cooling system tune-up.

HIGH-EFFICIENCY HEAT PUMP PROGRAM

The [High Efficiency Heat Pump Program](#) offers rebates for both air-source and geothermal heat pumps. Once the installing contractor has installed the heat pump, they must conduct a Performance Verification Test of the system. Results from this test must be attached to the program application. If the installed heat pump operates within 10% of the manufacturer's specification, then the contractor also receives a \$100 rebate.

REFRIGERATOR RECYCLING PROGRAM

The Nebraska Public Power District offers the [Refrigerator Recycling Program](#) from late spring to early fall of each year. Residential customers can recycle up to two refrigerators/freezers that are in working condition and receive \$35 for each. JACO environmental will pick up the appliance at the customer's home.

COOLING SYSTEM TUNE-UP PROGRAM

The [Cooling System Tune-Up Program](#) offers a \$30 incentive to home owners that have any type of cooling system tuned-up. Customers are eligible for only one incentive every three years.

LOW INTEREST LOAN PROGRAM

This program makes available low interest loans for residential and commercial energy efficiency improvements. The Nebraska Energy Office administers this program, which was created in 1990 using oil overcharge funds. Only improvements to existing buildings that are at least 5 years old are eligible for loan assistance. As of March 31, 2010, 25,618 loans have been made totaling \$205.3 million and financing \$210.8 million in eligible projects.

NPPD REBATES

Nebraska Public Power District offers multiple rebates for their commercial and industrial customers to save energy in their facilities. Rebates are available for energy efficient lighting, HVAC measures, high efficiency motors, and variable speed drives. The lighting rebate program is for new construction only. The program offers several prescriptive rebates and a custom lighting rebate for projects that save energy but are not listed in the program brochure. For all rebates, projects over \$5,000 dollars require pre-approval from the utility. The lighting rebate also requires pre- and post inspections of projects over \$5,000. Program Brochures and Applications are located on the program website. Nebraska Public Power District also provides commercial and industrial energy solutions to its customers. Please see program website for more information on these programs.

ENVISION FAIRBURY



GOALS AND OBJECTIVES

The Envision Fairbury section is critical to soliciting public input as well as establishing goals and policies for the community. Planning for the future land uses of the community is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing a better community with a better quality of life. Planning focuses upon ways of solving existing problems within the community, and providing a management tool enabling Fairbury citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to overcome existing problems and manage change. By determining Fairbury's strengths and weaknesses, the community can decide what it wants to be, and then develop a "roadmap" guiding decisions and ultimately fulfilling the vision of the community. However, the plan cannot only be based upon this "vision" and "road map" concept. The residents of Fairbury must also act or implement the necessary step involved in achieving this "vision".

Change is continuous, therefore Fairbury must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the community along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision permits Fairbury to focus its diverse energies and minimize conflicts in the present, and in the future.

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision statement can then be further delineated and translated into action statements, used to guide, direct, and base decisions for future growth, development and change within Fairbury. Consensus on "what is good land use?" and "how to manage change in order to provide the greatest benefit to the community and its residents?" is formed. Fairbury's goals and policies attempt to address various issues, regarding the questions of "how" to plan for the future.

Goals are desires, necessities and issues to be attained in the future. A goal should be established in a manner that allows it to be accomplished. Goals are the end-state of a desired outcome. Goals also play a factor in the establishment of policies within a community. In order to attain certain goals and/or policies within city government, they may need to be modified or changed from time to time.

Objectives are measurable, definable steps that lead to the eventual completion of the goal. Objectives are a means to achieving the goals established by the Community. They are specific statements of principle or actions that imply a clear commitment that is not mandatory.

Objectives have three different elements:

1. an end that needs to be achieved,
2. a means by which to achieve that end, and
3. an administrative mechanism by which the means are carried out

These objectives will synthesize the information from the goals, as well as the responses from the participants of the various input processes. Objectives play an important role in the Comprehensive Development Plan because they direct the different actions that will need to be taken to meet the goals.

The goals and objectives assure that the Comprehensive Development Plan accomplishes the desires of the residents. This section of the Plan is therefore, a compilation of local attitudes collected through public meetings and surveys. When followed, development proposals in the community should be evaluated as to their relationship with the citizens' comments. Therefore,

*Vision without
action is merely a
dream*

*Action without
vision is just
passing time*

*Vision with action
can change the
world*

Joel Barker

The Fairbury 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 Fairbury.

“goals and objectives” should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Development Plan. Likewise, they should be current, in order to reflect the attitudes and desires of the City and its residents.

It is important for communities to establish their goals and policies in a manner that allows for both long-term and short-term accomplishments. The short-term goals and objectives serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better objectives.
- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

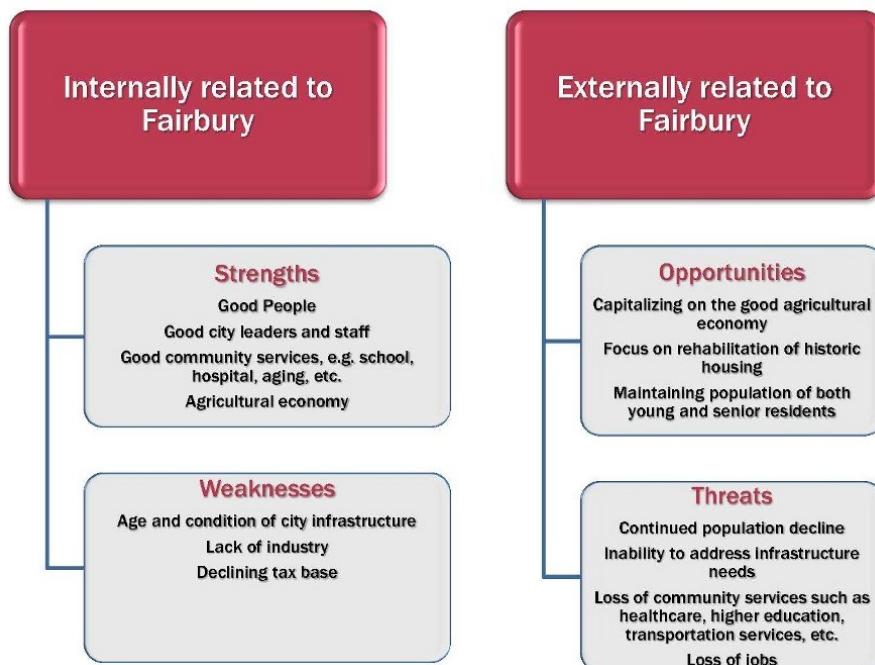
FAIRBURY VISION AND THE PLAN

The Fairbury 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 Fairbury.

The core promise embedded in the Fairbury Plan 2012 Update is to maintain and enhance the health, safety and welfare of our community during times of change, to promote our ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the importance of the connections between economic, environmental, and social components of the community. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of the Fairbury community.

FAIRBURY SWOT SUMMARY

The following is a summary of the SWOT analysis that came out of specific input from the community. A SWOT analysis examines the Strengths, Weaknesses, Opportunities and Threats of the community. The following diagram illustrates the relationship of the four elements to Fairbury.



GOALS AND POLICIES FOR FAIRBURY

The goals and policies that have been generated for Fairbury are organized into general categories. The categories are broad enough to allow many issues to fall within them, but narrow enough to allow a fairly clear distinction and separation. These categories are used for a logical organization of goals and policies. The following goals and policies are general in nature; while more specific goals and policies for transportation and land use can be found within those individual sections further in the document:

Housing Goals

Housing Goal 1

Maintain Fairbury's stock of historic homes.

Objectives

- H-1.1 Work with the Legislature to develop a statewide historic tax credit program similar to the one proposed in 2012's LB888.
- H-1.2 Develop a historic home walking tour within Fairbury
- H-1.3 Develop a façade improvement program for the historic homes in Fairbury. The program should be a low- to zero-interest rate program payable in annual installments.

Housing Goal 2

Affordable housing should be distributed throughout the community.

Objectives

- H-2.1 Develop zoning and subdivision regulations and policies that will minimize the cost of extending infrastructure to new development areas.
- H-2.2 Create housing opportunities for residents with special needs throughout the city that are compatible with residential developments.
- H-2.3 Encourage the use of prefabricated stick-built construction as a new and more cost-effective approach to new housing.
- H-2.4 Encourage the redevelopment of older lots (with older homes) for more affordable units.
- H-2.5 Create zoning regulations that will work in conjunction with the smaller/narrower residential lots throughout the community.
- H-2.6 Work with the school system and hospital to determine future needs for new and existing employees.
- H-2.7 Preservation of the existing affordable housing and promotion of new affordable housing throughout the community should be encouraged.
- H-2.7 Work with Southeast Nebraska Development District and the Nebraska Department of Economic Development to identify potential funding opportunities that will aid in making affordable housing a reality.
 - Down payment assistance programs
 - Mortgage buy downs
 - Infrastructure grants

Housing Goal 3

Work with the Fairbury Community Health Center to enhance and expand the availability of elderly housing within the community.

Objectives

- H-3.1 Continue to monitor the market needs for additional elderly housing on all levels.
- H-3.2 Work with Fairbury Community Health Center to determine future expansion needs within the community.
- H-3.3 Work with Fairbury Community Health Center to examine new and innovative types of housing that can be offered.
- H-3.4 Work with Fairbury Community Health Center to determine any deficiencies

in services and facilities within the community. Once completed, develop a plan for addressing any identified deficiencies.

Housing Goal 4

Work with existing property owners, when possible, to clean up dilapidated and uninhabitable housing units in Fairbury.

Objectives

- H-4.1 Create a map that identifies each individual structure that meets the definition of dilapidated and/or uninhabitable.
- H-4.2 Develop a series of "Micro-blight" studies, as requested to provide incentive to property owners to demolish and reconstruct duplexes on these residential lots.
- H-4.3 If H-4.2 is not an incentive then the City will need to go through a series of condemnation proceedings to eliminate these properties from the community.

Economic Development Goals

Economic Development Goal 1

The City of Fairbury should promote the recreational aspects of the community to attract visitors to the area.

Objectives

- ED-1.1 The City needs to develop a strategy for exploiting local hunting and fishing opportunities.
- ED-1.2 Work with the Department of Economic Development's Tourism Division (soon to be Nebraska Tourism Commission) to promote the recreational aspects of Fairbury and Jefferson County.
- ED-1.3 Work with the youth of the community to continually determine what additional recreational needs there are in Fairbury.
- ED-1.4 Work with the Tourism Division of Nebraska Department of Economic Development to complete a TARGET report for Fairbury and the surrounding area.
- ED-1.5 Continue to enhance the City Park's assets.
- ED-1.6 Develop a complete Park Master Plan in order to define specific activities throughout the park (define areas that are appropriate as recreational and other that are for more passive activities)

Economic Development Goal 2

Expand the existing retail, service, and industrial base in Fairbury

Objectives

- ED-2.1 Identify new retail businesses and services that will be needed to support Economic Development Goal 1.
- ED-2.2 Establish an entrepreneurship/investment group that will work with and financially support new ideas for business and industry in Fairbury.
- ED-2.3 Request that the City Council allow the Community Redevelopment Authority the ability to levy their maximum valuation allowed by Nebraska state statutes.
- ED-2.4 Develop a business transition program that will allow existing business owners to sell out their business to someone else at retirement.

Economic Development Goal 3

Expand the availability of open, infill lots within Fairbury as well as maintain a solid population base.

Objectives

- ED-3.1 Offer condemned and cleaned up properties to existing and new families for a low cost or at no-cost provided they move to Fairbury, build a new home and live in the community for a minimum number of years.
- ED-3.2 Work with the Fairbury school system and hospital to promote this program.
- ED-3.3 Develop zoning codes that will allow for this type of infill development.

