

UTICA, NEBRASKA COMPREHENSIVE PLAN – 2031.



NOVEMBER, 2021

UTICA, NEBRASKA COMPREHENSIVE PLAN – 2031.

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The **Utica, Nebraska, Comprehensive Planning Program** was funded by the Community of Utica and was completed with the guidance and direction of the **Utica Planning Commission**.



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SECTION 1.



THE UTICA
PLANNING PROCESS.

SECTION 1 THE UTICA PLANNING PROCESS.

INTRODUCTION.

This **Utica, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for the future development and stability of Utica, Nebraska and the Village's respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing social and economic conditions within the Village, including population, land use, public facilities, utilities and transportation. This **Plan** replaces the current **Comprehensive Plan**, prepared in 2010.



The **Utica Planning Process** included the development of a **General Plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “**Goals & Policies**” followed by a series of “**Action Strategies**” in the areas of **Community Image, Land Use Development, Housing, Public Facilities, Infrastructure and Transportation, Community Economic Development Profile and Plan Maintenance and Implementation.**

The **Comprehensive Plan** was prepared under the direction of the **Utica Planning Commission**, with the assistance of **Village Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska.

PLANNING PERIOD

The planning period for achieving the goals, programs, and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2021 to 2031.** The **Plan** highlights necessary, broad-based community and economic development activities to meet the Village's goals. This approach allows the Community of Utica to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The **Village of Utica Planning Jurisdiction** includes the land areas within the Corporate Limits and within one mile of the Village. The Village enforces planning, zoning and subdivision regulations in the One-Mile Planning Jurisdiction, in accordance with Nebraska State Statutes.

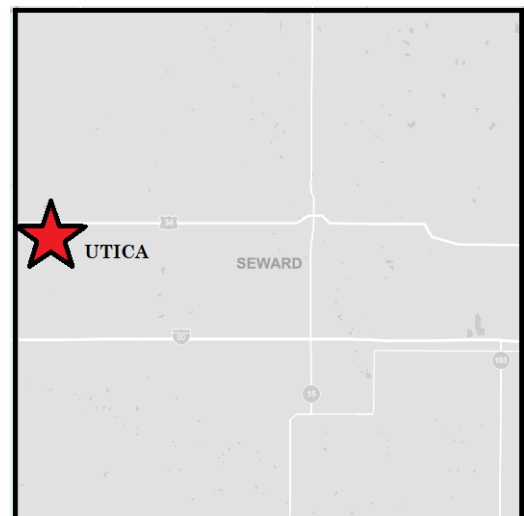
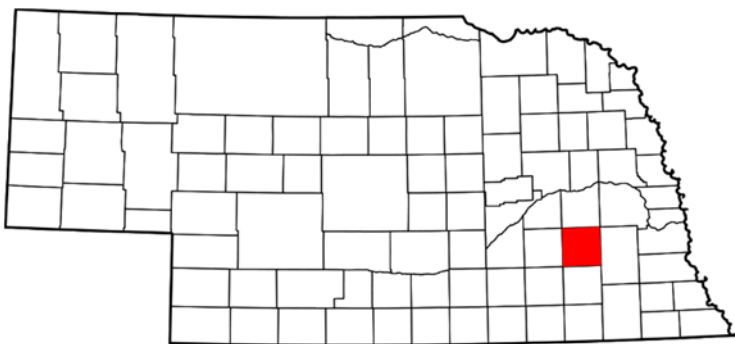
AUTHORITY TO PLAN

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

COMMUNITY SUMMARY

The Village of Utica is located in west central Seward County, Nebraska, approximately 15 miles west of the City of Seward, Nebraska; 13 miles east of York, Nebraska; 40 miles west of Downtown Lincoln, Nebraska and 60 miles east of Grand Island, Nebraska. The Village is served by U.S. Highway 34, and State Highway Spur 80F. Utica has an estimated 2020 population of 840.

ILLUSTRATION 1.1 LOCATION MAP



RESPONSIBLE GROWTH AND DEVELOPMENT

The Village of Utica is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families wanting the quality of life offered by small town living. The Community of Utica offers a variety of amenities including public schools, restaurants, local governmental services, grocery and convenience stores, senior center, medical clinic, etc.

Downtown Utica is located along First Street, between “C” and “E” Streets. Additional Downtown businesses are located in close proximity to the intersection of “D” Street with Second and Third Streets. The Downtown consists largely of localized businesses and professional offices, as well as the Utica Village Offices and Auditorium. The Burlington Northern Santa Fe Railroad Corridor travels east and west, just south of First Street.

Major employers in Utica are scattered throughout the Community. Employers include **Centennial Public Schools, Breeza Fans** and **Houchen Bindery**. The Community has the advantage of being located within reasonable commute times to the Cities of Seward, York, Lincoln and Grand Island, Nebraska, allowing for expanded access to nearby amenities and services.

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

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Utica. The Community is cognizant of its residential, commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Utica Comprehensive Plan** has been designed to **enhance both community and economic development efforts** to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize Tax Increment Financing (TIF) for economic development has and will continue to play an important role in growth opportunities for Utica, especially in funding public infrastructure improvements. Citizen input will be needed to assist and enhance this political decision making process.

The Community greatly benefits from having effective community and economic development organizations, including the **Utica Community Development Agency (CDA), Utica Community Foundation, Seward County Chamber & Development Partnership, Southeast Nebraska Affordable Housing Council, Southeast Nebraska Development District** and the **Utica Village Board and Planning Commission**, to serve as vehicles to plan and implement residential, commercial and industrial development and redevelopment activities in the Village. **Two designated "Redevelopment Areas" in Utica include the Downtown environs, land located north and south of the Highway 34 Corridor, and distressed residential neighborhoods, generally located in the northern half of the Community.**



The **Future Land Use Maps** for the Village of Utica encourage controlled growth and expansion of the Village during the 10-year planning period. The Village must also continue to improve and enhance its older neighborhoods, including the Downtown. The Village should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion.

Incentives such as TIF, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized on an annual basis by the Community to achieve the goals contained within this **Comprehensive Plan**.

Under the direction of the **Seward County Chamber & Development Partnership**, a new **County-Wide Housing Study** was completed in 2019 and includes pertinent housing data for the Village of Utica. The Study highlights population, income, economic and housing stock data for the Village and includes a **Five-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. Providing safe, modern and affordable housing in Utica during the next five years is critical to the health and well-being of the citizens of Utica. This will ensure a population base capable of supporting various important businesses and services in the Community.

The Seward County-Wide Housing Study identified a five-year demand for 16 additional housing units in Utica, including 10 owner and six rental units, and a target of up to 56 housing units for moderate- to substantial rehabilitation.

Housing development and rehabilitation activities in Utica, coupled with new housing opportunities for both elderly and young families, will need to be an ongoing process. The Village should support housing improvement and development efforts as a means of both expanding the population and local tax base.



ORGANIZATION OF THE PLAN.

The creation of the **Utica Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of meetings with the Utica Planning Commission along with the implementation of a “**Utica Citizen Survey**” in an effort to assess the opinions, needs and wants of the Utica citizenry. A **2021 Community Assessment Survey** was also completed for the Community of Utica by Southeast Nebraska Development District.

The **quantitative approach** included the analysis of the various statistical databases provided by the 2000 and 2010 Censuses, available 2020 Census data, the 2015-2019 American Community Survey and information from other pertinent local, state, and federal agencies. The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

The combined results of these two important research approaches produced this Comprehensive Plan and includes the following Sections:

- ❖ **Goals, Policies & Action Strategies.**
- ❖ **Population, Economic & Housing Profile.**
- ❖ **Land Use, Growth & Development.**
- ❖ **Public Facilities, Utilities & Transportation.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period. This **Comprehensive Plan** is organized into three elements as summarized on **Page 1.7**.

ELEMENT 1

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

ELEMENT 2

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

ELEMENT 3

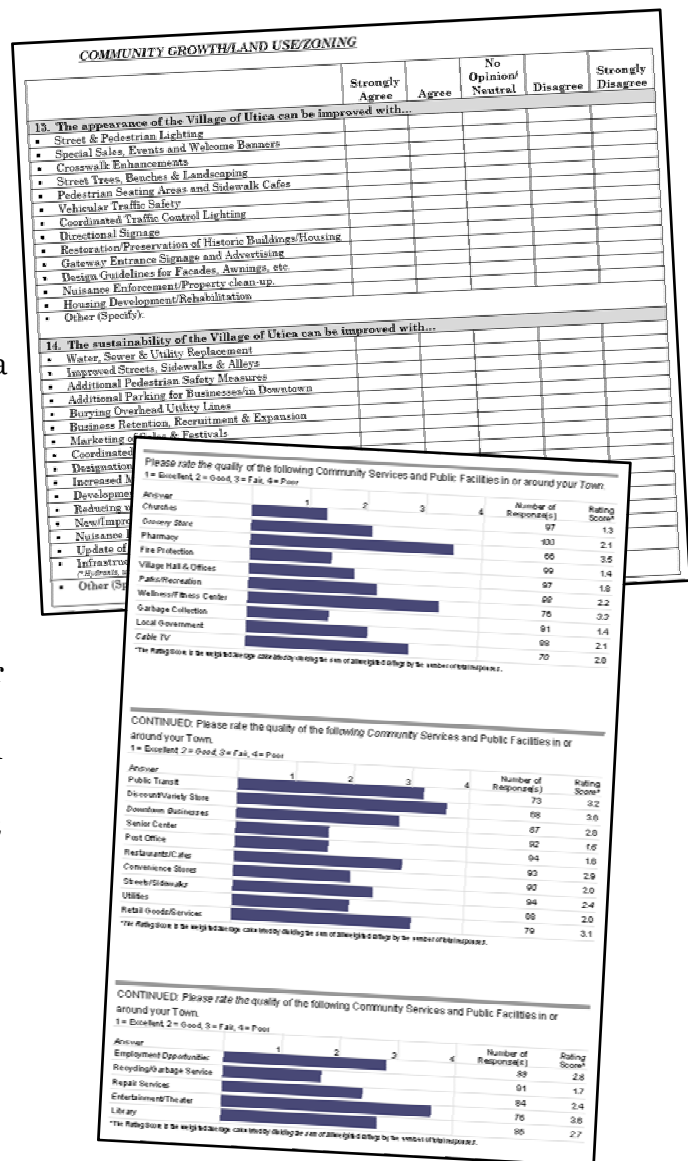
The **third element** of the **Comprehensive Plan** are the **Planning Components**, which present general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

UTICA CITIZEN SURVEY.

The “**Utica Citizen Survey**” was made available on various Community websites. **Survey** participants were asked to provide information regarding their opinion on community needs and wants, including new businesses, beautification and sustainability efforts and housing needs. A total of **130 Surveys** were completed. The following summarizes the results of the **Survey**. The complete results of the **Survey** are included in **Appendix I** of this **Comprehensive Plan**.

- 38.4 percent of the Survey participants have resided in the Village of Utica for 21+ years.
- A total of 81 homeowners and eight renters participated in the Utica Citizen Survey. The remaining 41 participants did not identify their residency status.

- 66.9 percent of the Survey participants resided in a single family home. A total of 144, or 61.5 percent of the participants responded as being satisfied with their current housing situation. Remaining participants were either not satisfied or had no opinion. Common housing complaints were housing units being too old, too small, or needing substantial rehabilitation.
- Survey participants identified a new swimming pool/splash pad, walking/biking trails, wellness/fitness center, updated sports courts and park improvements as new public recreational opportunities that should be considered for Utica.
- New businesses desired by Utica residents include a Dollar General store and hardware store, trade services, café and pharmacy.
- New services desired by Survey participants to be offered in Utica include better Water, Telecommunication and Library Services.
- Top-rated Community Services and Public Facilities (including infrastructure) in Utica included Churches, Fire Protection, Senior Center, Village Offices, Post Office, Medical Clinic, Banks and Schools. Services and needed improvements and upgrades that are desired in the Community include a Pharmacy, Wellness/Fitness Center, Discount/Variety Store, Employment Opportunities, Entertainment/ Theater amenities and Public Transit.



- Railroad crossing improvements, Pedestrian/Trails Connections, Traffic Safety and Highway Corridor Enhancements were transportation items needing to be addressed in Utica.
- 57.6 percent of Survey participants support strict enforcement of Utica Village ordinances regarding parking, junk vehicles and property maintenance.
- Top responses to the question, “**The appearance of the Village of Utica can be improved with**” were:
 1. Nuisance Enforcement/Property Clean-Up.
 2. Housing Development/Rehabilitation.
 3. Restoration/Preservation of Historic Buildings/Housing.
- Top responses to the question, “**The sustainability of the Village of Utica can be improved with**” were:
 1. Nuisance Enforcement/Property Clean-Up.
 2. Increased Marketing of Vacant Buildings.
 3. Business Retention, Recruitment & Expansion.

SECTION 2.



GOALS, POLICIES &
ACTION STRATEGIES.

SECTION 2

GOALS, POLICIES & ACTION STRATEGIES.

INTRODUCTION.

A **Comprehensive Plan** is an **essential and most appropriate tool** to properly guide the development of a modern community. An important aspect of the Plan is the planning **Goals, Policies and Action Strategies**, which provide leadership and local planners' direction in the administration and overall implementation of the **Comprehensive Plan**. In essence, the goals and policies are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. Primary components include **Community Image, Land Use Development, Housing, Public Facilities, Infrastructure and Transportation, Community Economic Development Profile and Plan Maintenance and Implementation**. Goals are long-term in nature and, in the case of those identified for the **Utica, Nebraska Comprehensive Plan**, will be active throughout the planning period **2021 to 2031**.

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

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

GENERAL COMMUNITY GOALS.

The first step in developing goals, policies and action strategies for this Plan is the identification of general **Community Goals**. The following Community Goals were developed via input from the Utica Planning Commission, Village Board and Village Staff, as well as a Community Survey, in an effort to "highlight" **six important elements** of the Comprehensive Planning process.

The following represent general Community Goals for Utica:

1. *Strive to improve the quality of life and “sense of community” for all residents of Utica. Be cognizant of the community and economic development expectations of the Utica residents.*
2. *Foster the value of family in Utica. Encourage the development of local action to preserve and strengthen families, while emphasizing cultural heritage and diversity in Utica.*
3. *Implement appropriate housing developments to both stabilize and increase the population base in Utica. **New housing development programs should focus on affordable housing, both owner and rental, for local workforce families and independent senior populations.***
4. *Stabilize and diversify the economic base in Utica to create and expand full-time employment opportunities for both existing and future households.*
5. *Continue to enhance and improve the physical appearance and historic character of Utica, with emphasis on the Downtown in support of recent Downtown revitalization activities.*
6. *Promote a process to review and update the Village’s Land Use Plan and Zoning and Subdivision Regulations, as needed.*
7. *Maintain a modern public infrastructure and utility system. Future public facilities, services and transportation systems will need to be both maintained and improved during the planning period.*
8. *Provide affordable access to alternative energy sources: Wind, Solar, Geothermal, Hydropower and Methane to assist home and business owners to utilize Net Metering to generate their own electricity and potentially sell extra generated power back to the utility provider.*
9. *Encourage an ongoing forum for citizen participation in Utica, to build consensus for local action associated with improved economic and social conditions. Include the Community’s citizens in the ongoing review and update of the Utica Comprehensive Plan.*

COMMUNITY IMAGE.

Goal 1

Establish Community Initiatives supportive of population growth and improved economic conditions in Utica.

❖ Policy 1.1

Enhance local efforts to stabilize and increase the Utica population base.

Action Strategy 1.1.1

Create housing, facilities and services to retain and expand the older adult and retiree population of Utica. This includes the potential replacement or retrofit and reuse of the vacated Utica Care Center facility as a means of providing senior independent living housing in the Community.