Economic Development Goal 4

Develop an economic development strategy to attract businesses into the community, or grow the businesses locally, that help fill economic gaps in both retail, industrial and education.

Objectives

- ED-4.1 The City and school district should work together to attract a post-secondary educational program into the community to provide distance learning opportunities.
- ED-4.2 The community should develop a retail leakage analysis to determine potential new businesses to recruit and/or grow locally.
- ED-4.3 The City should annex (those that meet state statute) any and all commercial businesses into the community in order to create an even playing field with regard to sales and property taxes.

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

- EDU-1.1 Cooperate with Fairbury Public Schools in expanding public uses of educational facilities.
- EDU-1.2 The school district should review all new development proposed within the zoning jurisdiction of Fairbury so that they can accommodate for 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 public school curriculum and facilities.

Objectives

- EDU-2.1 Cooperate with Fairbury Public Schools 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.

Fire Protection, Law Enforcement, and Public Safety Goals

Safety (Fire Protection) Goal 1

The goal of the City of Fairbury is to maintain fire protection programs by exploring programs and alternative services to insure optimum service levels and public costs.

Objectives

- SAFE -1.1 Continue to work with the fire department to maintain quality equipment

levels.

SAFE-1.2 Work to expand fire safety education and prevention throughout the community.

Safety (Law Enforcement) Goal 2

The goal of the City of Fairbury is to maintain quality law enforcement within the community.

Objectives

SAFE -2.1 Continue to identify specific ways to work cooperatively with the County and the County Sheriff regarding protection within the corporate limits of Fairbury.

SAFE-2.2 Continue to support minimum standards regarding equipment used by law enforcement.

Safety (General Health and Safety) Goal 3

The goal of the City of Fairbury is to maintain regulations that will protect the general health and safety of all residents.

Objectives

SAFE -3.1 Clean and regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.

SAFE-3.2 Establish regulations protecting the City residents from the secondary effects of adult entertainment.

Public Facility Goals

Public Facility Goal 1

The City of Fairbury must continually replace and upgrade its aging infrastructure.

Objectives

PUB-1.1 Continue to expand and upgrade the water and sanitary sewer system in a manner that will guide growth and redevelopment in a systematic and responsible manner without creating large shortfalls for the City to meet demand.

PUB-1.2 A funding mechanism needs to be put into place in order to upgrade the existing system.

PUB-1.2 Public facilities should be strategically located within Fairbury in order to provide cost-effective, efficient, and timely service to all residents.

Environmental Goals

Environmental Goal 1

The goal of Fairbury is to guide development and redevelopment in a manner that conserves and protects the natural resources; encourages compact development and redevelopment and an efficient provision of services.

Objectives

ENV-1.1 Zoning regulations and design standards should be created to protect the environmental and natural resources of Fairbury through the encouragement of preservation and conservation practices.

ENV-1.2 Federal requirements and regulations shall be followed when land use regulations are being developed. Fairbury's regulations should, at a minimum, be as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines.

ENV-1.3 Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water through a wellhead program.

ENV-1.4 Development shall demonstrate a positive or, at least, a neutral impact on surface and ground water supplies.

- ENV-1.5 Encourage the preservation of environmentally sensitive areas such as wetlands, wooded areas, waterways (streams, ponds, lakes, rivers, etc.), landmark trees and other amenities.
- ENV-1.6 The City of Fairbury will continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by applying identified mapped areas showing the floodplain and floodway.
- ENV-1.7 Restrictions on land uses within the floodplain which are open and undeveloped, including forestry, agriculture, wildlife habitat and recreational areas should be established.
- ENV-1.8 The City will work to enforce and monitor the requirements for Stormwater Management under the NPDES Phase II program.
- ENV-1.9 The city of Fairbury should work toward an upgraded and expanded recycling center to serve the area.

Note: Goals and Policies for Future Land Use and Historic Preservation can be found In the Land Use Chapter (Chapter 5) of this Plan.

Goals and Policies for Transportation can be found In the Transportation Chapter (Chapter 7)

5

FAIRBURY LAND USE



INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Fairbury Land Use 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 Fairbury Land Use 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.

FAIRBURY LAND USE ELEMENTS

The elements of the Fairbury Land Use Chapter include:

- Existing Land Use
- Future Land Use Plan, and

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development 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. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the city faces during the course of the planning period.

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 Fairbury have been influenced by topography and manmade features such as water, railroad lines and two Nebraska highways, and one U.S. 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 that provide 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 (includes Duplexes and Apartments)
- Manufactured Housing (including Trailers and Mobile Homes)
- Commercial
- Industrial
- Quasi-Public (includes churches and hospitals)
- Public (including City facilities and schools)
- Parks & Recreation (including Open Space)
- Vacant/Agricultural



These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

EXISTING LAND USE ANALYSIS WITHIN CORPORATE LIMITS

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

Table 12 includes the 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 land uses to the total area within the corporate limits of Fairbury; 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.

Table 12:
Existing Land Uses
Fairbury 2012

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	571.41	40.2%	36.8%	14.50
Single-family	544.77	38.3%	35.1%	13.82
Multi-family	24.52	1.7%	1.6%	0.62
Manufactured Housing	2.12	0.1%	0.1%	0.05
Commercial	104.19	7.3%	6.7%	2.64
Industrial	51.49	3.6%	3.3%	1.31
Quasi-Public/Public	165.54	11.6%	10.7%	4.20
Parks/Recreation	101.47	7.1%	6.5%	2.57
Transportation	427.89	30.1%	27.6%	10.85
Total Developed Land	1,421.99	100.0%	91.6%	36.07
Vacant/Agriculture	131.01	-	8.4%	3.32
Total Area	1,553.00	-	100.0%	39.40

Source: 2012 Fairbury Comprehensive Development Plan, Marvin Planning Consultants

Note: Acres per 100 is based upon the 2010 population

Table 12 indicates 40.2% of the develop area within Fairbury is residential. Commercial uses accounted for 7.3% of the total developed area; while industrial uses made up 3.6% of the developed area. Transportation, platted streets and their corresponding right-of-way, made up 30.1% of the developed area of Fairbury. Overall, residential and transportation uses accounted for 70.3% of the developed area of Fairbury.

The developed area of a community is usually less than the total area of the corporate limits of the city. In the case of Fairbury, there is only 131.01 acres considered as vacant or agricultural or 8.4% of the corporate limits. This amount when compared to other communities is within reasonable standards.

LAND USE COMPARATIVE ANALYSIS

Table 13 compares the land use make-up of Fairbury to three other similar communities. The table shows that there are varying levels of uses in each community. The table is purely for comparison purposes and does not indicate that one community's make-up is better than another. All three of the other communities are being influenced by a larger regional city.

Table 13:
Land Use Comparisons (in Acres) 2012
Fairbury, Nebraska

Type of Use	Fairbury (1)	Percent of Total Area	Benkelman (2)	Percent of Total Area	Henderson (3)	Percent of Total Area	Wood River (4)	Percent of Total Area
Residential	571.41	36.8%	119.2	7.7%	125.73	32.5%	150.7	34.1%
Single-family	544.77	35.1%	105.27	6.8%	120.09	31.1%	137.8	31.2%
Multi-family	24.52	1.6%	5.25	0.3%	4.89	1.3%	6.4	1.4%
Manufactured Housing	2.12	0.1%	8.68	0.6%	0.75	0.2%	6.5	1.5%
Commercial	104.19	6.7%	21	1.4%	5.58	1.4%	25.8	5.8%
Industrial	51.49	3.3%	29.69	1.9%	40.92	10.6%	0.0	0.0%
Quasi-Public/Public	165.54	10.7%	66.22	4.3%	11.69	3.0%	8.77	2.0%
Parks/Recreation	101.47	6.5%	19.02	1.2%	88.61	22.9%	9.1	2.1%
Transportation	427.89	27.6%	128.66	8.3%	97.40	25.2%	168.4	38.1%
Total Developed Land	1421.99	91.6%	383.79	24.7%	369.93	95.7%	362.7	82.1%
Vacant/Agriculture	131.01	8.4%	92.27	5.9%	16.79	4.3%	79.3	17.9%
Total Area	1553.00	100.0%	476.06	30.7%	386.72	100.0%	442.0	100.0%

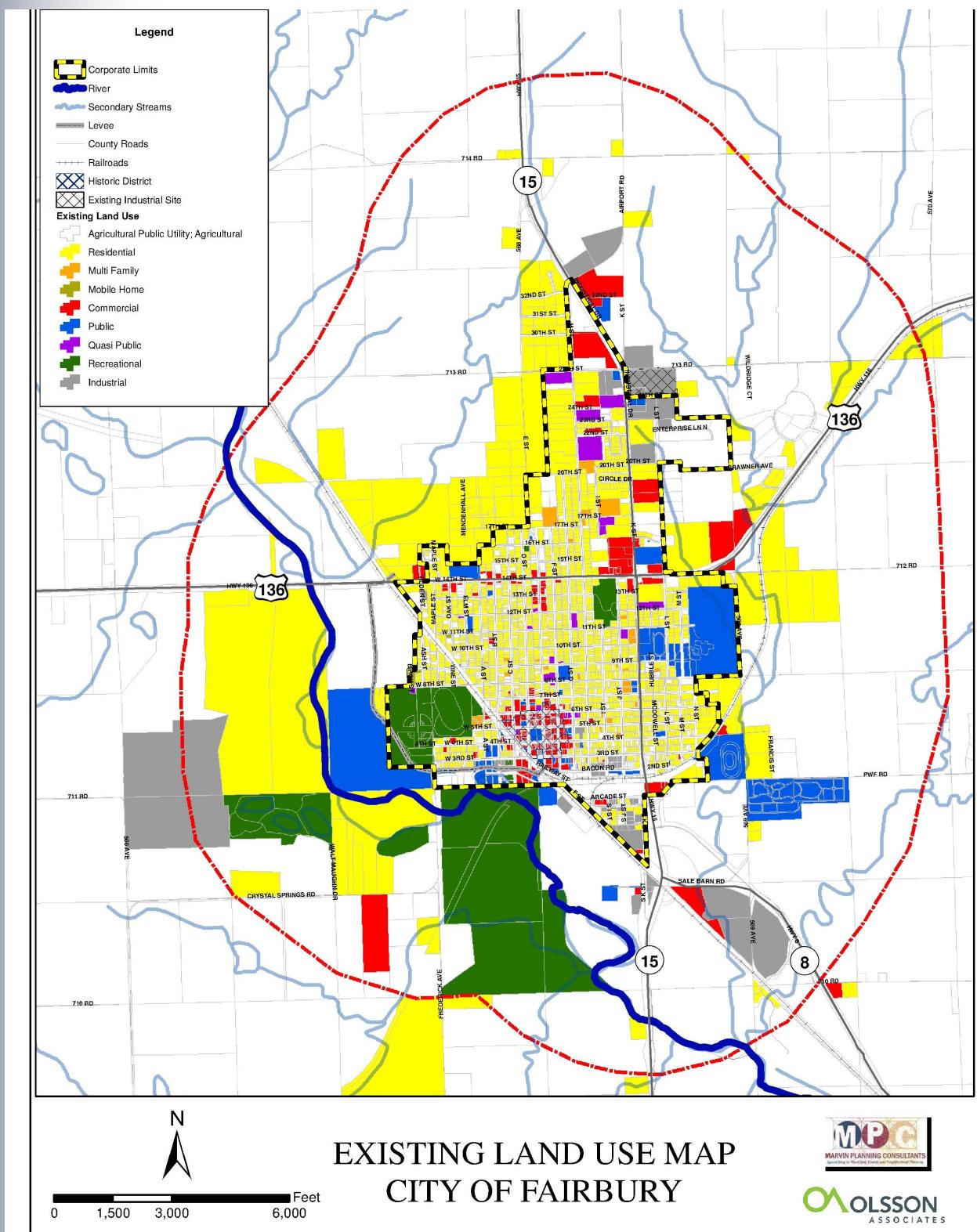
Source: (1) 2012 Comprehensive Development Plan – City of Fairbury
 (2) 2010 Comprehensive Development Plan – MPC Field Survey
 (3) 2010 Comprehensive Development Plan – MPC Field Survey
 (4) 2002 Comprehensive Development Plan - JEO Field Survey

EXISTING LAND USE ANALYSIS WITHIN THE ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction of Fairbury were also noted, with the results presented graphically on Figure 10. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments.