Action Strategy 1.1.2

Plan and implement programs to encourage the retention of high school graduates and recruitment of alumni, especially with young children, to move back to the Community via partnerships and work sessions/job shadow opportunities with local industries and businesses.

Action Strategy 1.1.3

Strengthen the local relationship with the Seward County Chamber & Development Partnership to maintain and improve both public and private services, business and industry in Utica, in an effort to increase and diversify employment opportunities.

Action Strategy 1.1.4

Expand affordable single family and rental housing options for singles, young families and new workforce residents in Utica. Designate available vacant land inside the Utica Corporate Limits, as well as suitable land adjacent but outside the Corporate Limits for future single family and multifamily owner and rental housing developments.

Action Strategy 1.1.5

Promote Utica as a great place to live, work, raise a family and retire.

❖ **Policy 1.2**

Continue efforts to improve and beautify Utica. Emphasis could be placed upon the gateway entrances and highway corridors throughout the Community, but also public amenities such as parks, sports fields and other public gathering places.

Action Strategy 1.2.1

Remove dilapidated buildings and housing, as needed. Both, the Utica Planning Commission and Community Development Agency stressed the importance of nuisance abatement/property cleanup and housing rehabilitation or demolition/replacement for existing properties in Utica

Action Strategy 1.2.2

Encourage the continued planting of landscapes and the maintenance and preservation of trees in the Village. Maintain and expand efforts already established in Downtown Utica as part of the revitalization program. Emphasis should also be placed upon the enhancement of the west, east and south “Gateway” entrances into Utica, Highway 34 and 80F corridors.

Goal 2

Secure local, State and federal resources promoting community betterment and quality of life.

❖ **Policy 2.1**

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

Action Strategy 2.1.1

Create public/private partnerships for both the development and redevelopment of residential, commercial and industrial areas in Utica. Partnerships with Seward County Chamber & Development Partnership, Southeast Nebraska Development District, Southeast Nebraska Affordable Housing Council, Blue Valley Community Action, Nebraska Investment Finance Authority and Midwest Housing Development Fund are some of the most critical in assisting the Village of Utica in community betterment and economic development activities.

Action Strategy 2.1.2

Support the efforts of grassroots-based organizations, including the Utica Community Development Agency and Utica Community Foundation, in their efforts to provide necessary amenities and implement community development/redevelopment activities necessary for a high quality of life in Utica.

LAND USE & DEVELOPMENT.

Goal 1

Adopt a Land Use Plan capable of fulfilling the residential, recreational, social, commerce and employment needs of the Utica citizenry through 2031.

❖ **Policy 1.1**

Maximize the existing land areas presently served by municipal infrastructure.

Action Strategy 1.1.1

*The Village of Utica has an estimated developable vacant land deficiency of an estimated 12.7 acres, thus, an insufficient amount of vacant land to both develop and designate for future development activities. The Village of Utica will need to designate an estimated **114 acres of land** for both existing and future **residential development** in Utica.*

Action Strategy 1.1.2

Increase residential land use density in established residential areas included in identified growth and redevelopment areas. Promote residential infill development projects in established neighborhoods and the construction of new housing units as a means of replacing deteriorating and dilapidated housing units. This will allow new housing to take advantage of existing water, sanitary sewer, storm sewer, streets and sidewalks to potentially reduce the cost of new housing construction.

Action Strategy 1.1.3

Locate new multifamily residential developments in close proximity to existing multifamily residential facilities.

❖ **Policy 1.2**

Designate future commercial land areas that provide greatest access for both locals and regional rural residents.

Action Strategy 1.2.1

Expand local commercial land uses and office spaces in the Downtown. Consider the establishment of a “business incubator building” to provide a highly visible environment where Utica’s small and home-based business can expand their services.

Action Strategy 1.2.2

Designate the Highway 34 Corridor as the primary location for highway commercial entities, including convenience stores, department stores, and agriculture-based businesses.

Action Strategy 1.2.3

Centennial Avenue (Highway 80F), Highway 34 and First Street will continue to be utilized as heavy vehicle routes. Continue to maintain, or resurface and improve these primary roads when needed, including techniques to control and slow traffic will be necessary to improve both pedestrian and automotive safety along these commercial routes.

❖ **Policy 1.3**

Designate up to **31 acres** for existing and **future industrial land uses**. Developments should be compatible with neighboring land uses, while optimizing the ability to attract new and appropriate industrial types to Utica, throughout the 10-year planning program.

Action Strategy 1.3.1

Future industrial areas should be concentrated beyond the western Corporate Limits, between the Burlington Northern and Santa Fe railroad corridor and (approximately) Iowa Street. A second industrial area is recommended along the northern side of the railroad corridor to the east of the current Corporate Limits of Utica.

❖ **Policy 1.4**

Encourage increased planned open spaces/recreational areas in Utica. Focus should be on improving the existing park playground and shelter facilities at Conns Park and the South Ball Fields.

Action Strategy 1.4.1

Maintain a program of sufficient open spaces and park areas in Utica at such locations as is necessary to provide outdoor recreation and to conserve natural resources.

Action Strategy 1.4.2

Support the provision and preservation of natural resources including the North Lake Basin and Shypoke State Wildlife Management Areas. These areas provide unique grounds for Native plants and animals to thrive without the encroachment of development.

Action Strategy 1.4.3

Prohibit intensive agricultural developments, such as large scale feedlot operations, from developing or expanding within the Planning Jurisdiction of Utica.

❖ **Policy 1.5**

Update and maintain proper land use development ordinances and regulations in Utica.

Action Strategy 1.5.1

Maintain local Zoning and Subdivision Regulations, as well as appropriate building codes, all which conform with the Future Land Use Map of the Village and are compatible with current development trends and local attitudes.

Action Strategy 1.5.2

Utilize both voluntary and involuntary annexation policies in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential, commercial and industrial growth areas and alleviate the existing deficiency of vacant developable land in Utica.

Goal 2

Adopt a Land Use Plan supportive of redevelopment efforts in Utica.

❖ Policy 2.1

Prioritize redevelopment efforts to address areas of greatest need for renovation and restoration.

Action Strategy 2.1.1

Continue to identify areas of greatest redevelopment need in Utica, including the existing commercial areas within and adjacent the Downtown and older residential neighborhoods in close proximity to Downtown.

Action Strategy 2.1.2

Implement Blight/Substandard Determination Studies and General Redevelopment Plan to use Tax Increment Financing (TIF) as an incentive to retain existing businesses, attract new businesses and industries and to make needed public infrastructure improvements.

❖ Policy 2.2

Utilize both public and private resources to finance redevelopment efforts in Utica. This would include the use of Local, State and Federal funding sources to aid in financing redevelopment programs.

Action Strategy 2.2.1

Utilize all available public programs of financing to aid in funding redevelopment programs including, HOME funds, Tax Increment Financing, Community Development Block Grants, Midwest Housing Development Fund, Workforce Housing Development Fund and the Nebraska Affordable Housing Trust Fund.

Action Strategy 2.2.2

Continue to support redevelopment efforts to assist in financing the acquisition of dilapidated houses, commercial and industrial buildings, for demolition and replacement of new buildings utilizing redevelopment planning and implementation programs.

Action Strategy 2.2.3

Utilize the resources of the Seward County Chamber & Development Partnership and Utica Community Foundation as sources of revenue for making improvements throughout the Community.

Goal 3

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

❖ **Policy 3.1**

Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope.

Action Strategy 3.1.1

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

Action Strategy 3.1.2

All future, major developments in Utica should be accompanied with a storm water drainage plan. Usage fees should provide the necessary funding to develop a Community-wide storm water drainage system.

Action Strategy 3.1.3

All new development/redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.

HOUSING.

Goal 1

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

❖ **Policy 1.1**

Implement a “**Plan of Action**” for the development of housing options for residents of all ages and income levels. Utilize recommendations made in the **2019 Seward County, Nebraska County-Wide Housing Study**.

Action Strategy 1.1.1

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

Action Strategy 1.1.2

Provide additional housing in Utica to eliminate the "pent-up" housing demand for the current citizens of the Community, especially retirees.

Action Strategy 1.1.3

Develop housing programs and projects to alleviate any housing vacancy deficiency that currently exists in Utica and, potentially, throughout the 10-year planning period.

Action Strategy 1.1.4

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

Action Strategy 1.1.5

Maintain a minimum community housing vacancy rate of, at least, six percent for modern, marketable housing stock. The Study identified an estimated 9.4 percent overall housing vacancy rate in Utica. The adjusted housing vacancy rate (considering owner and rental housing units available for purchase or rent) is an estimated 4.2 percent.

❖ **Policy 1.2**

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

Action Strategy 1.2.1

*Utilize the findings and recommendations highlighted in the **2019 Seward County, Nebraska County-Wide Housing Study**. The Study highlights a need for an estimated 16 housing units by 2024, including 10 owner and six rental housing units. Additionally, a total of 56 housing units are recommended for either moderate or substantial rehabilitation and 12 housing units that, in extreme situations, should be demolished and replaced with safe and affordable housing as a means of neighborhood betterment.*

Action Strategy 1.2.2

Enforce existing building, plumbing, electrical and fire codes for all residential developments, to ensure Utica residents live in sound, decent, affordable housing. Utica is strongly encouraged to initiate an occupancy permit program for housing.

Action Strategy 1.2.3

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

Action Strategy 1.2.4

All new residential development should be served by a modern municipal utility system.

Action Strategy 1.2.5

Work with the Southeast Nebraska Development District (SEND) and the Southeast Nebraska Affordable Housing Council to fund and implement both new housing properties and housing rehabilitation projects in Utica.

Action Strategy 1.2.6

Secure grants and other financial assistance to develop both owner and renter housing rehabilitation/repair programs for low-and moderate income households to upgrade their homes to minimum housing quality standards.

Action Strategy 1.2.7

Coordinate the development of affordable housing needs in Utica with related educational, health and social services programs, both public and private.

PUBLIC FACILITIES, INFRASTRUCTURE & TRANSPORTATION.

Goal 1

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

❖ Policy 1.1

Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Utica's residents to address health, educational and supportive service's needs.

Action Strategy 1.1.1

Continue to maintain and improve school facilities to encourage and support excellence in education. Centennial Public Schools is highly regarded in the Community of Utica as a significant asset to the local quality of life.

Action Strategy 1.1.2

Provide adequate law enforcement and fire protection services, with increased emphasis on community relations as well as adequate civil defense and emergency service. Ensure facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.

❖ Policy 1.2

Analyze the energy uses of the Village of Utica by sector of residential, commercial, industrial and public/quasi-public use to determine the feasibility of utilizing alternative energy sources.

Action Strategy 1.2.1

*Encourage housing developers in Utica to take advantage of “**tools of alternative energy implementation,**” such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.*

Action Strategy 1.2.2

*Promote the use of **modern energy conservation methods** to reduce the consumption of energy in residential sectors.*

Action Strategy 1.2.3

*Utilize **the Utica Zoning Regulations and building codes** to control the placement and operation of alternative energy systems. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas. **Require compliance with a “Conditional Use Permit” process so that documented conditions are met by the applicant.***

Action Strategy 1.2.4

*Promote the development of vocational **education opportunities** with local **Public School System** to educate the future workforce in alternative energy design, fabrication of equipment and maintenance.*

Action Strategy 1.2.5

*Promote the **expanded use of solar and geothermal exchange energy systems** for applications throughout the Community’s respective Planning Jurisdiction.*

Action Strategy 1.2.6

*Consider implementing a **“pilot” alternative energy program** at a developing residential subdivision in Utica. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.*

Action Strategy 1.2.7

*Promote the **rehabilitation of residential buildings in Utica** utilizing modern weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.*

Action Strategy 1.2.8

***Expand awareness of available incentives** that could assist in replacing old lighting fixtures or heating and cooling systems in housing units with new energy efficient systems that reduce consumption and energy costs.*

❖ **Policy 1.3**

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

Action Strategy 1.3.1

Provide adequate, efficient and appropriate utilities and services throughout the Community of Utica to existing and future residential, recreational, commercial and industrial areas.

Action Strategy 1.3.2

Maintain and expand adequate supply of potable water and associated distribution system for present and future consumption and fire protection within Utica. Seek cost effective ways to extend municipal water service into planned residential growth areas to the east and west of the current Corporate Limits of Utica.

Goal 2

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

❖ **Policy 2.1**

Adopt and maintain a coordinated plan for maintenance, improvement and future location of all streets, roads, and highways in the community, including paving, curbs, gutters, street lighting, curb cuts and replacements, all in an effort to reduce excessive travel delays.

Action Strategy 2.1.1

Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the roadway and street system in Utica.

Action Strategy 2.1.2

Coordinate the Future Land Use Map and the One- and Six-Year Street Improvements Plans, for the continued maintenance of the streets, in Utica. Emphasis should continue to be placed on Centennial Avenue (Highway L80F), Highway 34, First and “D” Streets to develop methods to calm/slow traffic. Second priority is the improvement and continued maintenance of all remaining local streets.

Action Strategy 2.1.3

New residential developments in Utica should have appropriate and adequate streets, curbs, gutters and sidewalks.

❖ **Policy 2.2**

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

Action Strategy 2.2.1

Reinforce recent Downtown revitalization efforts by implementing redevelopment techniques, utilizing Tax Increment Financing, Historic Tax Credits and Community Development Block Grants for financing projects in Downtown Utica. Recent enhancements include street repaving, new lighting and landscaping components.

Action Strategy 2.2.2

Concentrate efforts within the Downtown to alleviate periodic conflicts between pedestrians and motorized vehicles, particularly at the intersection of Centennial Avenue (Highway 80F) and First Streets, along First Street between “C” and “E” Streets and on “D” Street north of Ohio Street.

Action Strategy 2.2.3

Improve the condition of sidewalks in all portions of the Community, focusing on making all portions of the Community handicapped accessible.

COMMUNITY & ECONOMIC DEVELOPMENT.

Goal 1

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

❖ Policy 1.1

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

Action Strategy 1.1.1

Focus efforts of business and industrial development to attract new companies that diversify employment opportunities in Utica.

Action Strategy 1.1.2

Create a business stewardship program to insure the continuation of well established businesses in Utica.

Action Strategy 1.1.3

Provide incentives to encourage former residents of the Community to relocate back to Utica to start their own businesses. This will provide a broader selection of services and employment options to the citizens of the Village.

Action Strategy 1.1.4

Encourage the revitalization or removal of vacant and substantially deteriorated commercial/industrial buildings in Utica. These revitalized buildings could be retrofitted into a “business incubator building” concept which has become popular in many of Nebraska’s villages as a means to create office and retail spaces for the Community’s home-based businesses.

Action Strategy 1.1.5

Utilize local technical and financial resources to assist existing and future businesses and industries to exist, develop and grow.

Action Strategy 1.1.6

Continue and improve working relationships with Regional and State organizations/agencies, to promote economic development in Utica.

Action Strategy 1.1.7

Encourage the development of industries that will utilize local grown agricultural resources.

Action Strategy 1.1.8

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

Action Strategy 1.1.9

Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential tracts.

Action Strategy 1.1.10

Utilize local, state and federal funding sources to strengthen existing businesses and assist in the creation of new business/industry, including the use of Tax Increment Financing.

PLAN MAINTENANCE & IMPLEMENTATION.

Goal 1

Maintain a current and modern Comprehensive Plan and regulatory ordinances.

❖ **Policy 1.1**

Review and update the Utica Comprehensive Plan annually.

Action Strategy 1.1.1

Establish an annual review and (if needed) update process of the Comprehensive Plan and associated zoning and subdivision regulations. Elected officials, Planning Commission members and local governmental volunteers and community and economic development groups should be involved in this review.

SECTION 3.



UTICA COMMUNITY
PROFILE.