Also within the ETJ, there is a considerable amount of floodplain and floodway. These areas create extreme limitations on future development.

Figure 10:
Existing Land Use Map
Fairbury 2012



FUTURE LAND USE GOALS

Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in Fairbury towards a compact 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

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve 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 Fairbury, 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 designate areas in the Land Use Plan that address some future growth in Fairbury.
- GENLU-1.4 The City should develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.
- GENLU-1.5 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.
- GENLU-1.6 The city of Fairbury should work toward strong compact development through the redevelopment of older dilapidated lots and neighborhoods.
- GENLU-1.7 The City should work toward the eventual, yet natural and voluntary, elimination of inhabitable structures.
- GENLU-1.8 The City should work with FEMA and NEMA to eliminate structures, in the floodplain, when they become damaged by flooding or other natural disasters.

Commercial Land Use Objectives

- COMLU-2.1 Commercial and residential development should be allowed to mix together within the special land use designation "Flex"
- COMLU-2.2 Encourage the location of commercial land uses at the intersections of major transportation networks.
- COMLU-2.3 Utilize frontage roads, as possible, when locating along major roads/highways.
- COMLU-2.4 Encourage the continued redevelopment of the historic downtown commercial district
- COMLU-2.5 Appropriate transitional methods should be considered at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned).
- COMLU-2.6 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within Fairbury.
- COMLU-2.7 Encourage the redevelopment of commercial structures in the historic downtown which include upper floor residential.

Industrial Land Use Objectives

- INDLU-3.1 Provide guidelines and incentives that promote clean industrial uses.
- INDLU-3.2 Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.
- INDLU-3.3 The City should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the City.
- INDLU-3.4 The City should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.
- INDLU-3.5 Performance standards should be implemented as a means of regulating industrial activity so as to moderate or abate objectionable features in their

operation.

INDLU-3.6 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.

INDLU-3.7 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 that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
- iv. in a manner that supports the creation and maintenance of greenspace.

Residential Land Use Objectives

RESLU-4.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.

RESLU-4.2 The City should promote the development of housing that varies in size, density, and location.

RESLU-4.3 The City should develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

RESLU-4.4 The City should support housing options for all incomes and physical capabilities of Fairbury's residents.

RESLU-4.5 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.

RESLU-4.6 The establishment of a rehabilitation program should be undertaken to maintain and improve the existing housing stock.

RESLU-4.7 The City should develop relationships and partnerships with housing professions 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-4.8 The City should promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.

RESLU-4.9 The City should work with the owner of existing dilapidated properties to eliminate the inadequate structure(s) from the property and open it up for redevelopment.

RESLU-4.10 Fairbury should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.

RESLU-4.11 Residential and commercial development should be allowed to mix together within the special land use designation "Flex".

FUTURE LAND USE PLAN

The Future Land Use Plan provides the basis for the formulation of land use policy and 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 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 Fairbury'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
- current population and economic trends affecting the community

The Fairbury Future Land Use section of the comprehensive development plan typically identifies more land for development and redevelopment than forecasted for the planning period. The process of identifying more land area 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 a plan designating an area as one use or another. However, value should be added to land by the 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. This Plan acknowledges that these factors play an important role in the growth, development, and redevelopment of Fairbury. A Future Land Use Plan is intended to be a general guide to future land use that balances 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 Fairbury are separated into 11 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/ Commercial Flex
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Public
- Parks/Recreation

Transitional Agriculture Land Use



General Purpose

This land use designation provides for the continuation of existing cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture and tree farms.

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.



These areas may also contain uses that are commercial and industrial in character; these uses will typically serve the local rural area in some fashion. At some point in the future this land area may transition into a more urbanized area depending upon specific growth patterns.

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 such as: hunting preserves, fishing etc.
8. Religious uses and structures
9. Educational uses and structures
10. Community/Recreational Center



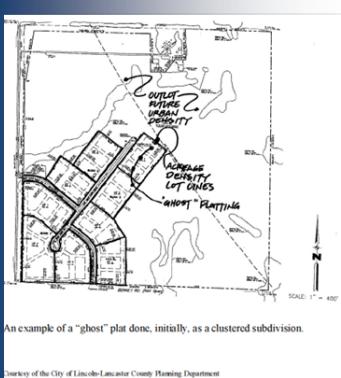
Potential Issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Groundwater contamination
8. Minimum lot sizes
9. Wetlands



Buildable lot policies

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



An example of a "ghost" plat done, initially, as a clustered subdivision.

Source of the City of Lincoln-Lancaster County Planning Department

Residential densities

1. Residential densities within this land use category should be no more than four 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-mile of the corporate limits of Fairbury.

Low Density Residential Land Use

General Purpose

The first among the residential land uses. The recommended density for this land use designation is a minimum of two acres per unit. This type of land use is not recommended in prime developable areas in or near Fairbury due to the amount of land consumed.

This type of use should be located near 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.

A portion of the development site would allow single family residential and the remaining area of the site would be left undeveloped. City services could either be or not be provided within this land use designation.

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

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands

Buildable lot policies

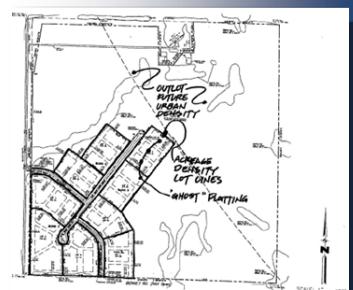
1. Minimum residential lot sizes should be kept at the lowest possible size that will accommodate both private water and sanitary sewer or public water and sanitary sewer.

Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every three to five 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 Fairbury. **See subsection on “Ghost Platting”.**



An example of a “ghost” plat done, initially, as a clustered subdivision.

Draft by the City of Lincoln-Lancaster County Planning Department



Medium Density Residential Land Use

General Purpose

This designation is the next highest area in terms of residential density. This district is intended to be similar to the typical residential area that covers most communities like Fairbury. City services such as water and sewer would be provided.

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.

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. Townhouses, condominiums and duplexes
4. Parks and Recreational facilities
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
6. Educational uses and structures
7. Community/Recreational Center
8. Religious uses and structures
9. Health care facilities
10. Renewable energy equipment

Potential Issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands

Buildable lot policies

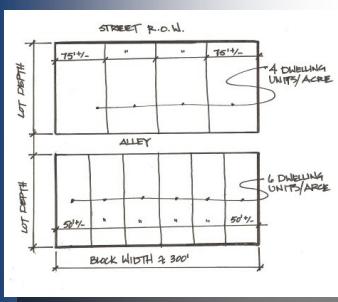
1. Minimum lot sizes should be in the 7,500 to 10,000 square foot range with some allowances for larger lots being as large as 1/4 acre.

Residential densities

1. The proposed density for this land use district ranges from four to 10 units per acre (a typical city block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 7,500 square feet.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.



High Density Residential Land Use

General Purpose

This designation is the next highest area in terms of residential density. This district is intended to be similar to the typical residential area that covers most communities like Fairbury. City services such as water and sewer would be provided.



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 small multi-family apartment developments.



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 such as police, fire and rescue, libraries, city/county/state/federal offices
11. Health care facilities
12. Renewable energy equipment



Potential Issues to consider

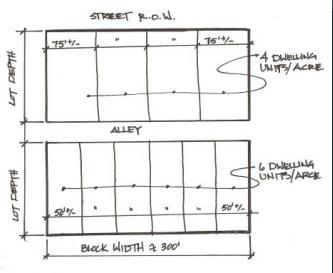
1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands

Buildable lot policies

1. Minimum lot size should be in the 5,000 to 7,500 square foot range with some allowances for larger lots for larger multi-family complexes.
2. Multi-family dwelling lots should have a minimum amount of land per unit to accommodate for green space and off-street parking.

Residential densities

1. The proposed density for this land use district ranges from four to 20 units per acre. The larger densities of 20 dwelling units per acre will typically accommodate multi-family units such as apartment complexes. This density would allow lots for single family dwellings ranging from approximately 5,000 square feet to 7,500 square feet.



Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.

Residential/Commercial Flex Land Use



General Purpose

This specific “Flex” category is intended to be used in locations where a mixture of residential use (Medium to High Density) and General/Highway Commercial uses would be appropriate. These areas should be located along major arterials including highways. These areas could also contain a mixture of uses directly within the same building.

Typical uses

1. Single-family residential dwellings
2. Two-family residential dwellings
3. Single-family attached residential dwellings, townhouses
4. Condominiums
5. Multi-family dwellings including apartments
6. Necessary accessory uses and structures that are subordinate to the primary structure
7. Religious uses and structures
8. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
9. Educational uses and structures
10. Community/Recreational Center
11. General and Highway level commercial and office uses

Potential issues to consider

1. Traffic control
2. Access management
3. Type of adjacent uses and potential incompatibilities
4. Slopes
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard.
9. Minimum residential densities
10. Minimum lot sizes
11. Wetlands
12. Stream corridor protection

Buildable lot policies

1. Residential dwellings should be on a minimum of 5,000 to 7,500 square foot lots.
2. Multi-family dwellings will need to be sized appropriately to the configuration and parking needs.
3. Commercial structures need to be evaluated based upon the use and context of the overall

Residential densities

1. The proposed density for this land use district ranges from four to 20 units per acre. The larger densities of 20 dwelling units per acre will typically accommodate multi-family units such as apartment complexes. This density would allow lots for single family dwellings ranging from approximately 5,000 square feet to 7,500 square feet.

Development policies to consider

1. Screening between residential and commercial lots
2. Landscaping along any street and highway
3. Limit new access along arterials and highways to side streets.

Downtown Commercial Land Use

General Purpose

This area is focused on the heart of Fairbury's commercial activities. This area should continue to promote basic retail, service, and office uses. In addition the development of quality upper level housing should be undertaken during the planning period.

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 without drive-thru
4. Drinking establishments
5. Entertainment districts
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Single-family residential dwellings on upper floors
8. Religious uses and structures
9. Educational uses and structures
10. Community/Recreational Center



Potential Issues to consider

1. Traffic control
2. Parking, especially on-street
3. Historic character of the area
4. Potential design modifications



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 that may be 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



Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications



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 or “big box” oriented. This district should typically be placed along a major highway within the community.

A major difference between the General Commercial and the Highway Commercial Districts is that 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 such as police, fire and rescue, libraries, city/county/state/federal offices
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center



Potential Issues to consider

1. Traffic control
2. Parking
3. Potential design modifications

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 need large tracts of ground in order to deal with the buildings required for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses.

Typical uses

1. Warehousing and storage
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 such as police, fire and rescue, libraries, city/county/state/federal offices
8. Educational uses and structures
9. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. 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.
4. Screening between industrial uses and other uses should be a major consideration when new development occurs or with redevelopment activities.

Public Land Use

General Purpose

Public land uses are those uses specifically owned and operated by a public entity such as the City of Fairbury, Jefferson County, Fairbury Public Schools as well as state and federal agencies. The public land use areas are only delineated when there are larger parcels of land associated with the use. Smaller areas such as City Hall and the Post Office are not singled out due to this reason.



Typical uses

1. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
2. Religious uses and structures
3. Educational uses and structures
4. Community/Recreational Center
5. 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 that new park space is incorporated into the project, especially in the northern and southeastern portions of the community where existing park space appears to be needed.



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.



Extraterritorial Jurisdiction (ETJ)

Planning within the extraterritorial jurisdiction of Fairbury should be focused more on agricultural uses and less on large lot residential. New residential development should be encouraged to locate either adjacent to the community or within the existing corporate limits as a redevelopment project.

Developments that are requested within the ETJ should be required to provide either large enough lots to adequately handle individual wells and septic systems or they should be designed with a centralized water and/or sanitary sewer collection system that meets State and Federal standards.

Development within the ETJ should also work in a manner to conserve environmentally sensitive areas as well as natural resources such as tree groves, ponds, lakes, streams, etc. In order to accomplish these protections, the City and the developer should work to use creative subdivision designs including clustered subdivisions and planned unit developments, both are very similar in their approach.

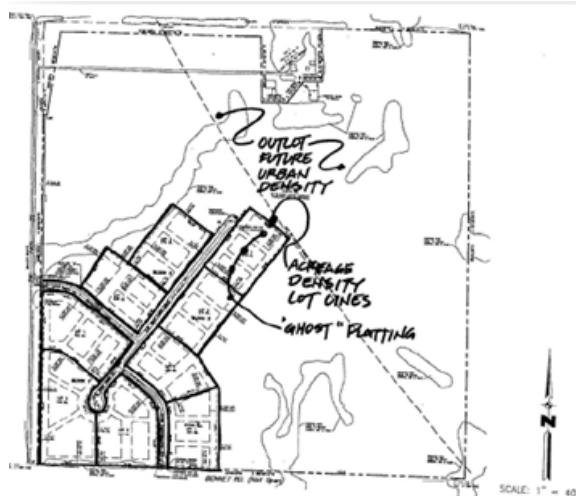
Special Land Use Considerations

Ghost Platting

Ghost platting is a process that occurs during the initial subdivision process in areas where larger lots are being proposed. The process allows for the immediate platting of larger lots while preserving the potential for the new streets, utilities, and denser development in the future.

At the time of platting the City may require a developer that is proposing large lots within one-mile of the corporate limits to do the following:

- Indicate all large lot locations
- Indicate all future lot locations that would accommodate denser development including pad sites for homes.
- Indicate all future roadways and easements to be dedicated at the time the density is changed or the City reaches the area with utilities.
- Residents of the lower density development should be required by the City and developer to only construct on lot locations identified for the future density.
- No construction of any type should be allowed where future streets and easements will be located.



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department

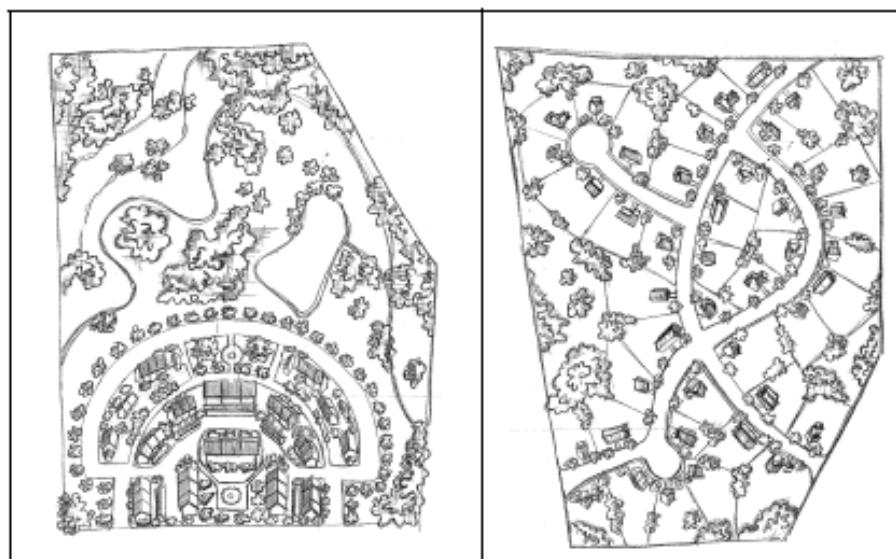
Clustered or Conservation Subdivisions/Planned Unit Developments

The Cluster Subdivision is a different type of subdivision than has been used in the past in Fairbury. 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 that include mature trees, steep slopes, streams and buffers and other natural amenities. The Cluster Subdivision will be one of 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 areas that are preserved 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 that provide environmental amenities.

Another beneficial effect that often accompanies cluster development is that as developers utilize this technique, Fairbury 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. 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.



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

COMMUNITY CHARACTER

Community character is a term of art that is widely used and has several different definitions. As with a lot of things that are subjective, we know community character when we see it. Every community in the world has its own “character” which is based on a number of items including culture, history, identity, natural surroundings, man-made surroundings, and many more.

Community character encompasses a number of puzzle pieces that will need to be assembled just right. Many of the items that define community character include:

- Community entrances
- Wayfinding
- Signage
- Landscaping
- And many more.



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 be such that there will be a lasting impression made to every individual that enters and drives 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 that will convey the message as well as not detract from traffic. Fairbury has successfully undertaken this effort and should continue to maintain the same quality into the future.

However, the City Limit sign needs to be evaluated in order to see if there is any manner that the City can clean up its appearance.

Wayfinding

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

Signage

Signage in this section refers primarily to commercial signage at the street and building as well as the signage used at subdivision entrances. These items are critical to developing an excellent community character in Fairbury. Signs can be well designed and at a human scale or they can create visual clutter.

Every commercial business has the right to tell customers where they are but those rights become limited when the community begins to perceive



An illustrated example of a wayfinding sign at a human scale.

Illustration courtesy of: Lohren Deeg

signs as visual clutter. This can be done through the use of attractive ground mounted signs. Ground mounted signs should also be designed to fit into the overall architectural character of the building and/or development.

Fairbury should expand this sign policy throughout the community, especially as new development and redevelopment occurs along existing thoroughfares. The City should develop a design criteria handout and tie directly into their zoning and subdivision regulations. This would include all types of signage on a commercial building as well as the site.



Besides commercial sites, developers typically like to advertise their subdivisions at the major entry points. Over the years too many subdivisions have constructed a basic wood post and plywood sign. The quality signs should be a design policy of the City to insure quality signage is constructed, especially along the primary thoroughfares.



Landscaping

Landscaping is critical to creating community character. Landscaping should be located in the following areas:

- Along streets, especially major thoroughfares
- Along parking barriers
- Near the buildings
- In public spaces of a development



Landscaping can also include many different types of materials, including:

- Grass
- Shrubs
- Trees
- Water
- Xeriscaping
- Ground cover such as wood chips and rock

As new developments and redevelopment activities continue in Fairbury, the City should work closely with developers and property owners to insure there is an appropriate amount of landscaping that will last and be maintainable in the future. In order to accomplish this task, the City should put specific policies and guidelines in place that will allow the City, property owners and developers to communicate properly.



COMMUNITY CHARACTER GOALS AND POLICIES

Community character in Fairbury will require long-term vision and cooperation to successfully implement the strategies of this section into the overall community.

Community Character Goal 1

The City should strive to protect existing parts of the community that are considered to meet these standards; while working to enhance those areas and those transportation corridors needing to be upgraded.

Objectives

- CC-1.1 The City should conduct a planning study in order to identify specific areas and corridors for enhancement.
- CC-1.2 The City should within the planning study identify acceptable design criteria for the identified areas and corridors.
- CC-1.3 The City should require special signage requirements within these areas and corridors.
- CC-1.4 The City and other groups should work to maintain quality landscaping along the major highway corridors and entrances to downtown.
- CC-1.5 The City and other groups should work on identifying older diseased trees and begin the process of under-planting.