SECTION 3

UTICA COMMUNITY PROFILE.

INTRODUCTION.

Population, income and economic trends in Utica, Nebraska, and the Village's One-Mile Planning Jurisdiction serve as valuable indicators for future development needs and patterns for the Community by providing a basis for the realistic projection of future population, income and economics. The population trends and projections for the years 2000 through 2031 were studied and forecasted for Utica, Nebraska, utilizing a process of both trend analysis and popular consent.

Utica is projected to remain stable in population during the next 10 years with the potential to experience a population increase with the creation of full-time employment opportunities. To maintain a stable population base, the Village will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the Village for future annexation. This population will also require the creation of additional housing units and related public facilities and utilities for the Village.

A **County-Wide Housing Study** was completed in 2019 for Seward County, Nebraska, and included housing data for Utica and highlighted population, income, economic and housing trends and projections, as well as determined a **five-year housing target demand for Utica**. The **Study** also identified important housing development projects to serve several different income levels in the Community. A **target demand** for up to **16 new housing units** by **2024** should be implemented. A **“Five-Year Housing Action Plan”** identifies specific housing projects most needed by the local citizens of Utica.

The most critical housing issues in Utica are to promote the rehabilitation and/or replacement of existing housing in a state of moderate or significant deterioration, as well as the development of housing for the local workforce population affordable to all salary income levels. Other priority housing needs in Utica include providing opportunities for low- and middle-income persons and families, single-parent households, first time homebuyers, general rental housing and the elderly. Housing units of various types and styles, having three+-bedrooms are recommended.

POPULATION TRENDS & PROJECTIONS.

The analysis and projection of local demographics are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10-year planning period.

Estimating population is critical to a community planning process. Further, projecting population growth and/or decline of a community is extremely complex. Projections are based upon various assumptions about the future, and must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- **Table 3.1, Page 3.2, identifies population trends and projections** for the Village of Utica, Nebraska. The 2020 Census recorded a population of 840 in the Village. This represents a decrease of 2.4 percent from the 2010 Census population of 861.
- **The current (2021) estimated population for Utica is 836.** The “medium” population projection for Utica estimates a slight decrease of eight persons, or 0.9 percent, to 828 by 2031.
- **The Village of Utica has the potential to experience a population increase of 16, or 1.9 percent to 852 residents, by 2031. This can be achieved by increasing housing development and economic/community development activities through local, State and federal partnerships in funding and implementation.**

TABLE 1
POPULATION TRENDS AND PROJECTIONS
UTICA, NEBRASKA
1990-2031

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	1990	718	--	--	--	--
	2000	844	+126	+17.5%	+12.6	+1.8%
	2010	861	+17	+2.0%	+1.7	+0.2%
	2020	840	-21	-2.4%	-2.1	-0.2%
	2021	836	-4	-0.5%	-4	-0.5%
Low	2031	807	-29	-3.4%	-2.9	-0.3%
Medium	2031	828	-8	-0.9%	-0.8	-0.1%
High	2031	852	+16	+1.9%	+1.6	+0.2%

Source: 1990, 2000, 2010 & 2020 Census;
 Hanna:Keelan Associates, P.C., 2021.

AGE DISTRIBUTION

For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services. An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.2, Page 3.5**, provides **age distribution** for the Village of Utica, from 2000 to 2031. The “20-34,” “35-54,” “55-64” and “65-74” age groups experienced an increase in population from 2000 to 2010. The “35-54” and “55-64” age groups are projected to experience increases in population from 2021 to 2031, with an estimated increase of nine and eight persons, respectively.
- **The closure of the Utica Care Center resulted in a loss of population among elderly and frail elderly populations in the Community. The potential retrofit or re-occupation of this facility into a suitable housing program could have a positive impact on population growth in Utica during the next 10 years.**
- The current **median age** in Utica is an estimated 38.2 years, a decrease from the 2010 median age of 39.7. The median age is projected to continue to decrease to 37.5 years by 2020.

TABLE 3.2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
UTICA, NEBRASKA
2000-2031

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010</u> <u>Change</u>	<u>2021</u>	<u>2031</u>	<u>2021-2031</u> <u>Change</u>
19 and Under	258	244	-14	232	227	-5
20-34	114	135	+21	140	138	-2
35-54	220	229	+9	231	240	+9
55-64	70	99	+29	109	117	+8
65-74	74	75	+1	72	68	-4
75-84	65	49	-16	38	31	-7
<u>85+</u>	<u>43</u>	<u>30</u>	<u>-13</u>	<u>15</u>	<u>7</u>	<u>-8</u>
Totals	844	861	+17	836	828	-8
Median Age	39.7	39.7	+0.0	38.2	37.5	-0.7

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2021.

HOUSEHOLD CHARACTERISTICS & TENURE

- **Table 3.3, Page 3.7, identifies specific household characteristics** in the Village of Utica, from 2000 to 2031. The overall number of households in Utica increased between 2000 and 2010, from 326 to 336 total households.
- **An estimated 357 households are projected to exist in Utica by 2031. This will equal an estimated 260 owner and 98 renter households.**
- The current number of **persons per household** in Utica is approximately 2.39 and is projected to decrease to 2.32 by 2031.
- **Table 3.4, Page 3.7, highlights household tenure in the Village of Utica, from 2000 to 2031.** Despite a population decline in Utica, an estimated 349 households, including 255 owner and 94 renter households exist in the Community. This is evidence of a trend of smaller families choosing to locate or relocate to the Community.
- By 2031, owner households will account for an estimated 72.8 percent of the households in the Community. A slight increase in the number of both owner renter households is projected for the Village of Utica, by 2031.

TABLE 3.3
SPECIFIC HOUSEHOLD CHARACTERISTICS
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	844	35	809	326	2.48
2010	861	37	824	336	2.45
2021	836	0*	836	349	2.39
2031	828	0	828	357	2.32

*Closure of Utica Community Care Center.
Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2021.

TABLE 3.4
TENURE BY HOUSEHOLD
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	326	250	76.7%	76	23.3%
2010	336	246	73.2%	90	26.8%
2020	349	255	73.1%	94	26.9%
2031	357	260	72.8%	98	27.2%

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2021.

INCOME TRENDS & PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.5, Page 3.9, identifies household income trends and projections** for Utica, Nebraska, from 2000 to 2031. Household incomes in Utica have increased in recent years and are projected to continue this trend through 2031. From 2000 to 2019, household median income in Utica increased from \$46,618 to \$69,643. **The median income is projected to increase, by 2031, to \$80,116, an increase of 12.2 percent from 2021.**
- The number of households in the Village of Utica having an annual income at or above \$50,000 is expected to increase during the next 10 years, by an estimated 16.4 percent. Households with incomes less than \$20,000 are projected to experience the greatest decline in Utica.
- The median income of renter households in Utica is projected to increase by 8.2 percent over the next 10 years, from \$48,048 to \$51,997 by 2031. **The number of renter households with incomes of at least \$75,000 are expected to increase from 34 households in 2021, to 43 households in 2031, a 26.4 percent increase.**

PER-CAPITA INCOME

- **Table 3.6, Page 3.10, identifies per capita income trends & projections** in Seward County and the State of Nebraska, from 2010 to 2031. Current per capita income in Seward County is an estimated \$56,021. By 2031, per capita income in the County is projected to increase by an estimated 22 percent, to \$68,346.
- The current **per capita income** in Seward County is slightly below the State of Nebraska, which is an estimated \$56,450. By 2031, the Seward County per capita income is projected to surpass that of the State of Nebraska, by 2031. Nebraska will have a 2031 per capita income of \$67,482 while Seward County will be an estimated \$68,346.

TABLE 3.5
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
UTICA, NEBRASKA
2010-2031

<u>Income Group</u>	<u>2010 Est.*</u>	<u>2019 Est.*</u>	<u>2021</u>	<u>2031</u>	<u>% Change</u> <u>2021-2031</u>
<u>All Households</u>					
Less than \$10,000	29	11	19	6	-68.4%
\$10,000-\$19,999	34	19	16	11	-31.3%
\$20,000-\$34,999	64	36	33	28	-15.2%
\$35,000-\$49,999	54	47	43	39	-9.3%
\$50,000-\$74,999	<u>87</u>	<u>80</u>	<u>77</u>	<u>76</u>	-1.3%
\$75,000-\$99,999	35	57	61	69	13.1%
<u>\$100,000 or More</u>	<u>54</u>	<u>102</u>	<u>110</u>	<u>128</u>	16.4%
Totals	322	352	349	357	2.3%
Median Income	\$46,618	\$69,643	\$71,430	\$80,116	12.2%
<u>Households 65+ Yrs.</u>					
Less than \$10,000	9	2	0	0	+0.0%
\$10,000-\$19,999	22	12	8	3	-62.5%
\$20,000-\$34,999	20	12	9	4	-55.6%
\$35,000-\$49,999	16	12	11	7	-36.4%
\$50,000-\$74,999	7	28	31	34	9.7%
\$75,000-\$99,999	8	23	27	29	7.4%
<u>\$100,000 or More</u>	<u>0</u>	<u>18</u>	<u>19</u>	<u>22</u>	15.8%
Totals	82	107	105	99	-5.7%
Median Income	\$27,500	\$58,303	\$59,332	\$64,410	8.6%
<u>Renter Households.</u>					
Less than \$10,000	20	6	5	2	-60.0%
\$10,000-\$19,999	12	13	15	14	-6.7%
\$20,000-\$34,999	30	12	12	11	-8.3%
\$35,000-\$49,999	19	14	12	13	8.3%
\$50,000-\$74,999	27	13	16	15	-6.3%
\$75,000-\$99,999	0	10	13	14	7.7%
<u>\$100,000 or More</u>	<u>3</u>	<u>15</u>	<u>21</u>	<u>29</u>	38.1%
Totals	111	83	94	98	4.3%
Median Income	\$31,749	\$46,249	\$48,048	\$51,997	8.2%

* Specified Data Used, subject to margin of error.

Source: 2006-2010 & 2015-2019 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2021.

TABLE 3.6
PER CAPITA INCOME
SEWARD COUNTY, NEBRASKA / STATE OF NEBRASKA
2010-2031

<u>Year</u>	Seward County		State of Nebraska	
	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>
2010	\$38,150	--	\$40,920	--
2011	\$42,584	+11.6%	\$45,429	+11.0%
2012	\$44,138	+3.6%	\$46,562	+2.5%
2013	\$44,965	+1.9%	\$46,592	+0.1%
2014	\$45,773	+1.8%	\$48,948	+5.1%
2015	\$46,904	+2.5%	\$50,588	+3.4%
2016	\$46,375	-1.1%	\$49,703	-1.8%
2017	\$48,550	+4.7%	\$50,663	+1.9%
2018	\$50,882	+4.8%	\$53,263	+5.1%
2019	\$52,487	+3.2%	\$54,515	+2.3%
2021	\$56,021	+6.7%	\$56,450	+3.5%
2010-2021	\$38,150-\$56,021	+46.8%	\$40,920-\$56,450	+37.9%
2021-2031	\$56,021-\$68,346	+22.0%	\$56,450-\$67,482	+19.5%

Source: Bureau of Economic Analysis, 2021.
 Hanna:Keelan Associates, P.C., 2021.

COST BURDENED HOUSEHOLDS

- **Tables 2.7 and 2.8, Page 3.12, identify households with housing problems/cost burdened** in the Village of Utica, from 2000 to 2031. Cost burdened households are those that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes, and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 persons per room exist in a housing unit.
- **An estimated 18 owner and 28 renter households in Utica are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decline for both owner and renter households by 2031, where an estimated 10 owner and 20 renter cost burden households are projected to exist in Utica.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2015-2019 American Community Survey estimated all homes in Utica had complete plumbing, but found 12 homes experienced overcrowded conditions.**

TABLE 3.7
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2010-2031

Income Range	2010* # / #CB-HP	2017* # / #CB-HP	2021 # / #CB-HP	2031 # / #CB-HP
0%-30% AMI	20 / 10	20 / 15	13 / 10	9 / 6
31%-50% AMI	35 / 4	15 / 4	11 / 6	9 / 4
51%-80% AMI	35 / 4	25 / 0	18 / 0	15 / 0
81%+ AMI	120 / 4	215 / 4	213 / 2	227 / 0
Totals	210 / 22	275 / 23	255 / 18	260 / 10

*Specified Data Used; 2010 & 2017 estimate subject to margin of error.

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

Source: Huduser.org.

Hanna:Keelan Associates, P.C., 2021.

TABLE 3.8
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2010-2031

Income Range	2010* # / #CB-HP	2017* # / #CB-HP	2021 # / #CB-HP	2031 # / #CB-HP
0%-30% AMI	35 / 35	20 / 20	17 / 17	11 / 11
31%-50% AMI	15 / 10	20 / 15	14 / 11	10 / 9
51%-80% AMI	30 / 0	15 / 0	23 / 0	26 / 0
81%+ AMI	29 / 0	24 / 0	40 / 0	51 / 0
Totals	109 / 45	79 / 35	94 / 28	98 / 20

*Specified Data Used; 2010 & 2017 estimate subject to margin of error.

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

Source: Huduser.org.

Hanna:Keelan Associates, P.C., 2021.

EMPLOYMENT & ECONOMIC TRENDS & PROJECTIONS.

The most recent and comprehensive employment data available for Seward County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Seward County labor force statistics is also highlighted to provide a general understanding of the economic activity occurring in and around the Village of Utica.

EMPLOYMENT TRENDS

- **Table 3.9, Page 3.14**, identifies **civilian labor force and employment data trends and projections** in Seward County, Nebraska. The unemployment rate in Seward County ranged from 2.6 percent to 4.1 percent, between 2010 and 2020. Since 2010, the County has experienced moderate increases and decreases in the number of employed persons. During this time, the overall number of employed persons increased by 42 in the County, or 0.5 percent, with the largest drop in employment occurring in 2014, declining by 128 total employees. The largest increase in employed persons occurred in 2012 with the County adding 212 employees.
- By 2031, an estimated 8,564 persons will be employed in Seward County, with an unemployment rate of 3.3 percent. This represents an increase of 150 employed persons in the County, between 2021 and 2031.
- **Table 3.10, Page 3.15**, identifies **workforce employment by type** in Seward County, Nebraska, for 2021. Currently, an estimated 5,990 persons are employed in a non-farm establishment. The largest employment sectors in Seward County are the Local Government, Manufacturing and Health Care & Social Assistance sectors.
- Overall, the Village of Utica has a good **economic outlook** for the 10-year planning period. Economic opportunities exist, primarily due to existing commercial and industrial business, the expansion of those existing businesses in the Utica area and the Community's proximity to the larger Cities of York and Seward, Nebraska, as well as the Interstate 80 Corridor. The provision of vacant, developable land for these economic growth activities should be pursued if the Community desires more commerce. Existing, locally-based business, including agricultural-related industries, will ensure Utica has a stable economic base and a bright future for increased economic development.

TABLE 3.9
EMPLOYMENT DATA TRENDS AND PROJECTIONS
SEWARD COUNTY, NEBRASKA
2010-2031

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2010	8,414	--	4.0%
2011	8,430	+16	3.8%
2012	8,642	+212	3.5%
2013	8,690	+48	3.7%
2014	8,562	-128	3.1%
2015	8,441	-121	2.9%
2016	8,495	+54	2.8%
2017	8,373	-122	2.6%
2018	8,505	+132	2.6%
2019	8,669	+164	2.9%
2020	8,489	-180	4.1%
2021*	8,456	-33	3.7%
2031	8,564	+108	3.3%
2021-2031	8,414-8,564	+150	4.0%-3.3%

Estimates as of February, 2021.

Source: Nebraska Department of Labor, Labor Market Information, 2021.

Hanna:Keelan Associates, P.C., 2021.

**TABLE 3.10
 WORKFORCE EMPLOYMENT BY TYPE
 SEWARD COUNTY, NEBRASKA
 FEBRUARY, 2021**

Workforce

Non-Farm Employment (Wage and Salary)	5,990
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	0
Utilities.	0
Construction.	397
Manufacturing.	856
Wholesale Trade.	315
Retail Trade.	557
Transportation & Warehousing.	353
Information.	45
Finance & Insurance.	264
Real Estate & Rental/Leasing.	26
Professional, Scientific & Technical Services.	146
Management of Companies & Enterprises.	*
Administrative/Support/Waste.	95
Educational Services.	*
Health Care & Social Assistance.	696
Arts, Entertainment & Recreation.	29
Accommodation & Food Service.	392
Other Services (except Public Administration).	255
Federal Government.	61
State Government.	51
Local Government.	1,057

N/A=Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2021.

HOUSING PROFILE.

HOUSEHOLDS & GROUP QUARTERS.

- **Tables 3.11 and 3.12, Page 3.17, identify household characteristics and tenure by household, respectively, in the Village of Utica, from 2000 to 2031. An increase in the number of households was recorded in Utica, from 2000 to 2010, from 326 to 336. Currently, Utica consists of an estimated 349 households, including 255 owner and 94 renter households. Owner households increased by nine units, while renter households increased by four, since the 2010 Census. An estimated 357 households are projected to exist in Utica by 2031. This will equal an estimated 260 owner and 98 renter households.**
- Despite a decline in population for Utica, the total number of households is projected to increase due to the occupation of housing units by smaller families and individuals.
- Currently (2021), there are no persons in Utica residing in group quarters due to the closing of the Utica Community Care Center. The Utica Planning Commission has a desire to either retrofit and rehabilitate the facility, or redevelop the property into a new housing program for the Community.

HOUSING UNITS.

- **Table 3.13 Page 3.18, identifies household characteristics and tenure by household, respectively, in Utica, for 2010 and 2021. An estimated 376 housing units currently exist in Utica, consisting of 270 owner and 116 rental units. Of the 376 units, approximately 27 are vacant, resulting in an estimated overall housing vacancy rate of 7.2 percent. The 27 vacant housing units consist of an estimated 15 owner units and 12 rental units.**
- **An Adjusted Housing Vacancy Rate (AHVR), which only considers year-round housing that is either for sale or for rent and meeting the requirements of local housing safety codes, is 1.6 percent for the Village of Utica, comprised of an estimated six vacant housing units. This includes four owner and two rental housing units, which highlights an owner AHVR of 1.5 percent and a renter AHVR of 1.9 percent. This concludes that the Village of Utica has a deficiency of both owner and rental housing that is safe, suitable and meets local housing development code standards.**

TABLE 3.11
SPECIFIC HOUSEHOLD CHARACTERISTICS
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	844	35	809	326	2.48
2010	861	37	824	336	2.45
2021	836	0*	836	349	2.39
2031	828	0	828	357	2.32

*Closure of Utica Community Care Center.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2021.

TABLE 3.12
TENURE BY HOUSEHOLD
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	326	250	76.7%	76	23.3%
2010	336	246	73.2%	90	26.8%
2021	349	255	73.1%	94	26.9%
2031	357	260	72.8%	98	27.2%

Source: 2000, 2010 Census

Hanna:Keelan Associates, P.C., 2021.

TABLE 3.13
HOUSING STOCK OCCUPANCY / VACANCY STATUS
UTICA, NEBRASKA
2010 & 2021

	<u>2010</u>	<u>2021</u>
a) Housing Stock	362	376
	(O=278; R=84)	(O=270; R=106)
b) Vacant Housing Stock	14	27
c) Occupied Housing Stock	348	349
Owner Occupied	271	255
Renter Occupied	77	94
d) Housing Vacancy Rate	3.8% (14)	7.2% (27)
Owner Vacancy	2.5% (7)	5.5% (15)
Renter Vacancy	8.3% (7)	11.3% (12)
e) Adjusted Vacancy Rate*	1.9% (7)	1.6% (6)
Owner Adjusted Vacancy*	1.0% (3)	1.5% (4)
Renter Adjusted Vacancy*	4.7% (4)	1.9% (2)

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

Source: 2010 Census; Village of Utica, 2021
 Hanna:Keelan Associates, P.C., 2021

SECTION 4.



LAND USE PLAN &
DEVELOPMENT.

SECTION 4

LAND USE PLAN & DEVELOPMENT.

INTRODUCTION.

The **Land Use Plan and Development** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Utica, Nebraska. The land use component examines **development opportunities and requirements and future utilization of land** in and around the Village. A discussion of the **environmental and physical characteristics** of Utica precedes a description and analyses of **existing and future land use** conditions in the Village.

PROPER LAND USE PRACTICES.

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

In Utica, major development constraints and opportunities are associated with:

- (1) The lower lands to the east of the Village that are prone to periodic flooding;
- (2) North Lake Basin and Shypoke State Wildlife Management Areas, located north and southeast of Utica, respectively;
- (3) The Municipal sewage lagoons to the southeast of Utica that will limit future expansion of the Community;
- (4) Burlington Northern Santa Fe Railroad mainline, which runs east/west through the center of the Community, on the south edge of the Downtown.

The proposed **Land Use Plan** concentrates on the use of land in the Village of Utica and the Community's respective One-Mile Planning Jurisdiction during the 10-year planning period. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of undeveloped land in the Corporate Limits and One-Mile Planning Jurisdiction is imperative to support growth and development opportunities during the next 10 years.

HISTORICAL DEVELOPMENT.

Settlement of the Village of Utica originated in 1877, with the completion of the Burlington & Missouri Valley Railroad. Railroad officials named the Community after the well-known Mohawk Indian Chief, “Utica.” Officials with the Railroad completed the Original Plat of Utica in 1877. The first building in the new Community, a general store was constructed one month later. Within the same year, a hotel and lumber yard also opened for business. Several businesses joined the original general store and the Town quickly grew to a Community of 194 people in the 1880 Census, the Town’s first Census recording. Utica was an important refueling and shipping point for livestock and agricultural grain producers in the western portion of Seward County.

POPULATION GROWTH

With the exception of the 1930 and 1940 Census showing a population decrease in the Community, Utica’s population has been steadily increasing since its first Census in 1880. Utica reached its highest population in the 2010 Census, at 861 people. **The 2020 Census recorded a population of 840, representing a 2.4 percent decline since the 2010 Census.**

Despite a decline in population, the Village is poised for further growth. Though very few vacant, buildable lots are available in the Community, Village Board and Planning Commission members have worked to identify cost effective growth areas for the Village as a means of expansion during the 10-year planning period. The designation of residential, commercial, industrial growth areas is a top priority of this **Comprehensive Plan.**

**TABLE 4.1
HISTORY OF POPULATION
UTICA, NEBRASKA
1870-2020**

Year	PERSONS	+/- & PERCENT CHANGE
1880	194	--
1890	466	+140.2%
1900	487	+4.5%
1910	520	+6.8%
1920	571	+9.8%
1930	566	-0.9%
1940	539	-4.8%
1950	550	+2.0%
1960	564	+2.5%
1970	602	+6.7%
1980	689	+14.5%
1990	718	+4.2%
2000	844	+17.5%
2010	861	+2.0%
2020	840	-2.4%

Source: U.S. Census;

THE NATURAL ENVIRONMENT.

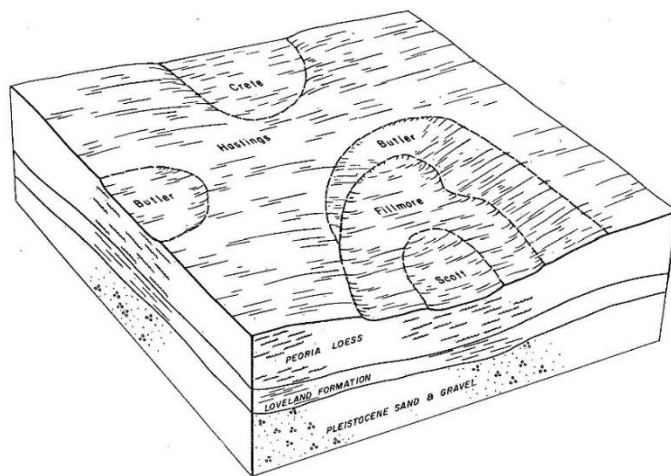
SOIL ASSOCIATIONS.

The soils in and around the Community of Utica are classified into one Soil Association, with a broad range of characteristics. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil type found in the Utica One-Mile Planning Jurisdiction. The Soil Association in Utica is identified as the **Hastings-Fillmore-Butler Association**, and is displayed in **Illustration 4.1**.

HASTINGS-FILLMORE-BUTLER ASSOCIATION

The entire One-Mile Planning Jurisdiction of the Utica is comprised of the **Hastings-Fillmore-Butler Association**. Hastings Soils, which make up approximately 72 percent of all soil within this Association, are well drained and have a nearly level to gentle slope. Fillmore soils are in shallow depressions that tend to “pond” for short periods of time. Butler Soils are nearly level and mainly border depressions of upland areas. On most farms with this Association, grain is grown for cash. Some farms in the area use the grain to feed beef and dairy cattle.

Development of buildings with foundations in this Association have good to poor bearing capacity, depending on in-place moisture and may require reinforced foundations. Septic tanks and absorption fields are “*severely limited*” for all three soil types due to slow permeability and potential ponding. Sewage lagoons are “*moderately to severely limited*” throughout the Association, depending on depth.¹ The diagram below identifies the soil types located within the One-Mile Planning Jurisdiction of Utica.



**HASTINGS-FILLMORE-BUTLER
SOIL ASSOCIATION
UTICA, NEBRASKA
ILLUSTRATION 4.1**

WATERSHEDS

The topography and terrain of Utica and the One-Mile Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The Village of Utica generally rests on upper elevations above Sleepy Hollow Creek. The natural topography of Utica is level to gently sloping. Lands slope gradually from the northeast to the southwest of Utica, through the Community and carry storm water runoff to the Sleepy Hollow Creek.

The Community's protection against natural hazards is the responsibility of the local government and its elected officials. Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the One-Mile Planning Jurisdiction. The underground water supply for the Village is part of the Ogallala Aquifer, which lies beneath the majority of the State of Nebraska and other "Great Plains" States. The average depth of municipal wells is 100'. The Village relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the three municipal wells, located one quarters of a mile southwest of the Corporate Limits of Utica. A description of the municipal water system is provided in the utilities discussion of Section 5.

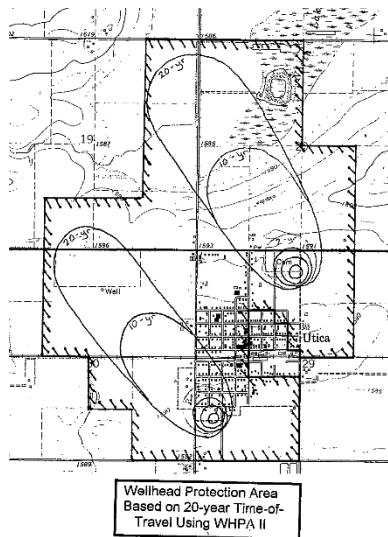
The underground water supply is vital to the region. It is the source of water for numerous private and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Utica One-Mile Planning Jurisdiction is very important. ***A minimum lot size of three acres is recommended for rural residences in agricultural zoned areas.*** This standard generally ensures that adjacent households do not contaminate each other's drinking water. Lot sizes less than three acres would allow rural residences to locate too close to one another. Rural dwellings typically have septic tanks and/or leach fields. If located too close to each other, contamination might occur. Adequate residential lot sizes are the means by which a resident's health, safety and welfare are ensured into the future.

The Nebraska Department of Environment and Energy (NDEE) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEE has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water used by public water supply wells.

WELLHEAD PROTECTION PROGRAM

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public. The purpose of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** is a region with restrictive regulations on land use to prevent potential contaminants from uses located in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEE so communities can apply zoning regulations to the floating district. **Two Municipal Wells are located near the recently-constructed water plant, in northern Utica, and one is located near the Swimming Pool at Conns Park, in southern Utica.**



**WELLHEAD PROTECTION AREA
UTICA, NEBRASKA
ILLUSTRATION 4.2**

CLIMATE

The climate of the Utica area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 13 degrees in January and maximum of 89 degrees in July. The average annual precipitation in Utica is 27.5" of rain and 31" of snow. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

THE BUILT ENVIRONMENT.

The built environment of Utica is characterized by its districts, paths, edges, nodes and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Utica. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent the Highways 34 and 80F Corridors is essential. The general trend is to guide commercial development along Highway 34 east to west through the northern portion of the Community and retain more locally-based commercial uses in the Downtown. Industrial development exists along State Spur 80F, Highway 34 and the Burlington Northern Santa Fe Railroad corridor in Downtown Utica. The Highway 34 and 80F Corridors intersect in the northwest portion of the Community.

Future industrial uses are planned to remain in current locations. Downtown Utica is planned to remain the primary focus of retail commerce and professional offices. The majority of future automotive oriented commercial uses are recommended to be located along Highway 34.

EXISTING LAND USE PROFILE.

Table 4.2 identifies the existing land use in Utica as of 2021, per land use type and acres per 100 people. As a reference, the planning standard for acres per 100 people per land use category is also shown. **The total area within the Village of Utica is currently estimated to be 272.4 acres. Existing land use** in and around Utica is also identified in **Illustrations 4.3 and 4.4, Pages 4.8 and 4.9, respectively.**

TABLE 4.2					
EXISTING LAND USE CAPACITY MATRIX					
UTICA, NEBRASKA					
2021 ESTIMATED POPULATION - 836					
2031 PROJECTED (MEDIUM) POPULATION - 828					
2031 PROJECTED (HIGH) POPULATION - 852					
	2021			UTICA	NATIONAL
	ACRES	PERCENT	%	PLANNING	PLANNING
				STANDARD	STANDARD
Parks & Rec./Open Space	9.2	3.4	%	1.1	2.0
Public/Quasi-Public	19.7	7.2	%	2.3	2.8
Residential	108.0	39.6	%	12.9	10.0
<i>Single & Two-Family</i>	<i>101.3</i>	<i>37.2</i>	<i>%</i>	<i>12.1</i>	<i>7.5</i>
<i>Multifamily</i>	<i>5.0</i>	<i>1.8</i>	<i>%</i>	<i>0.6</i>	<i>2.0</i>
<i>Mobile Home</i>	<i>1.7</i>	<i>0.6</i>	<i>%</i>	<i>0.2</i>	<i>0.5</i>
Commercial	10.6	3.9	%	1.3	2.4
Industrial	28.0	10.3	%	3.4	2.3
Streets/Alleys/RR Corridor	70.7	26.0	%	8.4	9.0
Total Developed	246.2	90.4	%	29.4	28.5
Total Vacant	26.2	9.6	%	3.1	6.5
<i>Developable*</i>	<i>18.4</i>	<i>70.2</i>	<i>%</i>	<i>2.2</i>	<i>6.5</i>
<i>Not Developable</i>	<i>7.8</i>	<i>29.8</i>	<i>%</i>	<i>0.9</i>	<i>NA</i>
Total Acreage	272.4	100.0	%	32.5	35.0
^Based on Net Area Acreage.					
Note 1: Utica and National Planning Standards identify number of acres per 100 persons.					
*Vacant Land Capable of Development.					
Source: Hanna.Keelan Associates, P.C., 2021.					