Figure 11A: Future Land Use Map Fairbury, Nebraska

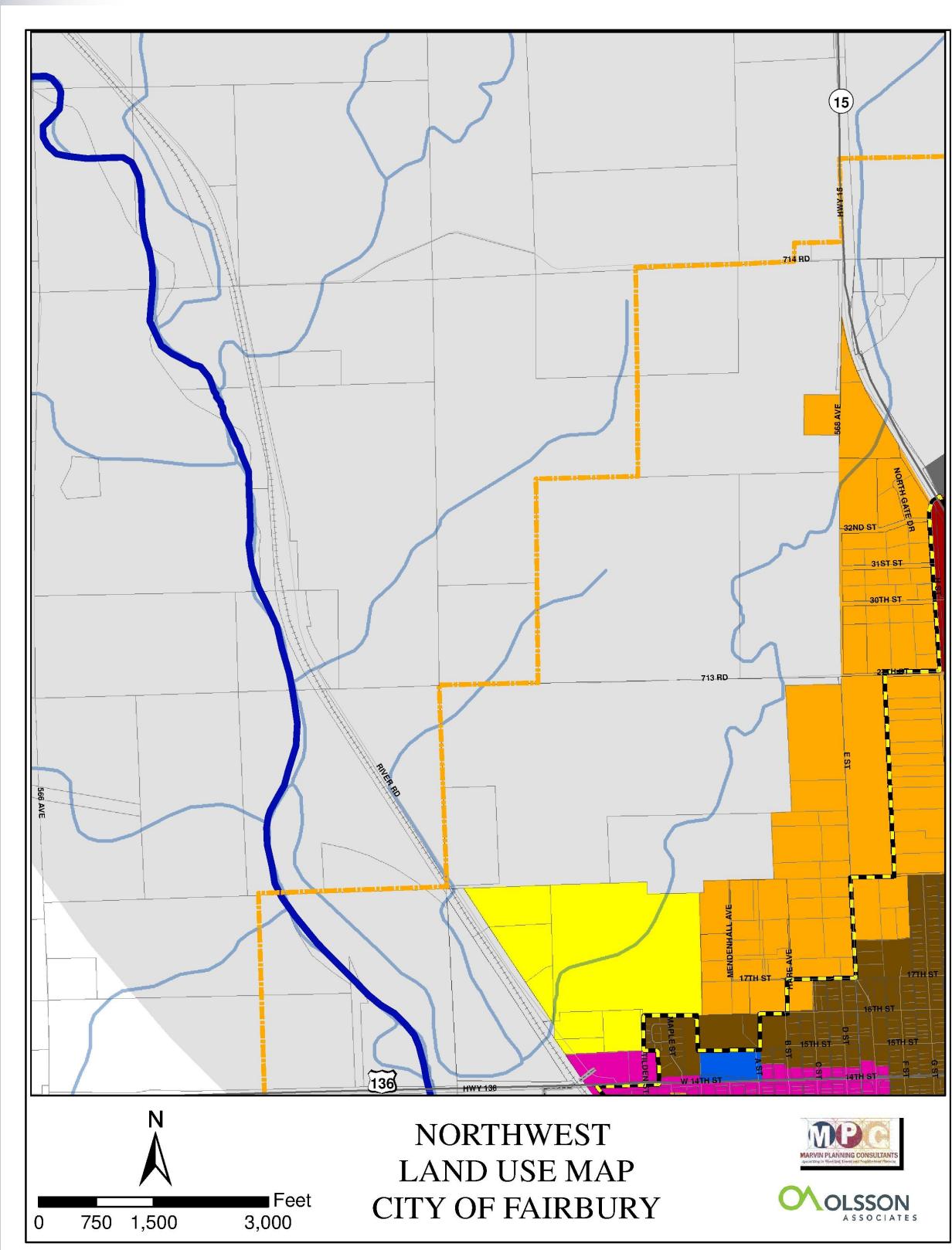


Figure 11B:
Future Land Use Map
Fairbury, Nebraska

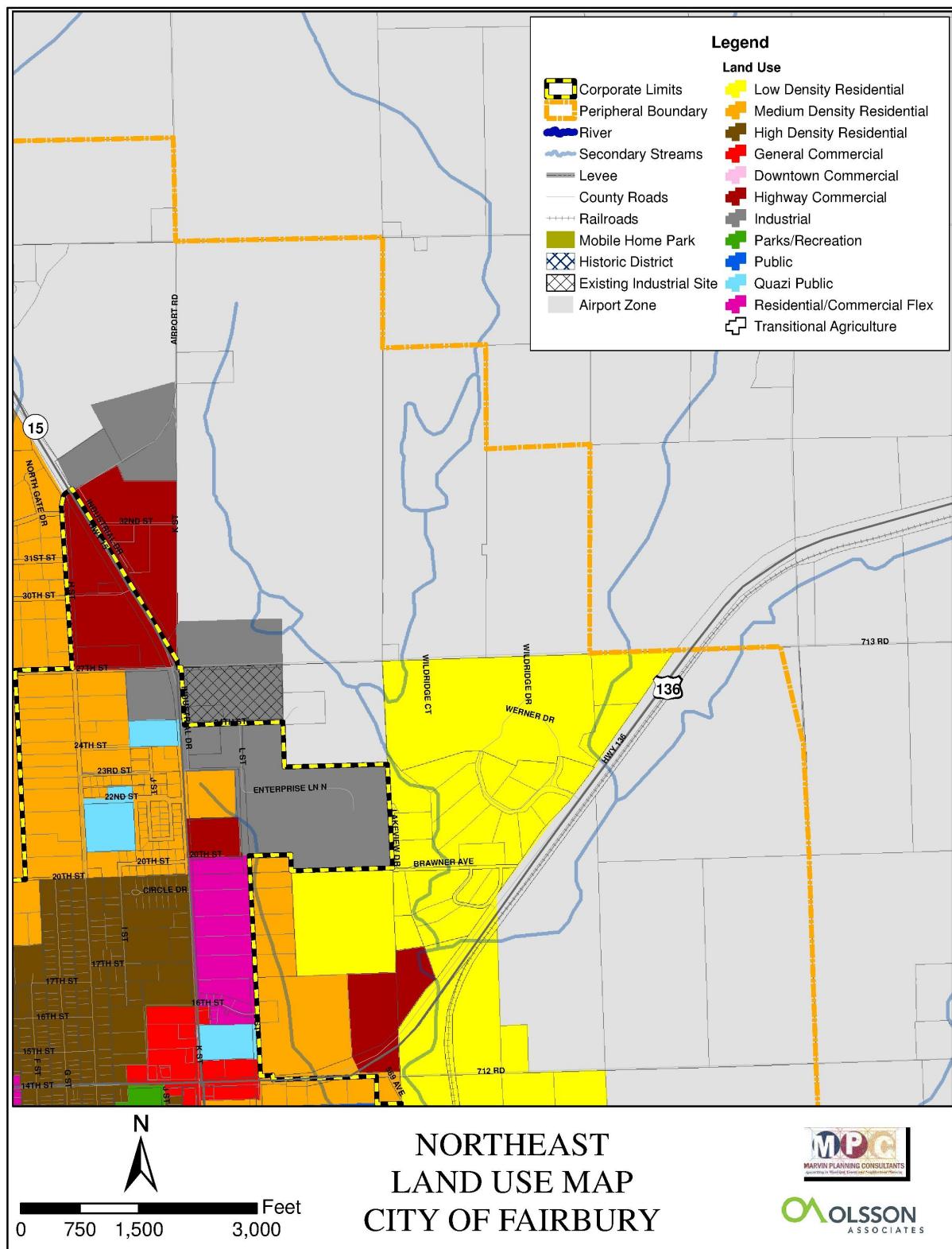


Figure 11C: Future Land Use Map Fairbury, Nebraska

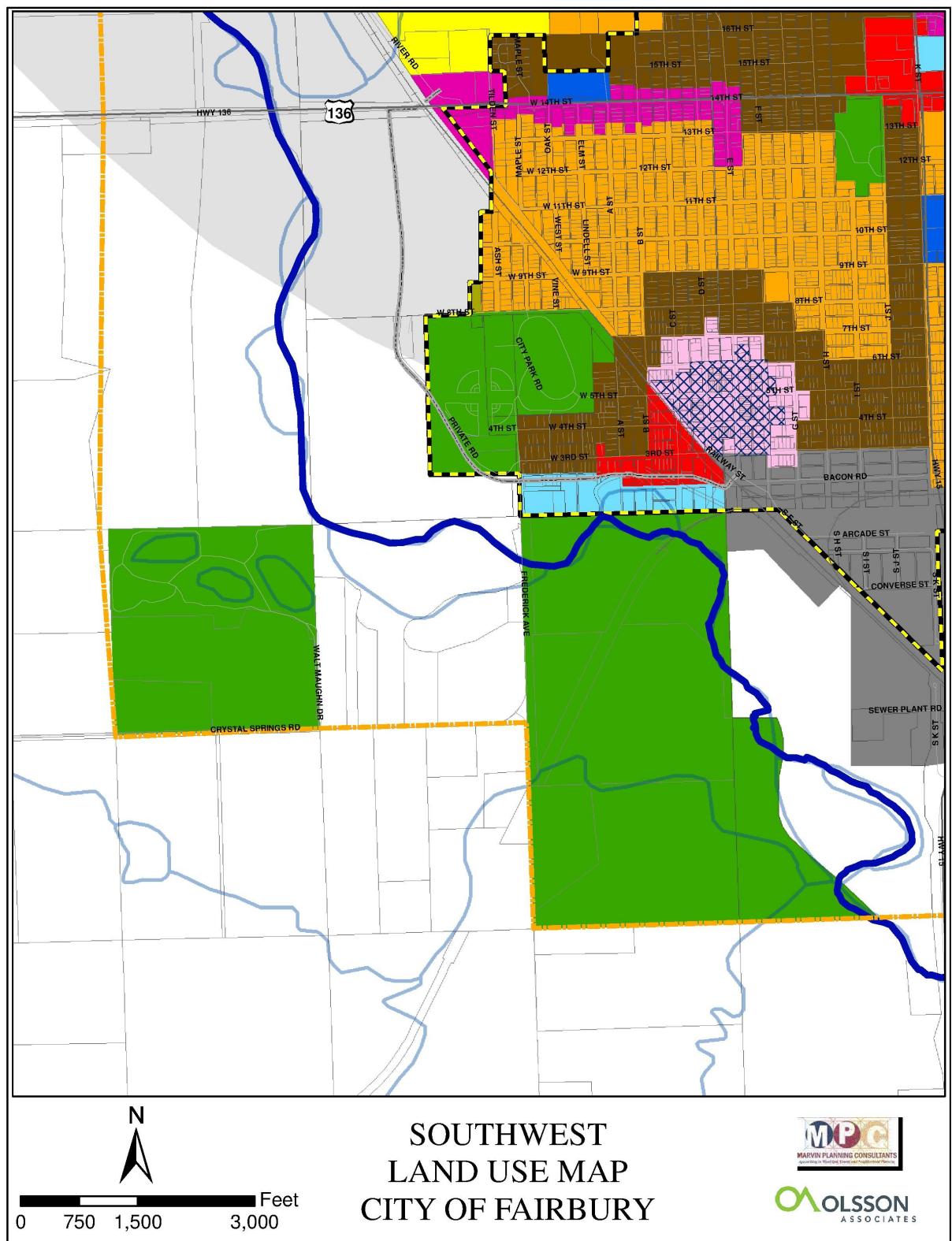
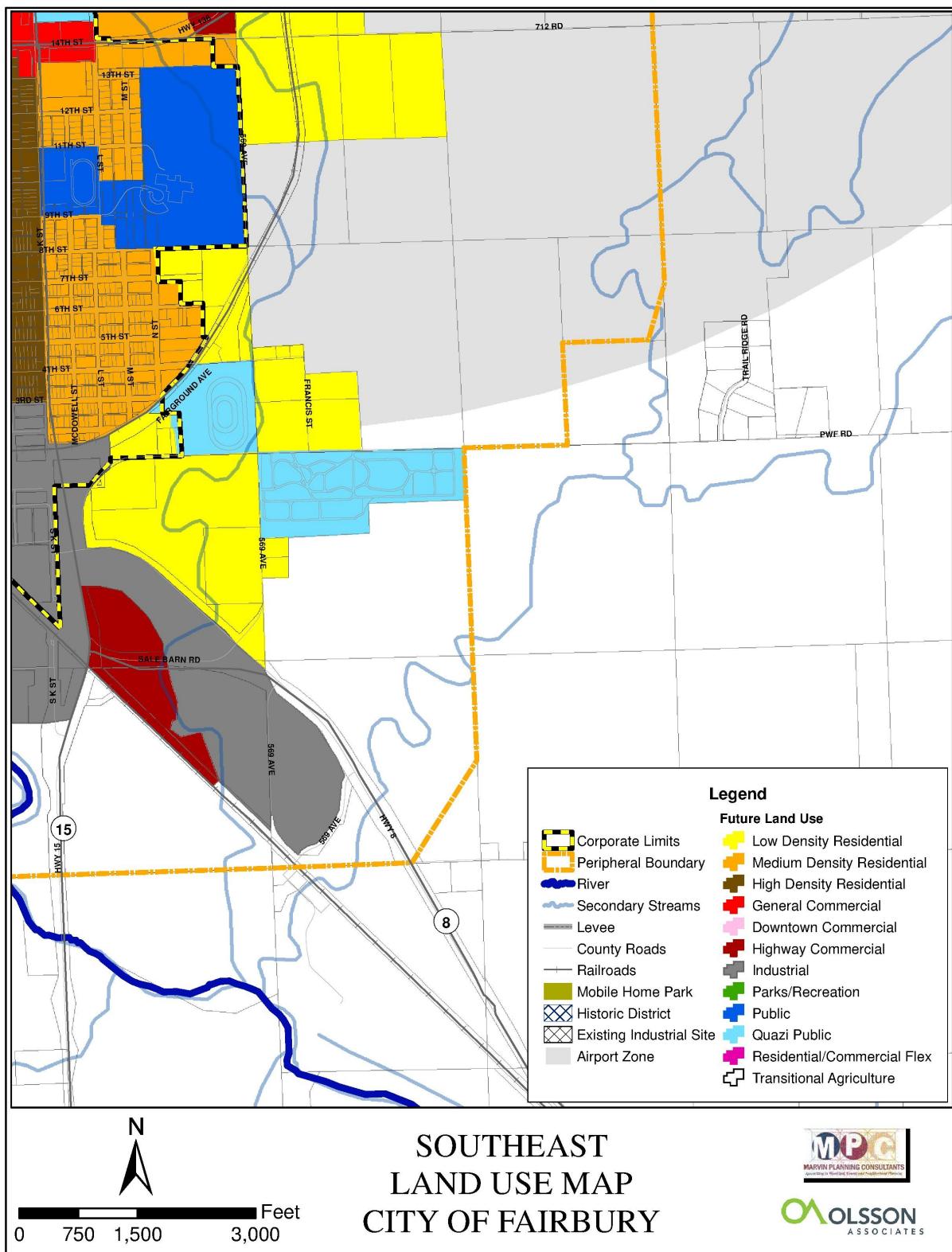


Figure 11D:
Future Land Use Map
Fairbury, Nebraska





HISTORIC PRESERVATION DISTRICTS

According to Wikipedia, **historic preservation** is an endeavor that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historical significance. ...within English-speaking countries "historic preservation" is generally used by speakers in the United States to refer to what is known in other dialects as "heritage conservation" or "heritage preservation".