EXISTING LAND USE MAP

**CORPORATE LIMITS
UTICA, NEBRASKA
2021**



LEGEND

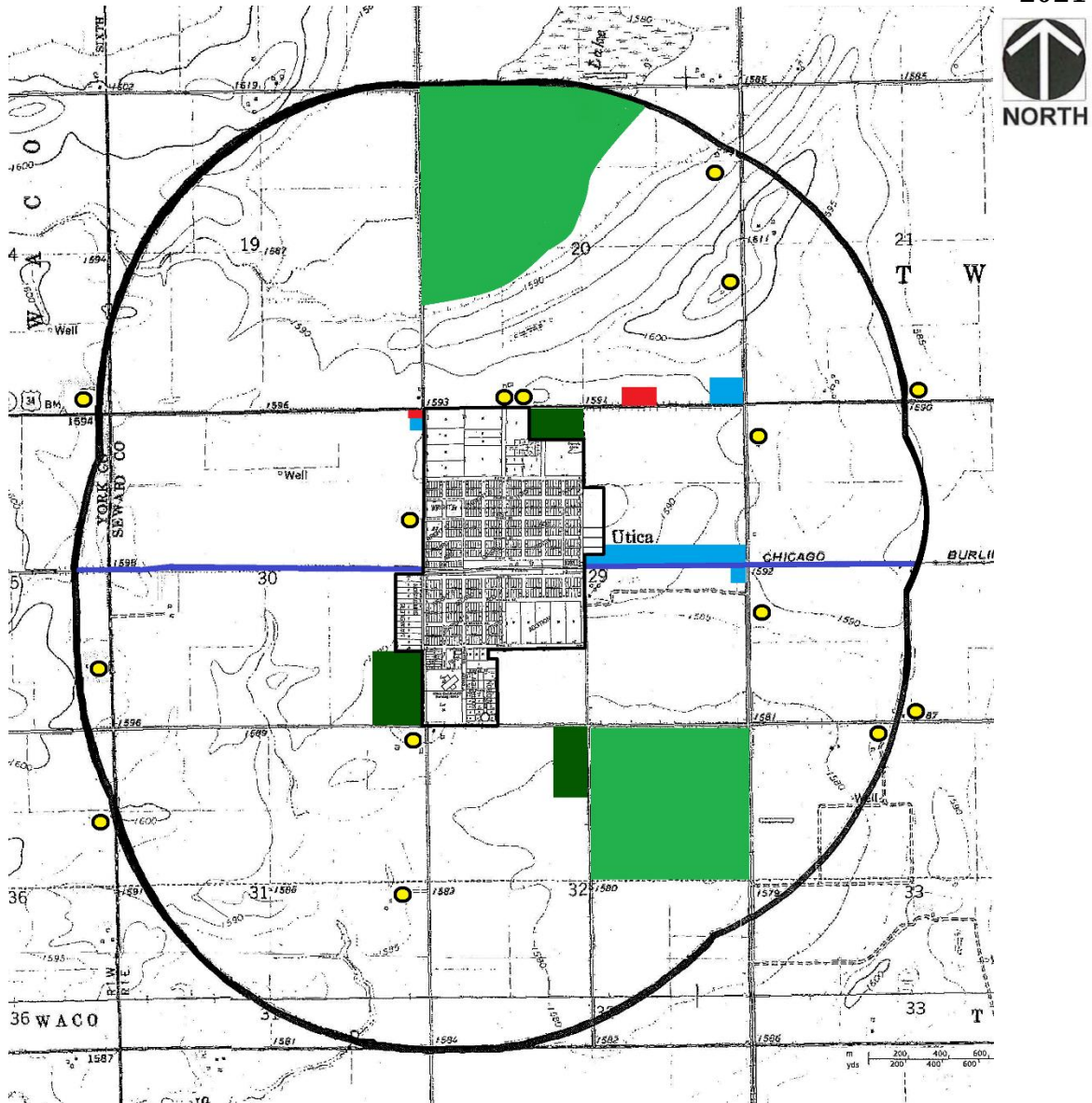
- | | |
|---------------------------|-------------------------|
| VACANT | MULTIFAMILY RESIDENTIAL |
| PARKS/RECREATION | COMMERCIAL |
| PUBLIC/QUASI-PUBLIC | INDUSTRIAL |
| SINGLE FAMILY RESIDENTIAL | RAILROAD CORRIDOR |
| MOBILE HOME RESIDENTIAL | |

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.3

EXISTING LAND USE MAP
ONE-MILE PLANNING JURISDICTION
UTICA, NEBRASKA
2021



LEGEND

VACANT/AGRICULTURAL	COMMERCIAL
PARKS/RECREATION	INDUSTRIAL
PUBLIC/QUASI-PUBLIC	RAILROAD CORRIDOR
SINGLE FAMILY RESIDENTIAL	ONE-MILE PLANNING JURISDICTION

HANNA:KEELAN ASSOCIATES, P.C.
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* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.4

The following **existing land use** discussion focuses on each of the land use types in Utica, utilizing **Table 4.2** in comparison to National Planning Standards.

VACANT

Vacant land in Utica equals an estimated 26.2 acres, or approximately 9.6 percent of the total platted Village. No Planning Standards exist for this land use classification. Vacant developable land in Utica includes both potential infill and newly platted lots for a variety of developments scattered across the Village, as well as a large tract of vacant land located in the southeast portion of the Community. Nearly all of the vacant land within the Corporate Limits of Utica has municipal utilities within close proximity and could, potentially, be developed.

PARKS/RECREATION

Land associated with **Parks/Recreation** comprise approximately 9.2 acres of developed land in the Village of Utica, or an estimated 3.4 percent of the total developed land area. The total park land area equates to approximately 1.1 acres of recreational land per 100 people, less than the two acres recommended by the National Planning Standard. Two significant park and recreation areas exist in Utica: Conns Park (located along the Highway 80F Corridor in southern Utica) and South Ball Park (located north of 4th and “G” Streets in northwest Utica).

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public land acreage in Utica totals an estimated 19.7 acres, or seven percent of the total platted Village area. This land classification includes the Utica Community Building, Churches, the Community Center and various public buildings. This land use classification equals an estimated 2.3 acres per 100 people, less than the 2.8 acres recommended by the National Planning Standard. Two significant public/quasi-public and uses (Centennial Public Schools and the Utica Cemetery) are located outside of the Utica Corporate Limits.

RESIDENTIAL

Total **Residential** land usage consists of an estimated 40 percent of the total platted area of Utica. The 12.9 acres of residential land per 100 persons in Utica is more the than the National Planning Standard of 10 acres.

Single Family land usage calculates to an estimated 37 percent of the total Village developed area. This total of 12.1 acres per 100 people is higher than the Planning Standard of 7.5 acres per 100 people. New housing developments have occurred in the northeast and southwest portions of Utica.

Multifamily Homes consist of an estimated 1.8 percent of the developed land within Utica. The estimated 5 acres of multifamily development equals 0.6 acres per 100 persons. This total is less than the recommended Planning Standard of 2 acres per 100 persons. Two multifamily housing developments exist in Utica.

Mobile Homes comprise an estimated 0.6 percent of the land within Utica. The estimated 1.7 acres of mobile home area equals 0.2 acres per 100 persons. This total is less than the recommended Planning Standard of 0.5 acres per 100 persons.

COMMERCIAL

Commercial land usage in Utica totals an estimated 11 acres, or approximately 3.9 percent of the Community's land area. This amount, which equates to 1.3 acres per 100 people, less than the Planning Standard for commercial land area of 2.4 acres per 100 people. A large portion of Utica's commercial land uses are located within the Downtown and at the intersection of Highway 34 and State Highway 80F.

INDUSTRIAL

Industrial Land Use. The total acreage of classified industrial land is an estimated 28 acres, within the Corporate Limits. Industrial acres per 100 people total of 3.2, higher than today's Planning Standard recommendation of 2.3 acres per 100 persons. Most industrial uses are generally associated with intensive agricultural uses along the Burlington Northern Santa Fe Railroad Corridor.

FUTURE LAND USE.

The Village of Utica should propose a goal of implementing appropriate community and economic development initiatives to increase the population base and provide additional wealth to the Community. Since its founding, the Village has experienced population growth, reaching a historic peak of 861, as per the 2010 Census. **The Village of Utica residents and local leadership have expressed the desire to attract more employers, both commercial and industrial, to the Community as a boost to the local economy.**

The analysis of the existing land use situations in Utica revealed a deficiency of parks and recreational facilities, public/quasi-public facilities, multifamily residential and commercial land use types. These deficiencies are common to small towns that, by their nature, are “bedroom communities” to larger towns and cities with short commute times. These land use activities should be addressed in the development of a new and balanced future land use plan for the Village of Utica and the Planning Jurisdiction.

Achieving community growth through 2031 will require the development of land within the current Corporate Limits that is supported by local public infrastructure and meets the desires of local developers and citizenry alike. Additionally, the annexation of undeveloped land and the expansion of infrastructure and utilities to support residential, commercial, and industrial development will be critical. The identification of future growth areas for all land use types adjacent and beyond the Village of Utica Corporate Limits is necessary to support growth opportunities. **The Future Land Use Capacity Matrix (Table 4.3, Page 4.13) identifies a shortage of vacant/undeveloped land within the Utica Corporate Limits for development by an estimated 12.7 acres.**

Illustration 4.5, Future Land Use Map, Page 4.14, highlights the future land use development recommendations for areas within the Corporate Limits of Utica. **Future Land Use Map, Illustration 4.6, Page 4.15,** identifies potential residential, commercial and industrial growth areas adjacent but beyond the Utica Corporate Limits and within the One-Mile Planning Jurisdiction.

**TABLE 4.3
FUTURE LAND USE CAPACITY MATRIX
UTICA NEBRASKA**

2021 ESTIMATED POPULATION - 836

2031 PROJECTED (MEDIUM) POPULATION - 828

2031 PROJECTED (HIGH) POPULATION - 852

	TOTAL ACRES NEEDED (Utica / National)			Future Land Use Map Utica Adjusted (Per Note 2)
	2021	2031**	2031***	
Parks & Rec./Open Space	9.2 / 16.7	9.1 / 16.6	9.4 / 17.0	9.8 Acres
Public/Quasi-Public	19.7 / 23.4	19.0 / 23.2	19.6 / 23.9	19.7 Acres
Residential	108.0 / 83.6	106.8 / 82.8	109.9 / 85.2	113.7 Acres
<i>Single & Two-Family</i>	101.3 / 62.7	100.2 / 62.1	103.1 / 63.9	106.7 Acres
<i>Multifamily</i>	5.0 / 16.7	5.0 / 16.6	5.1 / 17.0	5.3 Acres
<i>Mobile Home</i>	1.7 / 4.2	1.6 / 4.1	1.7 / 4.3	1.7 Acres
Commercial	10.6 / 20.1	10.8 / 19.9	11.1 / 20.4	12.1 Acres
Industrial	28.0 / 19.2	28.2 / 19.0	29.0 / 19.6	31.0 Acres
Streets/Alleys/RR Corridor	70.7 / 75.2	69.6 / 74.5	71.6 / 76.7	73.4 Acres
Total Developed	246.2 / 238.2	243.5 / 236.0	250.6 / 242.8	259.7 Acres
Total Vacant	26.2 / 54.3	25.7 / 53.8	26.4 / 55.4	(12.7) Acres
<i>Developable*</i>	18.4 / 54.3	18.2 / 53.8	18.7 / 55.4	(12.7) Acres
<i>Not Developable</i>	7.8 / NA	7.5 / NA	7.7 / NA	0.0 Acres
Total Acreage	272.4 / 292.5	269.2 / 289.8	277.0 / 298.2	272.4 Acres

Note 1: Utica and National Planning Standards identify number of acres per 100 persons.

Note 2: Designated Land Requirements (Future Needs) should include 3x 2021 to 2031 Boost Estimates presented on the Future Land Use Map.

*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on Population Projection for Economic Development Boost.

Source: Hanna:Keelan Associates, P.C., 2021.











FUTURE LAND USE MAP

CORPORATE LIMITS
UTICA, NEBRASKA

2020



LEGEND

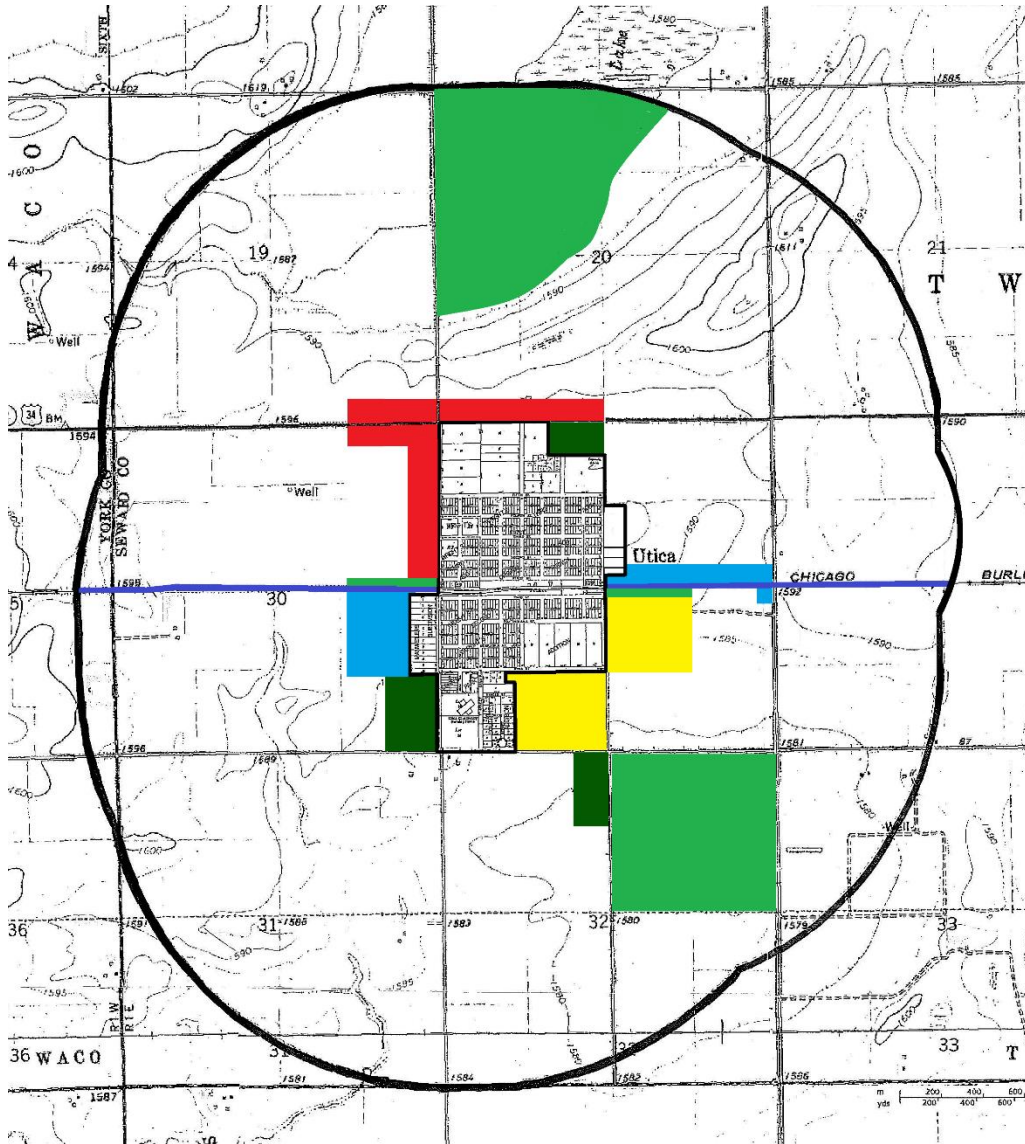
- | | | | |
|------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|-------------------------|
|  | PARKS/RECREATION |  | MULTIFAMILY RESIDENTIAL |
|  | PUBLIC/QUASI-PUBLIC |  | COMMERCIAL |
|  | SINGLE FAMILY RESIDENTIAL |  | INDUSTRIAL |
|  | MOBILE HOME RESIDENTIAL |  | RAILROAD CORRIDOR |

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ILLUSTRATION 4.5

FUTURE LAND USE MAP
ONE-MILE PLANNING JURISDICTION
UTICA, NEBRASKA
2020



LEGEND

 VACANT/AGRICULTURAL	 MULTIFAMILY RESIDENTIAL
 OPEN SPACE/LAND RESERVE	 COMMERCIAL
 PUBLIC/QUASI-PUBLIC	 INDUSTRIAL
 SINGLE FAMILY RESIDENTIAL	 RAILROAD CORRIDOR
	 ONE-MILE PLANNING JURISDICTION

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ILLUSTRATION 4.6

PARKS & RECREATION

An estimated 9.2 acres of park and recreation land currently exists in Utica. This land use includes Conns Park, Tower Park and the South Ball Field. **The Village should have an estimated 9.8 total park/recreation acres designated in Utica by 2031.**

An increased effort to modernize and expand park equipment needs to be a focus during the 10-year planning period, specifically continuing to upgrade and expand the existing sidewalk system so as to better connect schools, parks, neighborhoods throughout the Village, as well as the Downtown.

New park and recreation activities should be focused on improving Village park amenities and increasing Utica residents' accessibility to wellness and fitness activities. **Participants of the Utica Citizen Survey identified pool and park improvements, walking trails and a fitness/wellness facility as top needs in the Community.**

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Utica will primarily accommodate any expansions of existing public services. The remaining, existing facilities and land use configurations are expected to be sufficient to occupy their present land area to meet the service requirements of Utica through 2031.



RESIDENTIAL AREAS

Future residential development in and around the Village of Utica should be a high priority during the 10-year planning period. Based upon Utica's projected 2031 population and targeted housing demand, the Village will be required to support an estimated **113.7 acres** of land for residential uses, both developed and designated, during the next 10 years. As highlighted in the **2019 Seward County, Nebraska County-Wide Housing Study**, the Village of Utica should strive to provide additional housing options, both owner and rental, to all income sectors, age groups and family types/sizes in the Community.

Single family housing development should, first, occur within the Corporate Limits of Utica. Vacant parcels within established neighborhoods on lots created with the demolition of dilapidated houses, as well as in planned residential areas in the northeastern and southwestern portions of the Village should be targeted priority areas for new residential development. These areas would have reasonable access to existing water and sewer utility systems. Vacated and moderately to substantially deteriorated housing structures could be part of a purchase-rehab-resale or re-rent program, which would be aimed at acquiring deteriorated properties with moderate to substantial rehabilitation potential, rehabilitated to local development codes and placed back on the market as a ready-to-occupy housing unit.

Multifamily housing development must be pursued during the 10-year planning period, for both elderly and family households. The existing land use analysis concluded that multifamily acreage in Utica is significantly less than recommended by National Planning Standards. The **Future Land Use Maps, Illustrations 4.5 and 4.6**, identify a multifamily growth/development area within the Corporate Limits along the Highway 80F Corridor, including the retrofitting and redevelopment of the recently-closed Utica Care Center.

COMMERCIAL

The Utica future commercial land use areas are anticipated to include the infill of vacant parcels existing within Downtown and, to a higher extent, along Highway 34. Expansion of commercial areas is provided for in the Land Use Plan along Highway 34, specifically at the intersection with State Spur L80F (Centennial Avenue). New highway commercial development could be used in combination with "gateway entrance" enhancements to Utica along this important transportation corridor. Welcoming signage, street trees, landscaping and a variety of light pole banners announcing the Village and special events could also be used to attract travelers off the highway and into the Community.

INDUSTRIAL

Today, the Village supports enough land that is dedicated to industrial uses, but as Utica strives to grow and develop, additional industrial lands may be needed. Currently, Utica has an estimated 28 acres of industrial land within the Corporate Limits. New light manufacturing and/or value added agricultural facilities would further diversify the employment base in Utica and create a variety of higher paying jobs for residents of the Community. To provide jobs for an increasing population base and to continue to attract additional business and industry to Utica, it is the recommendation of the Consultant that additional industrial land be identified. The Village must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps** identify the proposed future industrial land areas to be in highest concentration, within the Village's One-Mile Planning Jurisdiction, adjacent to existing industrial developments and the Burlington Northern Santa Fe Railroad Corridor. Vacant tracts of land exist in the areas proposed for industrial development.

Illustration 4.6 identifies additional vacant/agricultural areas for potential development for industrial use, during the next 10 years. These areas would require an extension of appropriate infrastructure to facilitate future developments and should have access to the major Highway Corridors in Utica, to allow for the transportation of goods between the Village and the Interstate 80 Corridor. Future industrial developments will also have the advantage of utilizing the Burlington Northern Santa Fe Railroad Corridor to export products to neighboring Communities.

INFILL DEVELOPMENTS

The strategic development of infill lots and other undeveloped land areas within the Corporate Limits of Utica would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, water and sewer systems. These land areas should be designated for new residential, commercial and industrial developments, depending on the zoning district classification and adjacent land uses.

INTENSIVE AGRICULTURAL USES

The Utica Planning Commission recognizes the importance of agricultural practices to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the One-Mile Planning Jurisdiction of the Village should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the Village. Floodplains and steep topography do hinder, to a slight extent, the ability of the Community to designate developable land within the One-Mile Planning Jurisdiction. Therefore, the remaining portions of the One-Mile Planning Jurisdiction of the Village are vital to the continued growth and development of Utica. **Livestock confinement operations are best suited for locations within rural Seward County, outside the One-Mile Planning Jurisdiction of the Village of Utica.**

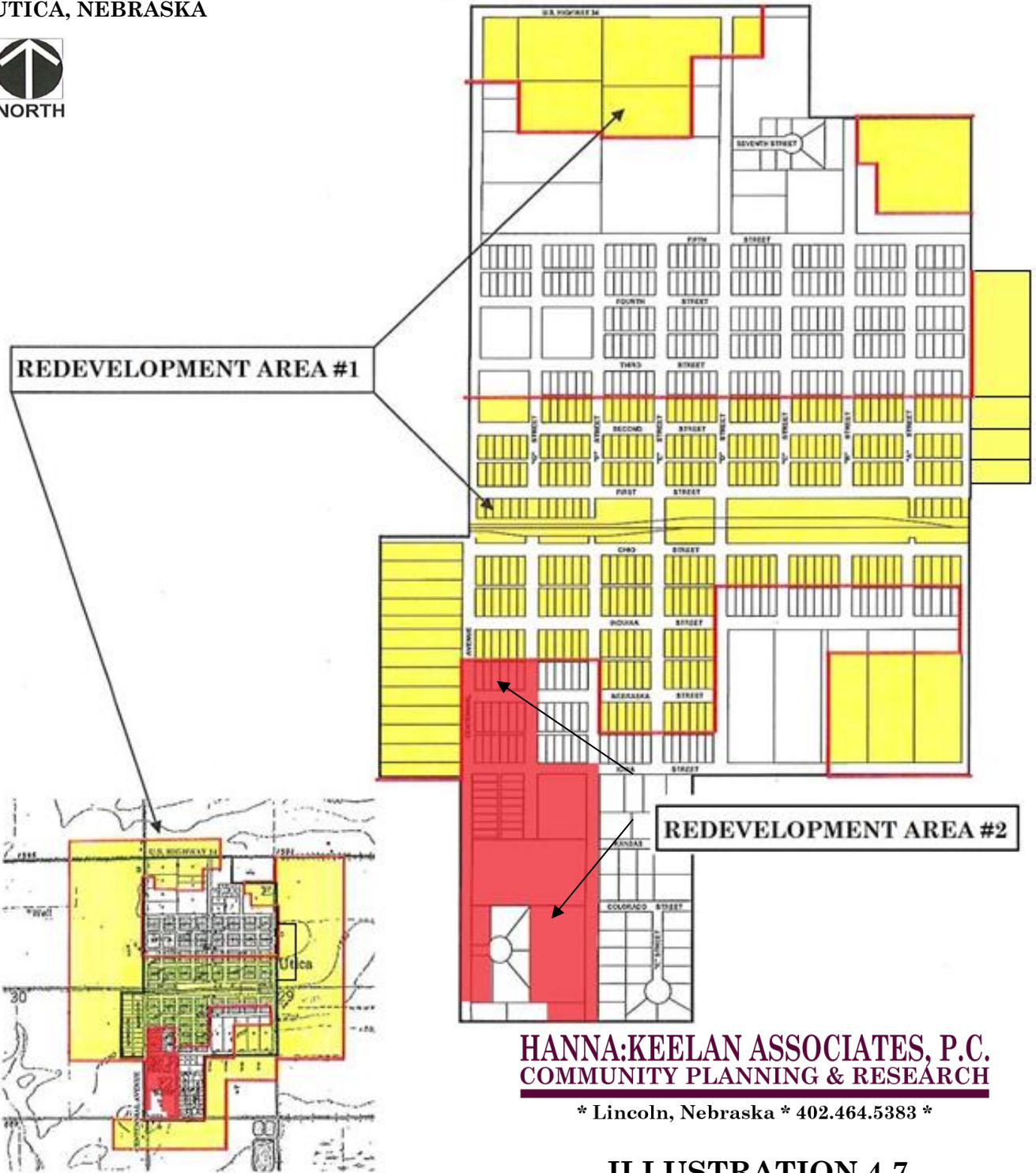
LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

Two Redevelopment Areas currently exist in Utica. These include the entirety of Downtown Utica, as well as residential areas to the southwest and southeast of the Downtown (See Illustration 4.7, Page 4.20).

REDEVELOPMENT AREAS MAP

UTICA, NEBRASKA



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ILLUSTRATION 4.7

PLACE-BASED DEVELOPMENT COMPONENTS.

Future development efforts within identified growth areas are encouraged to incorporate “**Place-Based**” development components, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education, and cultural elements. The four general concepts of place-based development include the following:

ACCESS AND LINKAGES:

Access & Linkages refers to a development’s connection to its surroundings, both visual and physical. The successful implementation of this component results in one that is easy to navigate and convenient for public transit. Questions to consider in analyzing this component include:

- Does the development area have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What are the programs proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the development area?
- Is the development program visible from other neighborhoods or parts of the Village?
- Is public parking available for visitors to the development site?

COMFORT AND IMAGE:

Comfort & Image describes whether a development is comfortable and presents itself well, and includes perceptions about safety and cleanliness. Maintenance of the housing development/program is crucial to keeping up its image and as such is an important factor in a development having this key quality. Questions to consider in analyzing this component include:

- Is the proposed development located in a safe neighborhood?
- Are there historic attributes to consider for the proposed development?
- Is the neighborhood of the proposed development located safe, attractive and well maintained for all residents?
- Are there any environmental impacts that could hinder the development of the proposed facility?

USES AND ACTIVITIES:

The **Uses & Activities** component of place-based development considers the engagement and use of a proposed housing development/program by new and existing community members. An important consideration of this component is the longevity of the project; its ability to retain existing and attract new residents over time. Questions to consider in analyzing this component include:

- How will the proposed development be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby the development that will keep residents active, including parks and recreation opportunities?
- Does the development program include a central gathering space for workers, residents and/or visitors?
- Does the housing program include a central gathering space for residents, workers and visitors to the site, as well as Community residents?

SOCIABILITY:

Sociability can be the most difficult component to achieve, but is achieved through a housing development/project that offers residents a strong sense of place or attachment to their community. Questions to consider in analyzing this component include:

- Will the development program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed development site?
- Are diverse populations encouraged to reside at the development site?
- Does the housing program present a welcoming environment for both current and future residents?

VOLUNTARY & INVOLUNTARY ANNEXATION.

Future annexation activities in the Village of Utica, both **voluntary and involuntary**, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§16-117). Specifically, if such land, lots, tracts, streets, or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are “rural in character” are not included under such authority. The terms “adjacent” or “contiguous” under §16-118, states that *“contiguous may be present even though a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the targeted land and the corporate limits of the Village.”*

The Village of Utica should conduct annexation procedures as follows:

“...the mayor and Board of a Village may by ordinance at any time include within the corporate limits of such Village any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character and in such direction as may be deemed proper.”

“The Village Board proposing to annex land under the authority of this section shall first adopt both a resolution stating that the Village is proposing the annexation of the land and a plan for extending services to the land, (Neb.Rev. Stat.§16-117). The resolution shall state:

- (a) The time, date, and location of the public hearing;*
- (b) A description of the boundaries of the land proposed for annexation;*
- (c) That the Plan of the Village for the extension of Village services to the land proposed for annexation is available for inspection during regular business hours in the office of the Village clerk.”*

(d) The Plan shall include:

1. *Estimated cost impact of providing the services to the land.*
2. *State the method by which the Village plans to finance the extension of services to the land and how any services already provided to the land will be maintained.*
3. *Include a timetable for extending services to the land proposed for annexation.*
4. *Include a map drawn to scale clearly delineating the land proposed for annexation, the current boundaries of the Village, the proposed boundaries of the Village after the annexation, and the general land-use pattern in the land proposed for annexation.*

(e) A public hearing on the proposed annexation shall be held within 60 days following the adoption of the Resolution proposing to annex land to allow the Village Board to receive testimony from interested persons.

(f) A copy of the resolution providing for the public hearing shall be published in a legal newspaper in or of general circulation in the Village at least once not less than ten days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution. A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for annexation.

(g) Any owner of property contiguous or adjacent to a Village may by petition request that such property be included within the Corporate Limits of such Village. The Mayor and Village Board may include such property within the Corporate Limits of the Village without complying with subsections (a) through (f) of this section.

(h) Notwithstanding the requirements of this section, the Mayor and Village Board are not required to approve any petition requesting annexation or any resolution or ordinance proposing to annex land pursuant to this section.

Documenting that the character of the land proposed for annexation is “**urban or suburban in character**” and not “**agricultural in nature**” has no clear definitions or thresholds established by State Statutes. Although court cases have found that the use of land for agricultural purposes is not “*dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character.*”

Standard planning methodology also advocates:

1. Lands that are planned for the growth of the Village are best identified in the Comprehensive Plan of the Village, specifically the “Future Land Use Maps.” Lands are identified to support future growth needs for residential, commercial, industrial, parks/recreation and open space.
2. Also, planning practice dictates that if the land is bound on two sides by the Corporate Limits of a Village it should be considered for annexation. If it also has municipal water, but not sewer access; or municipal sewer, but not water access, a stronger case for the land being “**urban or suburban in nature**” is made.
3. If the land is bound on three sides by the Corporate Limits of the Village, and has access to municipal water and sewer service, general planning practice dictates that the land should be annexed.