Historic preservation within Fairbury suggests an effort toward the preservation of the 19th Century architecture and the early 20th Century architecture including houses scattered throughout the community. However, historic preservation also suggests that Fairbury should preserve its rich German heritage that helped form the original community. Moreover, there is also a rich heritage formed around the railroad.



Some of this may have been forgotten in the 21st Century. The railroad is still a part of the community but in a much different manner. However, a key part of the railroad history remains in the old Rock Island Depot. Fortunately, a lot of the community's heritage, railroad and German, have been preserved in its architecture. The architecture that will need to be stabilized and maintained into the future.

Fairbury has taken several steps to protect these key local landmarks. The City has drafted a historic preservation ordinance that protects the original downtown business district. However, additional steps need to be undertaken in order to protect other key structures and locations throughout the community.

HISTORIC PRESERVATION GOALS AND POLICIES

Historic preservation in Fairbury will require energy, vision, and cooperation in order to successfully protect the historic and contributing structures in the community.

Historic Preservation Goal 1

The City will strive to maintain its rich history through the various architecturally significant structures found in the community,

Objectives

- HIS-1.1 Continue to maintain the historic district designation that exists over downtown Fairbury.
- HIS-1.2 Encourage the maintenance and preservation of all architecturally significant buildings, including the homes.
- HIS-1.3 Maintain the existing funding programs focused on historic preservation and continually look to promote additional ones as they become available.
- HIS-1.4 Serious consideration to preservation versus demolition should be given when a building falls into extreme disrepair.
- HIS-1.5 The City of Fairbury will maintain and preserve the large quantity of brick paving that is found throughout the entire community.
- HIS-1.6 The updated zoning codes should provide better protection for the historic areas of Fairbury.



Figure 12:
Historic District
Fairbury, Nebraska



Hatched Area represents the Historic District

6

FAIRBURY ANNEXATION



ANNEXATION

As cities grow in size the borders must be extended in order to provide a higher 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. This power should be used, as development becomes urban in nature rather than rural. 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:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character.

Landowners that desire 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. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The City has one year to develop a plan that addresses the providing 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 that states that the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

ANNEXATIONS POLICY

The City of Fairbury has established an annexation policy. The policy is consistent with the provisions allowed by the State of Nebraska. This policy is as follows:

1. All areas deemed to be urban and suburban in character adjacent to the Corporate Limits of Fairbury shall be considered eligible for annexation and annexed according to the Revised Nebraska State Statutes.
2. The City of Fairbury shall discourage the use of Sanitary Improvement Districts (SID) within the extraterritorial jurisdiction of Fairbury.
3. If SID's are approved within the extraterritorial jurisdiction, then there needs to be an agreement as part of the subdivision agreement that the SID will not protest any future annexations undertaken by the City of Fairbury upon that SID.
4. The City of Fairbury shall require the owner of any and all properties adjacent to the Corporate Limits of the City of Fairbury to file subdivision plats on such properties as additions to the City of Fairbury.
5. All sand and gravel operations within the extraterritorial jurisdiction of Fairbury shall be considered to be urban and suburban in character.
6. The City of Fairbury shall consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.
7. All areas encompassed by the Corporate Limits of Fairbury should be considered for annexation.
8. County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation.

POTENTIAL FUTURE ANNEXATIONS

Figure 13 indicates 16 different areas that could be annexed into the corporate limits of Fairbury. Some of these areas are dependent upon other ones being annexed earlier in the process. This technique is referred to a sequential annexation. In other terms, Area 10 on Figure 13 needs to have Areas 8 and 9 annexed in order to make it contiguous and adjacent.

All of the areas indicated on Figure 13 are presumed to meet the statutory requirement of urban and suburban at the time of this plan. The City should examine these areas in more detail in order to determine if the annexation into the corporate limits would be appropriate.

Important facts the City needs to consider and remember is:

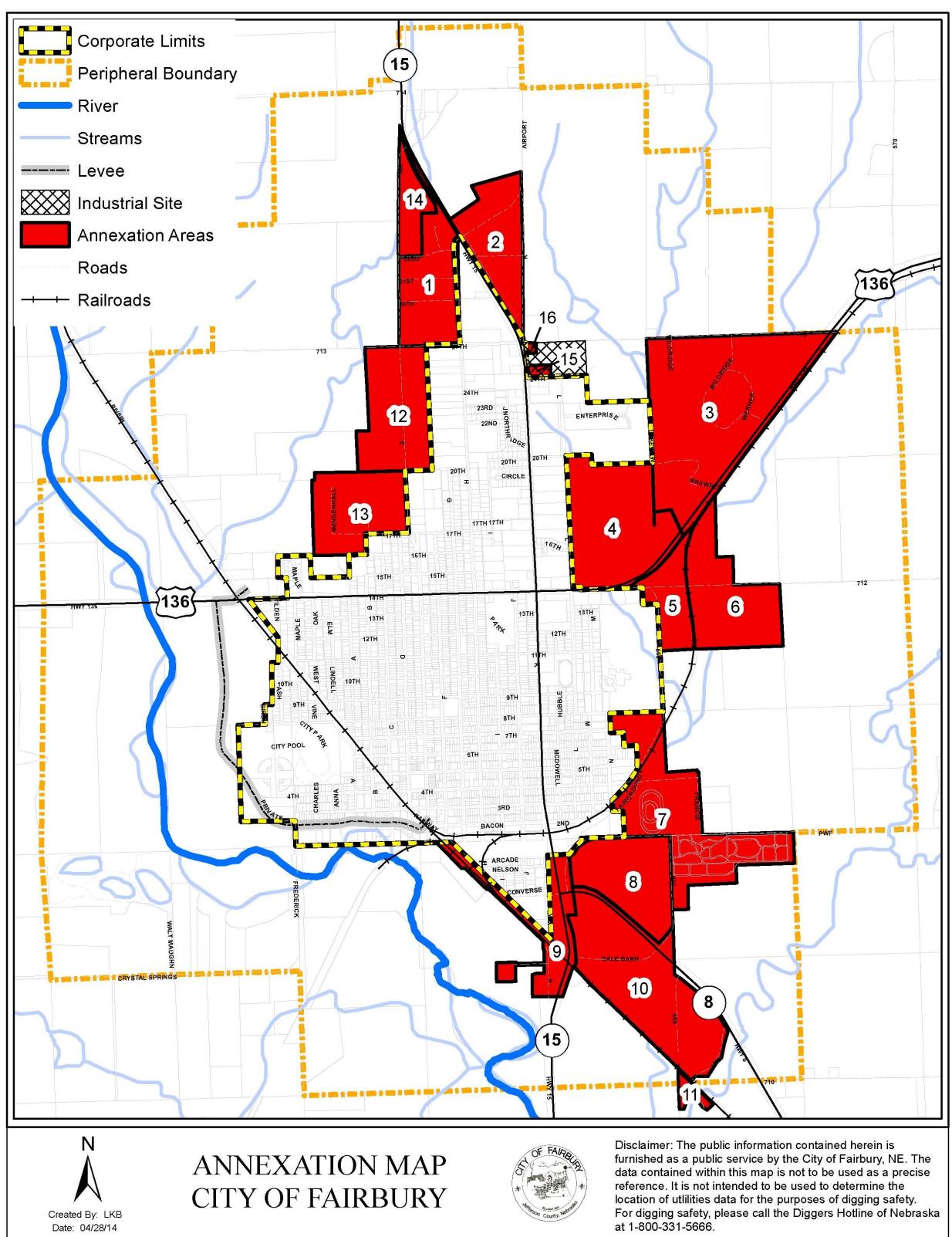
- Annexation DOES NOT commit the City to extending services in the near term.
- Statutory requirements only require a “plan” for how services will be provided to be completed within one year.
- Annexation DOES NOT require the City to pay for the extension of services. Water and sanitary sewer can be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

The next step after the completion of the Comprehensive Development Plan should be to complete an Annexation Study which will do the following:

- Document the individual areas as to the statutory requirements
- Discuss the existing services and future services that will need to be provided
- Discuss different financing options available to all parties to pay for utility extensions
- Identify the plan for providing services (completed in advance in lieu of waiting the one year time frame)



Figure 13:
Potential Annexation Areas



7

FAIRBURY TRANSPORTATION



TRANSPORTATION PLAN

INTRODUCTION

Transportation networks tie communities 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 and accessibility to all parts of the community. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Fairbury, including major projects that ensure implementation of the Land Use Plan.

EXISTING TRANSPORTATION SYSTEM AND FACILITIES

Residents within a community, even the size of Fairbury, 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. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Fairbury.

Railroad Service

The closest rail freight service to Fairbury is in Lincoln. However, the Union Pacific Railroad does have a rail line through Fairbury and they operate approximately 64 trains per day on this line. The nearest passenger service is located in Lincoln through Amtrak.

Bus Service

The nearest commercial bus service with ticketing services is available in Lincoln via Black Hills Stage Lines and Burlington Trailways.

Commercial Airport Service

Lincoln Airport in Lincoln is the nearest point for commercial service. However, airlines and flight schedules are limited. The airport is served by Delta and United Airlines.

Small craft Public Airports

The Fairbury (FBY) Municipal Airport is the nearest small aircraft facility. The primary runway #17135 is 3700 ft. by 75 ft. with concrete surfacing and a parallel taxiway. The turf cross runway is 2455 ft. by 150 ft. There is no fixed based operator (FBO). Elevation is listed at 1480 MSL.

Surface Transportation

The surface transportation system for Fairbury is based primarily upon the system of local streets that are connected to the state highway network and county road system, which allows the community access to the surrounding region. These roadways are an essential aspect of community development for the residents of Fairbury as they provide for movement of goods and services into and through the city.

State and Federal Highways

The city of Fairbury has two major highways running through the community. The major north-south highway is Nebraska Highway 15 and the east-west connection is US Highway 136. In addition to the two highways running through Fairbury, Nebraska Highway 8 runs east-west and is just south of the community.

TRANSPORTATION PLANNING AND LAND USE

Land use and transportation create the pattern for future development and are extremely 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.

It is noted in article 39-2103, that the combined rural highways classified under subdivisions (1) and (3) should serve every incorporated municipality having a minimum population of at least one hundred inhabitants or sufficient commerce, a part of that will be served by stubs or spurs, and the major recreational areas of the state. Street and road classifications for the circulation system within the City of Fairbury are outlined below:

1. Arterial streets - public ways where large volumes of high-speed, through traffic are carried, and may serve as primary circulation routes for local traffic. These streets also provide access to abutting property.
2. Collector streets - are connecting links between Arterials and various sectors of the City, over which local residential traffic moves in routine daily trips to centers of activity.
3. Local streets - function primarily to provide access to properties. They are

characterized by short trip length and low traffic volumes.

4. Marginal access streets - parallel and adjacent to arterial streets and/or provides access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.

5. Alleys - provide secondary access to properties. They provide service access in the case of commercial and industrial properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

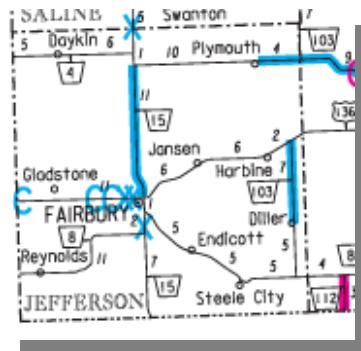
FAIRBURY'S ONE- AND SIX-YEAR PLAN

Annually the City of Fairbury is required under state law to develop and approve a One- and Six-year Plan for the different projects, including maintenance that will 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.