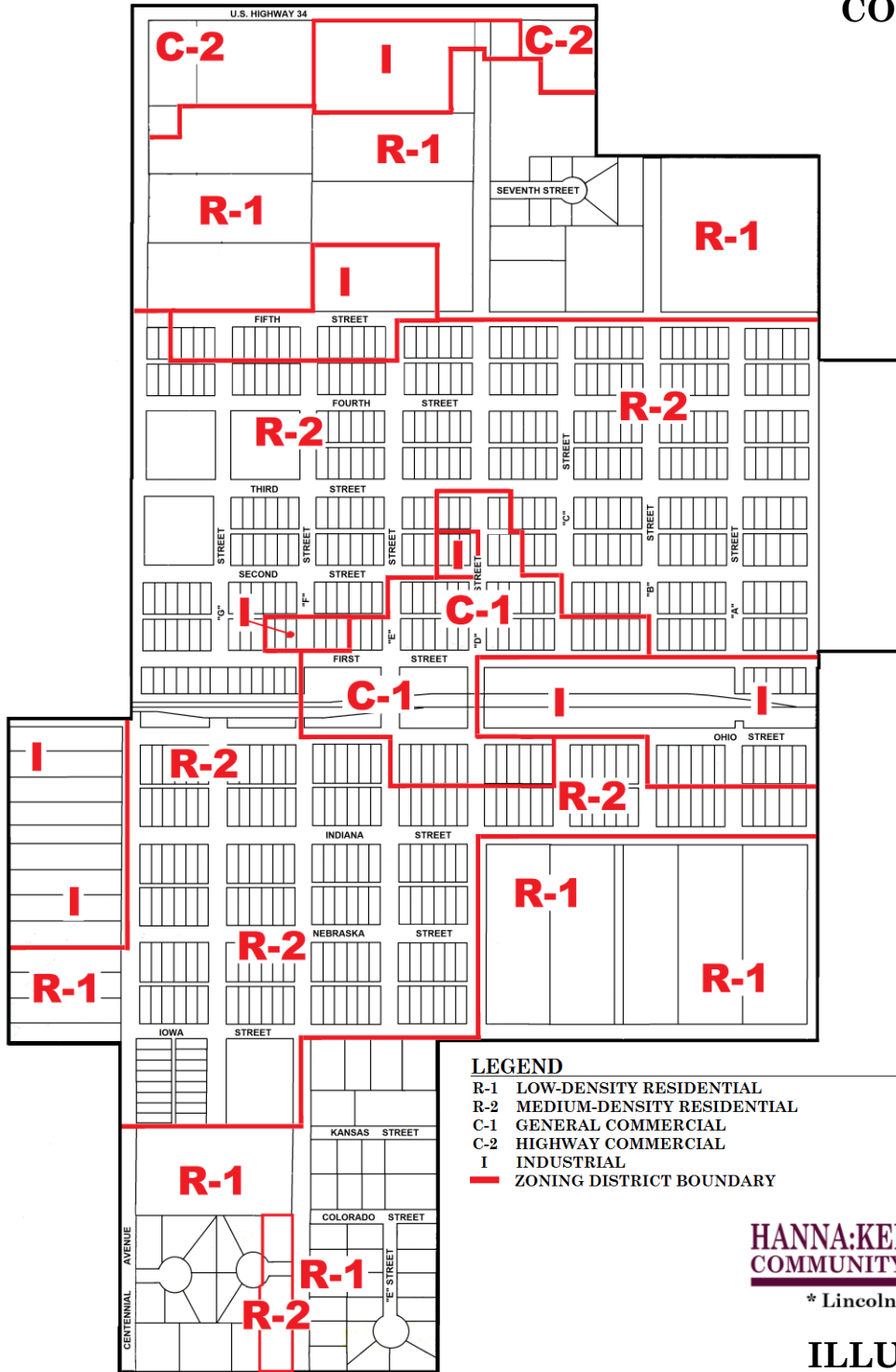
The Village of Utica **Future Land Use Map** of the One-Mile Planning Jurisdiction, **Illustration 3.6**, also maintains that a certain amount of **vacant land** will be needed to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Utica. When land within the Corporate Limits is not sufficient in area to support a proposed development project, developers are recommended to identify land appropriate to the scope of the project within identified residential, commercial, industrial, public/quasi-public and parks/recreation growth areas within.

There currently exists an estimated 154 acres of vacant land within the Corporate Limits. An estimated 114 acres, or 74 percent, of the vacant land is developable. The remaining 26 percent of vacant land can be considered “not developable” due to its location within a floodplain, floodway or upon steep topography.

Areas directly adjacent the existing Corporate Limits that are planned for residential, commercial and industrial uses should be prime areas for annexation throughout the 10-year planning period. These areas are all capable of being served by extensions of municipal infrastructure and utility systems adjacent the current incorporated areas of the Village. These areas are also identified on the Future Land Use Maps, Illustrations 4.5 and 4.6. Appropriate zoning, identified in Illustrations 4.8 and 4.9, will need to accompany any development both within and adjacent but outside the Utica Corporate Limits.

OFFICIAL ZONING MAP

CORPORATE LIMITS UTICA, NEBRASKA



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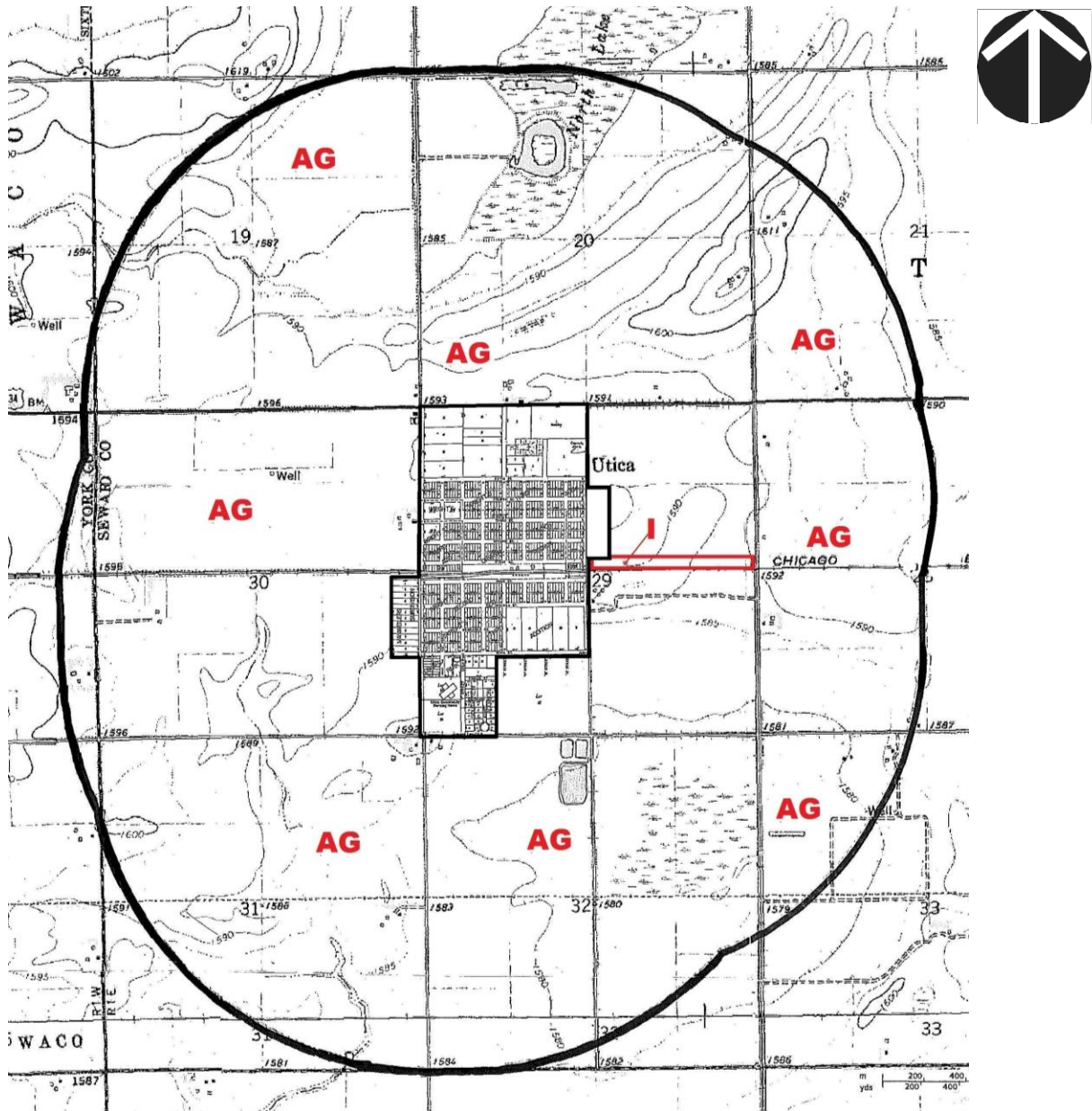
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ILLUSTRATION 4.8

OFFICIAL ZONING MAP

PLANNING JURISDICTION

UTICA, NEBRASKA



LEGEND

- AG AGRICULTURAL DISTRICT
- I INDUSTRIAL

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ILLUSTRATION 4.9

SECTION 5.



**PUBLIC FACILITIES,
UTILITIES &
TRANSPORTATION.**

SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Utica Comprehensive Plan** discusses the existing conditions and planned improvements to the **public facility, utility and transportation systems** in the Community. All improvements to these Community components are aimed at maintaining or improving the quality of life in the Village of Utica.

Public Facilities identify existing public places in Utica and determine future needs of and desires for pertinent public facilities during the planning period, 2021 to 2031. Public Facilities provide citizens with social, cultural and educational opportunities in Utica. Facilities in Utica include, but are not limited to fire protection, medical/elderly services and recreational facilities such as parks and sports fields. The locations of these public facilities are identified in the **Public Facilities Map, Illustration 5.1**.

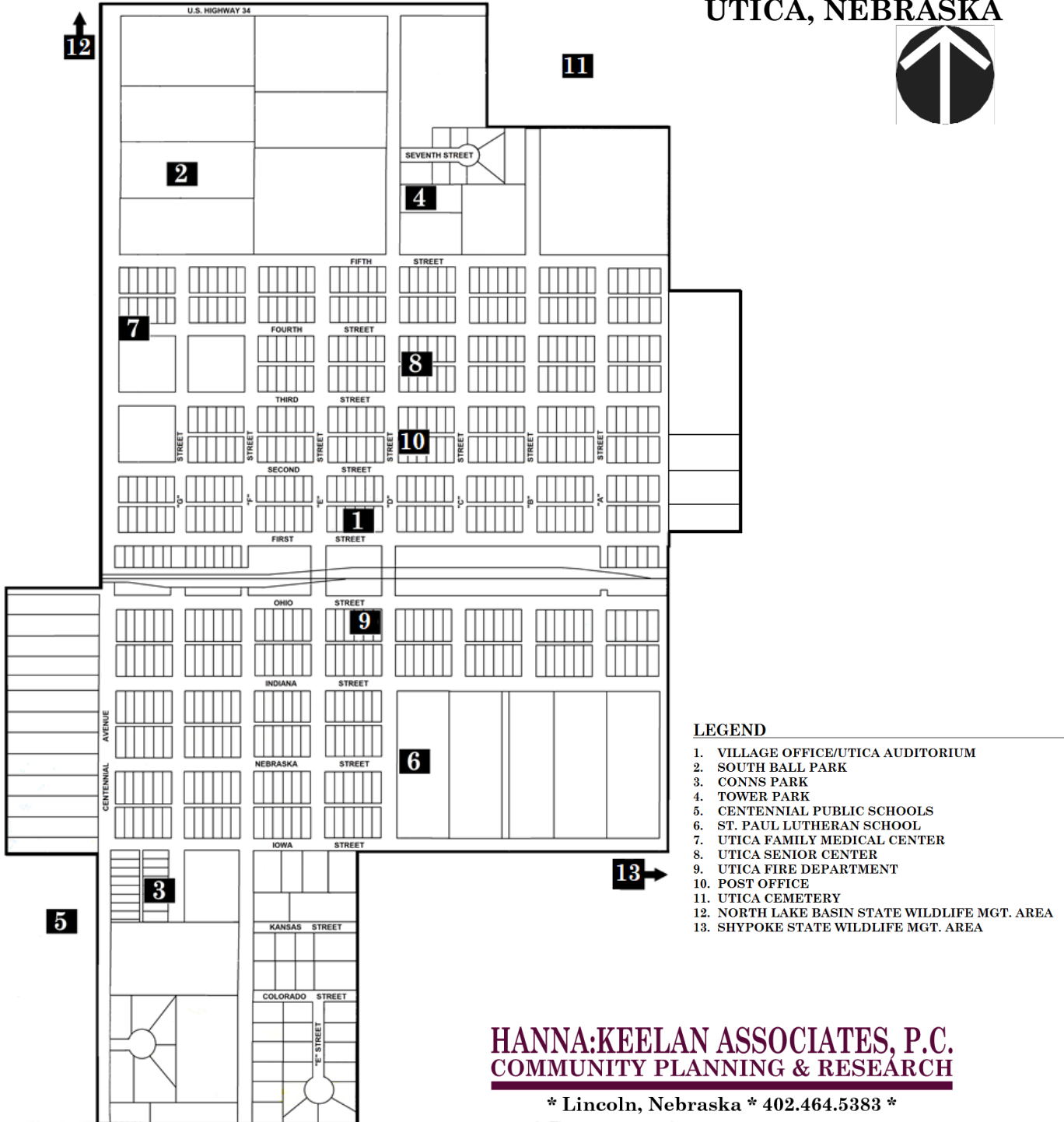
Public Utilities address the water, sewage and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any Community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is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

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. Quality public facilities, utilities and transportation systems are provided to ensure a high quality of life for all residents of Utica. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Utica. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the planning area.

The primary sources of information utilized to develop the Transportation Plan were (1) Utica One and Six Year Plans and (2) State of Nebraska Department of Roads Nebraska Highway Program (Fiscal Years 2007-2013 and Beyond).

PUBLIC FACILITIES MAP

UTICA, NEBRASKA



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ILLUSTRATION 5.1

PARKS & RECREATION.

CITY PARKS

- ❖ **Conns Park** – Located in southern Utica, along the State Spur 34F (Centennial Road), Conns Park consists of an estimated 4.29 acres of developed park areas and facilities, as well as natural open spaces. The following equipment and facilities are available in Conns Park:
 - Playground equipment area.
 - Picnic tables/Shelter area.
 - Restrooms.
 - Horseshoe pit.

Currently, the Utica Foundation is raising money for the construction of a new, larger picnic shelter. Future plans also include restroom updates.

Conns Park is also home to the **Utica Community Swimming Pool**. The Pool was constructed in 1967 and has undergone extensive renovation within the past 14 years. An ADA lift was recently installed at the pool. **The bath house is scheduled for updates within the 10-year planning period.**

- ❖ **Tower Park** – Located at 280 “B” Street in northern Utica, the 2.46 Acre Tower Park features modern facilities and equipment for residents of Utica. The following equipment and facilities are available in Tower Park:
 - Playground equipment area.
 - Picnic tables/Shelter area.
 - Restrooms.
 - Open Space.

The open space at Tower Park has been considered for the addition of a soccer field for little league and high school teams.

ATHLETIC FIELDS

- ❖ **South Ball Park** – Located in the northwest corner of Utica, South Ball Park consists of three baseball/softball diamonds, totaling 4.64 acres. The fields are used by the local High School teams, as well as Summer recreation and legion leagues. New playground equipment was installed in 2017 and plans for a larger concession stand at the Park within the 10-year planning period are being discussed.

EDUCATION.

A wide selection of educational facilities are available to students residing in Utica. Currently, the Village of Utica is a partner in the **Centennial Public Schools District (CPSD)**, which was created in 1967 and includes the neighboring Communities of Waco and Beaver Crossing. In 1986, Centennial added the Communities of Gresham and Cordova to the school district. Approximately 316 square miles of land in western Seward, eastern York and small portions of Butler and Polk Counties are included in the CPSD. The Village is also home to **St. Paul Lutheran School**.

PUBLIC/PAROCHIAL SCHOOLS

- ❖ **Centennial Public School District (CPSD)** – Pre-Kindergarten, Elementary, Middle and High School classrooms, as well as administration offices are located in the main facility, outside and adjacent the southwest corner of Utica, at 1301 Centennial Road. Centennial is designated as a Class C1 school by the Nebraska State Activities Association and has a 2021-2022 total enrollment of 482 students. The District employs 47 teachers, 19 support service providers, five certified specialists and six administration members. The current Teacher/Student Ratio for CPSD is 1:14.