NEBRASKA DEPARTMENT OF ROADS' IMPROVEMENTS

The Nebraska Department of Roads 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. Fairbury is in the Department of Roads' District 1. Between Fiscal Years 2013 and 2018, there are four projects budgeted (all budgeted for between 2014 and 2018) for the Fairbury area. These projects include:

- The Blue River bridge on Nebraska Highway 15, south of Fairbury
- 11.0 miles of resurfacing and bridge work along Nebraska Highway 15 from Fairbury to the north.
- Bridge work and redecking of the US 136 Blue River bridge west of Fairbury.
- The U.S 136 viaduct west.



Overall the Nebraska Department of Roads is expecting to spend approximately \$16,290,000 in repairs and upgrades in the Fairbury area over the next five years.

CONNECTIVITY

The following connectivity guidelines will create a better transportation pattern around Fairbury.

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 future system will be greatly dependent upon adopting and implementing a system to control access points along streets in and around Fairbury. The overall goal of these policies is to better integrate future development with existing and planned development in Fairbury.

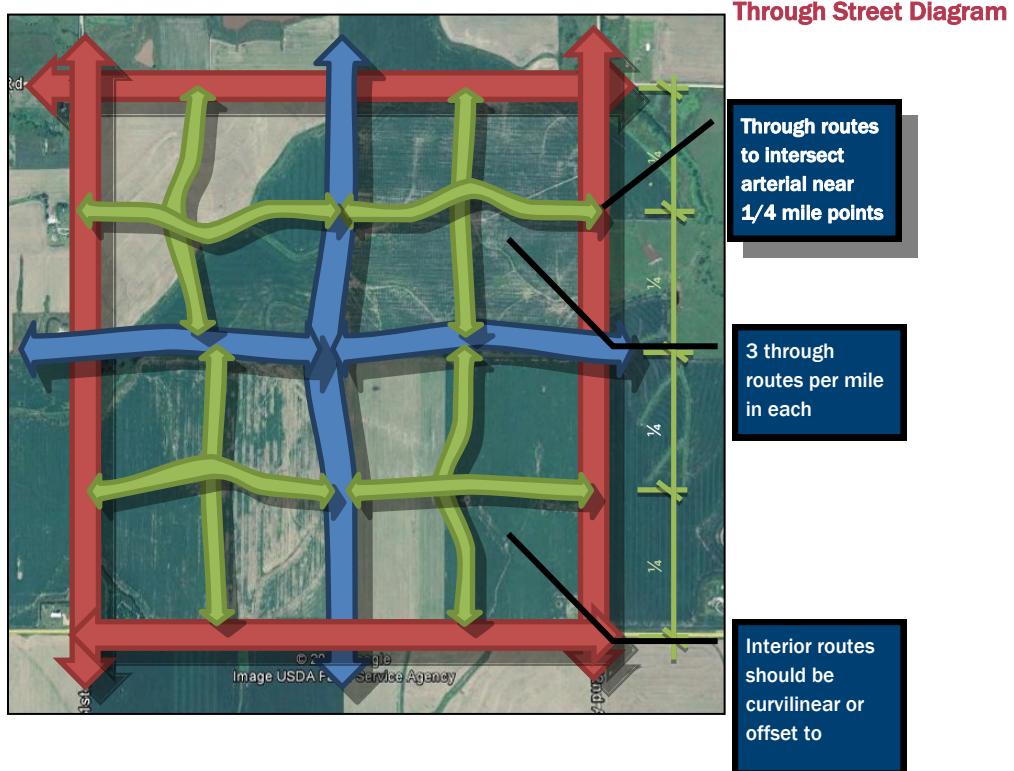
Policy 1: Three Through Routes Per Section

As seen in Figure 14, 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 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 trough traffic. This would introduce a form of traffic calming to the area.

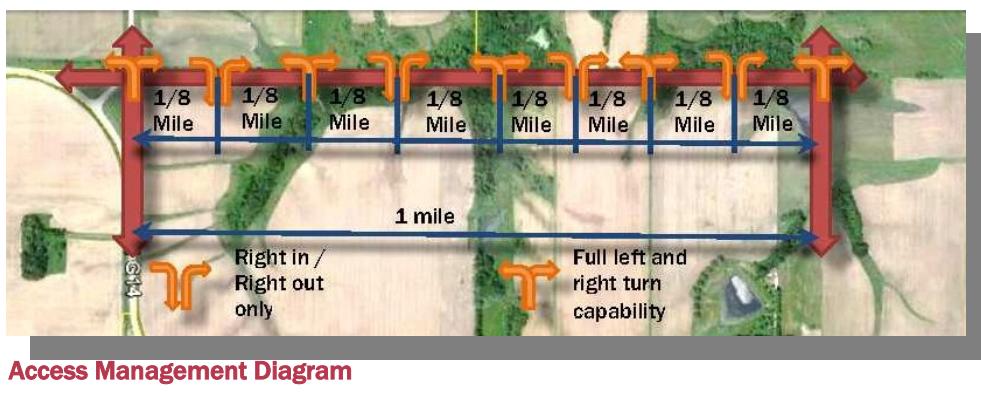
Figure 14:



Policy 2: Access Management

This transportation policy simply builds upon the three through routes per section concept, and also adds certain access criteria along section lines or every mile. Full access points are recommended every quarter mile along any arterial. Full access points are entrances into developments allowing full turns in all directions, both right and left (allowing for a median break). In addition to these full access points, intermediate access points should be recommended to be placed at the eighth mile with limited access, see Figure 15. Limited access would only allow for right in right out only traffic movement. This would relieve traffic congestion at these points.

Figure 15:

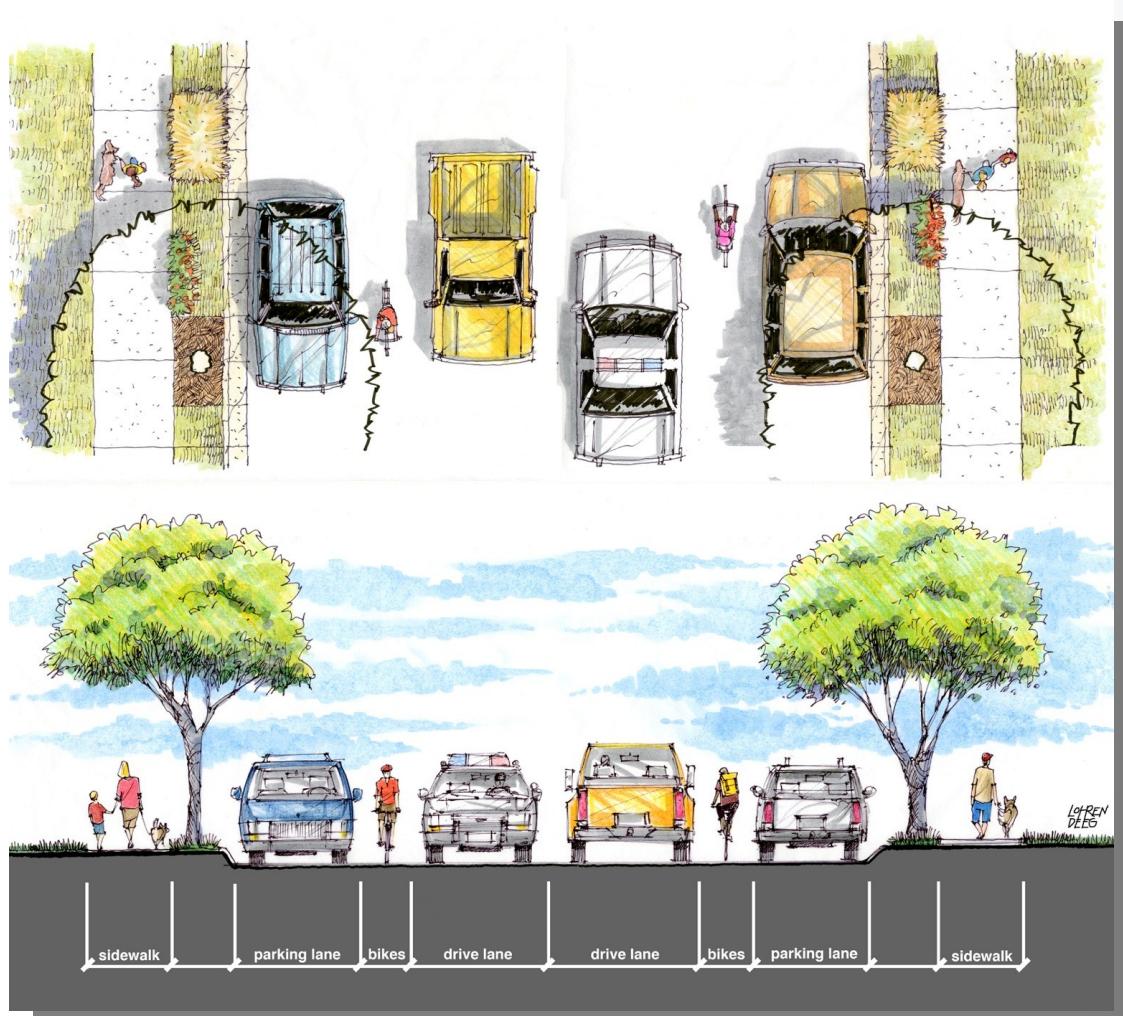




CORRIDOR ENHANCEMENT

Corridor enhancement will be very dependent upon future decisions by the Nebraska Department of Roads as well as decisions made by future City Councils in Fairbury.

Fairbury has two major corridors that slice through the community, US 136 and Nebraska 15. Both of these corridors have a major bearing on how travelers and visitors view Fairbury. Therefore, these two corridors need to be maintained and enhanced in the future through several ways, including:



- Continued tree plantings;
- Making the corridors friendly to all types of transportation means including bicycles and pedestrians;
- Sidewalks need to be developed, maintained; and
- Signage needs to be consistent and legible.

These corridors can be a combination of two-lane, three-lane and four-lane. Parking will likely have limitations along these two specific corridors. Figure 16 shows a graphic illustration of how these corridors can be used by multiple sources.

Figure 16:
Corridor Enhancement without median

Other major corridors in the community include:

- “E” Street south from US 136 to the Historic Downtown Business District
- 5th Street west from Nebraska Highway 15 to the Historic Downtown Business District.



- Maple Street from US 136 to 8th Street
- “C” Street from US 136 to 3rd Street
- Road 713 from Nebraska Highway 15 to US 136
- 5th Street from US 136 to City Park Road
- 8th Street

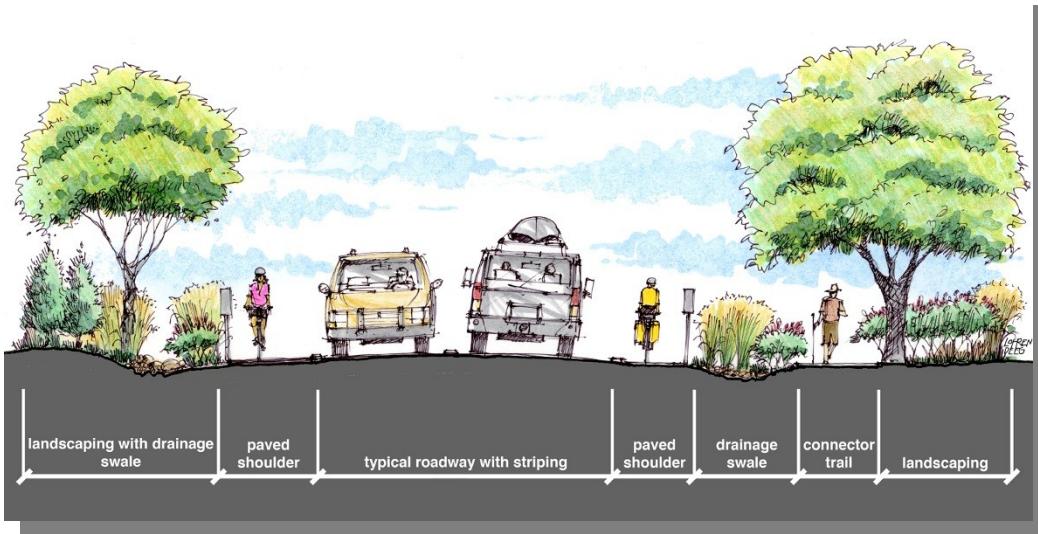
These routes could work with the concept presented in Figure 16. However, depending upon the right-of-way available and funding sources, these streets could be enhanced in the same manner but with a median located in the middle of the street, as shown in Figure 17.

Figure 17:
Corridor Enhancement with median

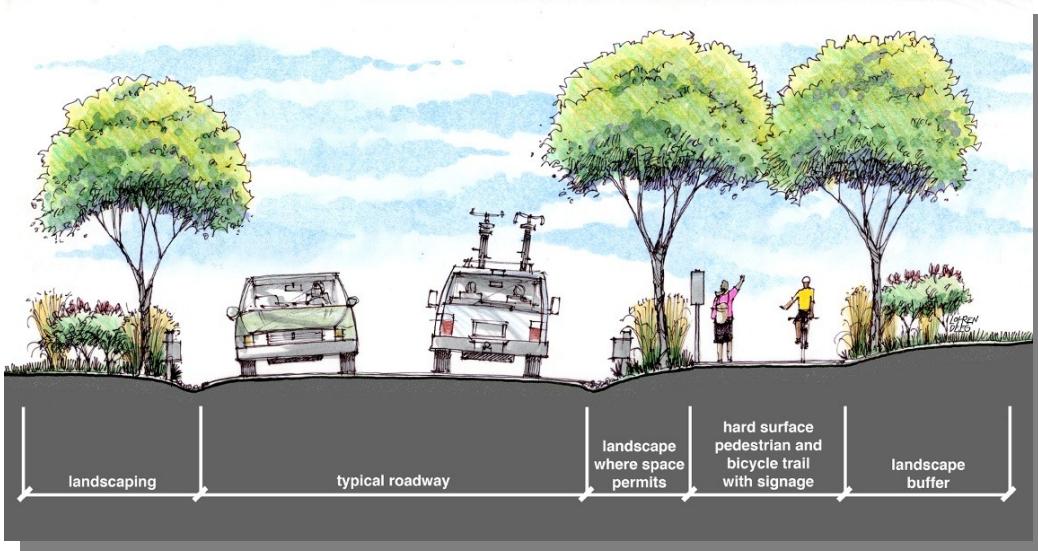
TRAILS DEVELOPMENT

Trails are becoming a larger part of people's lives. Trails are being used as a means of relaxation and physical fitness. The further development of a trails system in Fairbury will be a key to future transportation demands. The city currently has a amount of limited trails in and around the community. However, with Crystal Springs and other recreational areas in close proximity to Fairbury there is great potential.

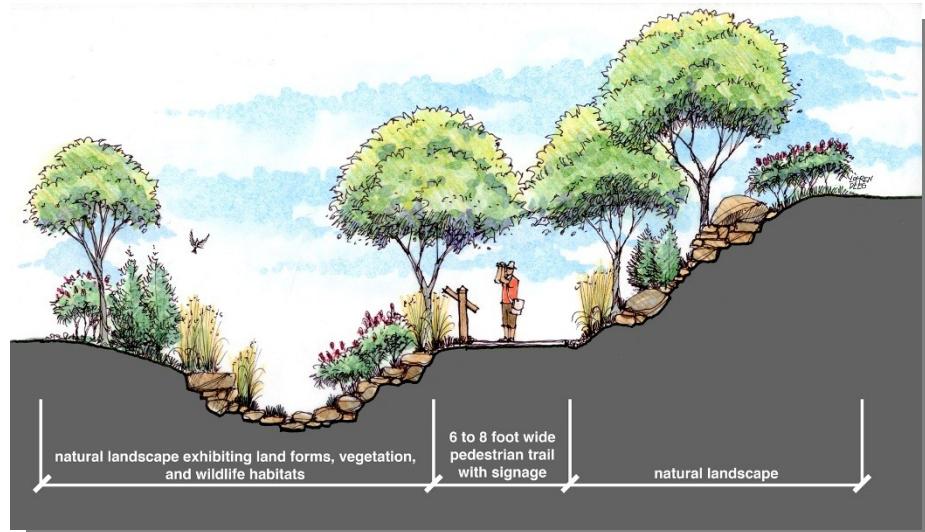
A trails system needs to be fully identified so that it covers the entire community and could even reach out to other areas of Jefferson County such as Crystal Springs, the historical markers and the Rock Creek Station. The Fairbury trail system should create connections to other trails systems in the region as well as other communities in Jefferson County.



One key way of developing this expanded system is to make trails a component of any future street reconstruction project or new street as new



developments are constructed. Trails can even be a part of an existing or new sidewalk system; however, the sidewalks will need to meet state and federal standards for width in order to be called an official trail.



There are several ways to incorporate trails into the Fairbury area as well as all parts of the Midwest. The following three graphics will illustrate how trails can be combined with future transportation projects.

Figure 18:
Paved Shoulder Bike Lane



Figure 18:
Separated Bike and Walking Path

Figure 19:
Bike and Walking Path away from Thoroughfares

Trails development can be accomplished as a means of transportation for the community. In addition, trails have been successful as an economic development tool since they add to the overall quality of life within the community and the surrounding area.

Transportation and Trail Goals

Transportation and Trail Goal 1

Fairbury will maintain its existing road network and enhance it as future development and vehicle counts justify. The City will provide and encourage an efficient, safe, convenient transportation and communication system.

Objectives

- TRAN-1.1 Encourage bicycle and pedestrian access to and within existing and future commercial areas.
- TRAN-1.2 When new development is contemplated, due consideration must be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.
- TRAN-1.3 The City of Fairbury should maintain in both the short-term and long-term the brick streets found throughout the community.
- TRAN-1.4 Improve, develop, and maintain well-traveled roads with hard surfacing including brick and concrete.
- TRAN-1.5 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.
- TRAN-1.6 Commercial signing along major arterials shall be kept to a minimum and shall be low profile.
- TRAN-1.7 When new or reconstructed streets are built, there should be provisions made in the design documents that provide for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.
- TRAN-1.8 The City of Fairbury will encourage bicycle and pedestrian traffic as an element of the street transportation system.
- TRAN-1.9 The City should develop a separate Master Trails Plan that addresses potential trail locations, designs, opinions of cost.

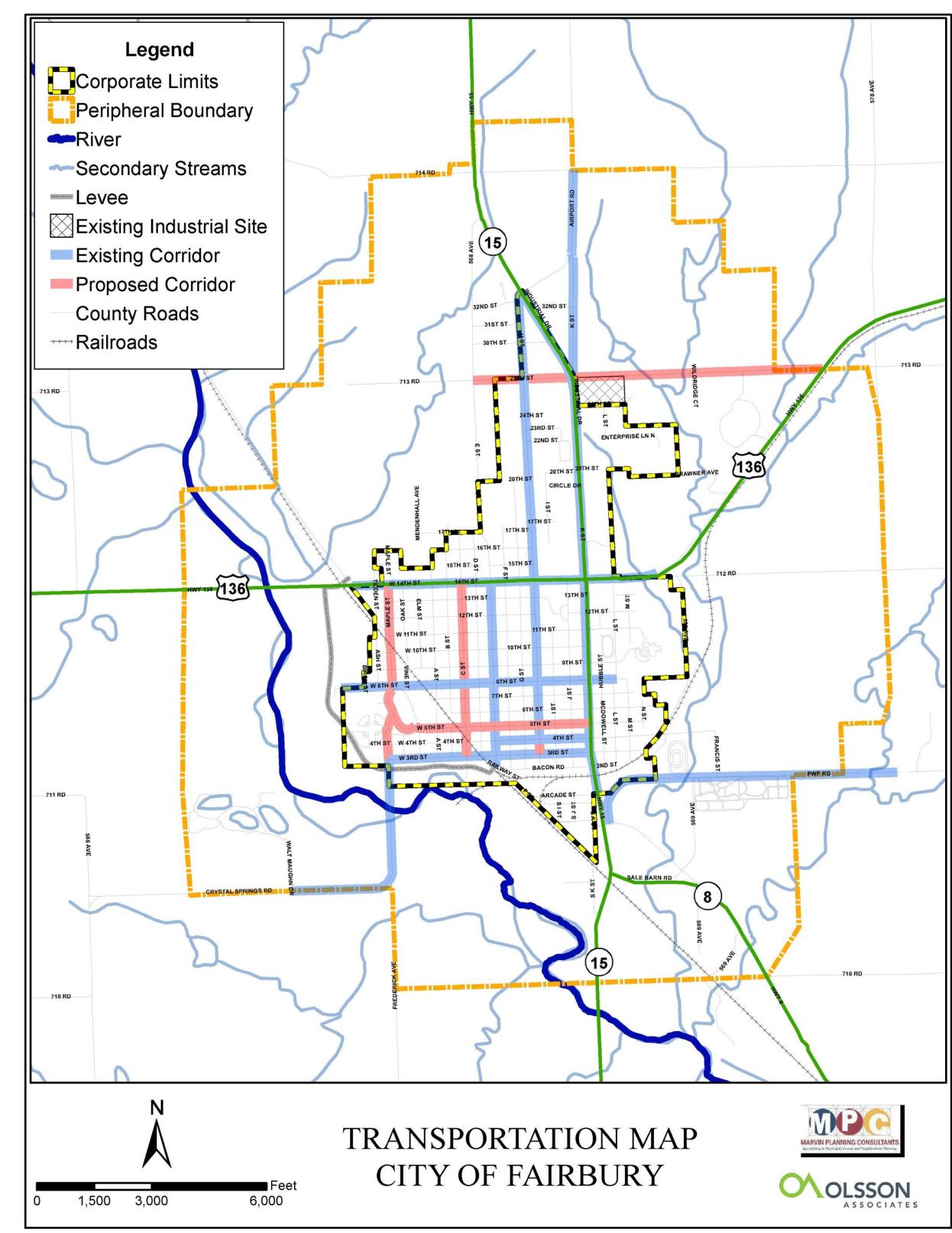
TRANSPORTATION FINANCING ISSUES

The primary sources of information utilized in the maintenance and development of the transportation and circulation system are (1) City "One and Six Year Road Plan" and (2) the State of Nebraska "One and Five Year Highway Program." These state and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

The City's "One and Six Year Road Plan" is reviewed and adopted by the local unit of government to address the issues of proposed road and street system improvements and development. Upon approval of these plans by the Board of Public Road Classifications and Standards, the governmental units are eligible to receive revenue from the Nebraska Department of Roads and the State Treasurer's Office, which must be allocated to county road improvement projects.

The "One and Five Year Highway Program", developed by the Nebraska Department of Roads, establishes present and future programs for the development and improvement of state and federal highways. The One-Year Program includes highway projects scheduled for immediate implementation, while the Five-Year Program identifies highway projects to be implemented within five years or sooner if scheduled bids and work for one-year projects cannot be awarded and constructed.

Figure 20A :
Transportation Plan Map
Fairbury, Nebraska



PLAN IMPLEMENTATION



Achieving Fairbury'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 Fairbury.

Support Programs for the Action Agenda

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

1. **Zoning Regulations**—updated land use districts can allow the community to provide direction for future growth.
2. **Subdivision Regulations**—establish criteria for dividing land into building areas, utility easements, and streets.
3. **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.

Plan 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 to 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 which 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 received during the previous 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.

METHODS FOR 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 Comprehensive 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 properties, or the community at large, if the request is approved
5. the impact of the proposal on public utilities and facilities
6. the length of time that the subject and adjacent properties have been utilized for their current uses
7. the benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
8. 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