The current CPSD facility was constructed in 1977, consisting of approximately 100,000 square feet of building space. The school completed construction of the Centennial Performing Arts Center in 2009, while a new gym, industrial art, agriculture and science classrooms were constructed and completed in 2015.

- ❖ **St. Paul Lutheran School** – Located at 1100 D Street, south of Downtown Utica, St. Paul Lutheran School consists of grades Pre-K through 8th, is open to students in and around the Village of Utica and is affiliated with the Missouri-Synod branch of the Lutheran Church.
- ❖ **Educational Service Unit #6** has its main office located in Milford, Nebraska and serves an area of east central Nebraska, including the Counties of Seward, Saline, York, Fillmore and Lancaster (excluding Lincoln). Created by the Nebraska Unicameral in 1965, “Educational Service Units” were intended to fill educational services gaps in local school district budgets that did not provide for audio/visual aids, special education, school nurse services and other specialized personnel, equipment, or diagnostic needs.



OTHER EDUCATIONAL FACILITIES

- ❖ Some of the surrounding Colleges and Universities within close distances of the Utica vicinity include:

Concordia University – Seward, NE
Southeast Community College – Milford & Lincoln, NE
York College – York, NE
Central Community College – Grand Island, NE
Doane University – Crete, NE
University of Nebraska-Lincoln – Lincoln, NE
Union College – Lincoln, NE
Nebraska Wesleyan University – Lincoln, NE

Schools in Utica should meet the following standards/guidelines:

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

LIBRARY

- ❖ **Library** services are located in the nearby Communities of **York** (13 miles west of Utica), **Seward** (13 miles east of Utica), and **Friend** (18 miles north of Utica). Resources at these Public Libraries include books, magazines, videos, audio books, computers and internet service.

MEDICAL/ELDERLY SERVICES.

A full range of medical and elderly services are available to residents of Utica within a reasonable distance of the Community. The Cities of Seward and York have all the necessary modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.

MEDICAL SERVICES

- ❖ **Utica Family Medical Center** – The Utica Family Medical Center is located at 100 4th Street, near the State Spur 80F corridor in west central Utica. The Center has a total staff of five, with all being full-time. Full-time staff includes one of each of the following: doctor, physicians assistant, registered nurse, medical assistant and receptionist. The facility has four examining rooms, one surgery room, one x-ray room, two offices and one laboratory. No future building plans are being proposed at this time.
- ❖ No dental facilities are located in Utica. Dental services are provided in the nearby Communities of Seward and York.



ELDERLY SERVICES

- ❖ **Senior Center** – The Utica Senior Center, located at 520 “D” Street, is open Tuesdays and Wednesdays, 10:00a.m. to 2:30p.m. The Senior Center has full handicap accessibility and features exercise classes, card games and puzzles, a quilting group and various Sunday night activities and dinner options. The Center was constructed in 2000 and has no future building addition or expansion plans at this time.

PUBLIC SAFETY/GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

POLICE PROTECTION

- ❖ The Village of Utica is served by the **Seward County Sheriff's Office**, located at 261 South 8th Street in Seward, Nebraska. The Sheriff's Department consists of 12 sworn officers, which include one Sheriff, one Chief Deputy, four Sergeants and six Deputies. The 911 Center for Seward County is also located in Seward and is in charge of dispatching fire, rescue and law enforcement personnel.

The County Sheriff's Office manages a 26-bed jail, located at the Sheriff's Office, in Seward, Nebraska. Staff includes one jail administrator, one jail supervisor, and seven correction officers. The Department's service area consists of Seward County, which serves coverage in all the municipalities of the County. The Village of Utica has a contract with the Seward County Sheriff's Department for Village Ordinance Enforcement. Considerations for improvements at the Seward County Sheriff's Department include the continuous updating and replacing of equipment as needed, or as resources allow.

FIRE PROTECTION

- ❖ The **Utica Fire Department** is located at 911 "D" Street, in Downtown Utica. The Utica Fire Department is a partner of the Seward County Fire District, but will occasionally field calls in eastern York County. The Fire District includes 28 volunteer firefighters and 13 EMTs. The Fire Department and Rescue Squad have various types of equipment available, including rescue vehicles, pumper trucks, tankers and a grass rig. Vehicles used by the Fire District consist of those with tank sizes ranging of 1,000 to 2,500 gallons. **The Village of Utica has an ISO rating of "6" while rural areas surrounding Utica have an ISO rating of "6-9."** Village Staff have stated a desire to construct a new Fire Hall in the next 10 years.

CIVIL DEFENSE

- ❖ **Civil Defense** is managed by **Seward County Civil Defense**, along with local Fire Department volunteers and County officials. Civil defense is responsible for notifying citizens in the case of an emergency. In the case of an emergency, a list of trained volunteers is maintained on an as-needed basis.

The planning and preparation for natural disaster and manmade emergencies consists of: 1) Mitigation; 2) Preparation; 3) Response; and 4) Recovery.

VILLAGE OFFICE / UTICA AUDITORIUM

- ❖ The office of the **Utica Village Clerk** and the **Utica Auditorium** are located at 466 First Street, in Downtown Utica. The Village of Utica Planning Commission and the Village Board conduct monthly meetings at this facility. The Auditorium is home to the local American Legion and is also rented for weddings, festivals, shows and other family and Community activities. The restrooms and stage area inside the Auditorium were renovated in 2015 with wood flooring being refinished in 2019.

POST OFFICE

- ❖ The **U.S. Post Office** of Utica is located at 740 “D” Street. The Post Office building was constructed in 1961 and has a wheelchair ramp and rail for handicap accessibility. The facility is currently **not** ADA compliant, due to high counter tops. The Post Office has a total of 348 installed postal boxes, of which approximately 209 are rented. The Post Office employs four personnel, two full time and two part time.

PUBLIC UTILITIES/INFRASTRUCTURE.

It is the responsibility of any community to provide a sound public utility or infrastructure for its citizens. It is important that the expansion of these systems be coordinated with the growth of Utica. Analysis of these infrastructure systems, via conversations with Village maintenance and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

WATER SYSTEM

The Village of Utica supplies its own water for its residents. Water is pumped from a facility located within the Corporate Limits of Utica for everyday use. An above-ground water tower is located in the northeast corner of Utica. This tower has a capacity of approximately 200,000 gallons. **Painting and cleaning of the water tower are scheduled for 2022. Additionally, recent water main replacement has occurred throughout the Community and will continue during the 10 year planning period.**

In 2016, the local water treatment facility was updated with a new filter and control system. The Village of Utica conducts an annual water quality report to inform the general public of any potential chemicals and hazards in the Community's water supply. As of 2009, testing of the water supply was conducted without any violations.



SANITARY SEWER SYSTEM

The existing **Sanitary Sewer System** in Utica is served by a five cell wastewater lagoon system, located approximately one mile southeast of Utica. The lagoon covers a surface area of 25.6 acres and has a capacity of 103 gallons per person per day. The storage volume at the lagoon is an estimated 53,775,000 gallons.

The sewer mains in Utica consist of pipes ranging in size between 4” and 8” in diameter and consist of a flow between 12,000 to 16,000 gallons per day. Currently, undersized mains exist in the Village of Utica, particularly around the Downtown area, where sewer mains age 85+ years exist. The current sewer system will need to be upgraded to support future growth and expansion of the Village throughout the 10-year planning period.

ELECTRICAL SYSTEM

- ❖ The **Electric System** is owned, operated and supplied by Norris Public Power District.

NATURAL GAS SYSTEM

- ❖ The **Natural Gas System** in Utica is owned, operated and supplied by Black Hills Energy.

TRANSPORTATION.

The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Utica. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. The overall purpose of the Transportation Plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the planning area.

The primary sources of information utilized to develop the Transportation Plan were (1) Utica “One and Six Year Plans” and (2) State of Nebraska Department of Roads “Nebraska Highway Program” (Fiscal Years 2007-2013 and Beyond).

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, State Functional Classifications, Utica, Nebraska, depicts the transportation system in the Village of Utica. The transportation system is comprised of U.S. Highway 34, an east/west “*Major Arterial*” road that borders the Village to the North, and State Spur 34F, a north/south “*Major Arterial*” Highway that passes through the western portions of the Community and connects Highway 34 to the Interstate 80 Corridor, five miles south of Utica. All other streets within the Corporate Limits of Utica are classified as local streets. Local streets provide transportation throughout the Village, while the U.S. highway, spur route and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Utica area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Utica. Each of these road segments are identified as “*Major Arterial*” roads. All other roads within the corporate limits of the Village of Utica are classified as “local” roads.

STATE FUNCTIONAL CLASSIFICATIONS

UTICA, NEBRASKA



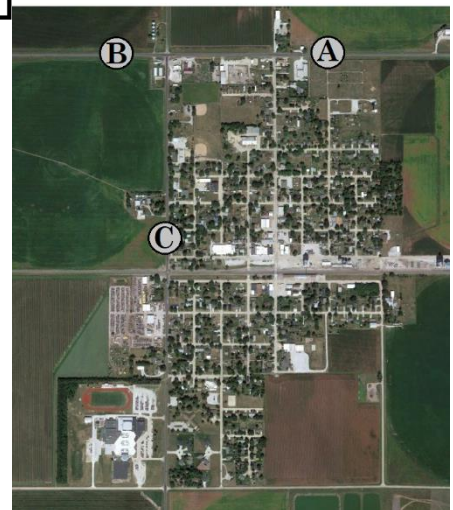
State Highways

- Gravel or Crushed Rock
- Asphalt / Bituminous Surface
- Concrete / Brick Surface

City Streets & County Roads

- Primitive or Unimproved
- Gravel or Crushed Rock
- Non-Rigid Pavement (BM or ACSC)
- Rigid Pavement (PCC, ACSC or Brick)
- Interstate Numbered Routes
- U. S. Numbered Routes
- State Numbered Routes
- State Numbered Spurs
- State Numbered Links
- In 116* Inventoried Numbered Routes
- Ma 1480* Major Collector Routes
- Ml 7100* Minor Collector Routes
- Ur 5092* Urban Routes
- RD 767* 911 NAMED / Numbered Routes
- City Center
- Corporate Limits

Corporate Limits as of 1985 State Highways Corrected to 1995



LEGEND
 UTICA CORPORATE LIMITS
 MAJOR ARTERIAL ROAD

ANNUAL AVERAGE 24-HOUR TRAFFIC

	2014	2016	2018
SEGMENT A			
TOTAL VEHICLES	2,485	2,250	2,795
HEAVY COMM. VEHICLES	360	330	410
SEGMENT B			
TOTAL VEHICLES	2,465	2,460	2,700
HEAVY COMM. VEHICLES	370	370	400
SEGMENT C			
TOTAL VEHICLES	1,190	1,065	1,115
HEAVY COMM. VEHICLES	125	110	115

ROAD CLASSIFICATIONS

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

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

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

FUTURE UTICA TRANSPORTATION SYSTEM.

The Future Transportation System in the Village of Utica is outlined in the Village **One and Six Year Road Improvement Programs**. Utica's One-Year Plan is for projects to be undertaken in 2021. Utica's Six Year Plan is for projects to be undertaken through 2026, or earlier if funding becomes available.

VILLAGE OF UTICA - ONE-YEAR ROAD PLAN

The One-Year Road Plan includes the following:

1. **General Maintenance/No Improvements.**

VILLAGE OF UTICA - SIX-YEAR ROAD PLAN

The Six-Year Road Plan includes the following:

1. **“F” Street from Colorado Street to Alvo Road.**
Replace existing road with a 29' wide, 8" concrete street.
Total Cost: \$275,000.

UPCOMING NEBRASKA DEPARTMENT OF ROADS PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Nebraska Departments of Roads has no projects to be completed within the Utica Planning Jurisdiction within the next several years.

UPCOMING SEWARD COUNTY PROJECTS WITHIN THE PLANNING JURISDICTION OF UTICA

Seward County has no projects to be completed in the Utica Planning Jurisdiction within the next several years.

APPENDIX I.



UTICA CITIZEN
SURVEY RESULTS.

Constant Contact Survey Results

Survey Name: Utica Citizen Survey

Response Status: Partial & Completed

Filter: None

7/20/2021 2:11 PM CDT








TextBlock:

The Village of Utica Planning Commission (UPC) is currently conducting an update to the Utica Comprehensive Plan, to determine both the present and future needs of the Community for the next 10 years. An important activity of this Comprehensive Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete the following Citizen Survey. SURVEYS MUST BE COMPLETED BY FRIDAY, JULY 9TH, 2021. Your responses will remain anonymous.

TextBlock:

POPULATION CHARACTERISTICS

How long have you lived in Utica?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less Than 1 Year			9	6.9 %
1 to 5 Years			14	10.7 %
6 to 10 Years			18	13.8 %
11 to 20 Years			18	13.8 %
21+ Years			50	38.4 %
I do not live in Utica			6	4.6 %
No Response(s)			15	11.5 %
Totals			130	100%

Including yourself, how many persons are there in your family/household?

Answer	0%	100%	Number of Response(s)	Response Ratio
One			16	12.3 %
Two			46	35.3 %
Three			13	10.0 %
Four			21	16.1 %
Five			11	8.4 %
Six or More			8	6.1 %
No Response(s)			15	11.5 %
Totals			130	100%

How many persons in your family are in each of the following age groups?

1 = 1, 2 = 2, 3 = 3, 4 = 4, 5 = 5+

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Less Than 18 Years						44	2.1
18 to 24 Years						17	1.6
25 to 34 Years						28	1.6
35 to 44 Years						31	1.7
45 to 54 Years						18	1.7
55 to 64 Years						18	1.4
65 to 74 Years						26	1.5
75 to 81 Years						11	1.4
82+ Years						7	1.1

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

TextBlock:

EDUCATION

Check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
I am a graduate of Centennial Public Schools.			40	46.5 %
I have children attending Centennial Public Schools.			34	39.5 %
I have children attending St. Paul Lutheran Parochial School.			6	6.9 %
Public Schools were a factor in my decision to locate in Utica.			34	39.5 %
Parochial Schools were a factor in my decision to locate in Utica.			13	15.1 %
Totals			86	100%

Are there sufficient and safe routes to School for children?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			87	66.9 %
No			18	13.8 %
No Response(s)			25	19.2 %
Totals			130	100%

If No to Question #5, what could be done to improve the safety of children commuting to and from school?

22 Response(s)

Would you recommend Centennial Public Schools to parents?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			103	79.2 %
No			9	6.9 %
No Response(s)			18	13.8 %
Totals			130	100%

TextBlock:

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

What new public recreational opportunities should be considered for Utica?

52 Response(s)

What three new businesses would you like to see in Utica?

68 Response(s)

What three public services would you like to see offered in the Village of Utica that are currently not available?

23 Response(s)

The Village of Utica pays \$225.00 every other week for recycling bins.Do you use them?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			64	49.2 %
No			36	27.6 %
No Response(s)			30	23.0 %
Totals			130	100%

Do you want the Village to continue supplying bins?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			82	63.0 %
No			16	12.3 %
No Response(s)			32	24.6 %
Totals			130	100%

Would you be willing to pay a fee to continue this service?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			39	30.0 %
No			58	44.6 %
No Response(s)			33	25.3 %
Totals			130	100%

Please rate the quality of the following Community Services and Public Facilities in or around your Town.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Churches					97	1.3
Grocery Store					100	2.1
Pharmacy					66	3.5
Fire Protection					99	1.4
Village Hall & Offices					97	1.8
Parks/Recreation					98	2.2
Wellness/Fitness Center					76	3.3
Garbage Collection					91	1.4
Local Government					88	2.1
Cable TV					70	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the quality of the following Community Services and Public Facilities in or around your Town.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Public Transit					73	3.2
Discount/Variety Store					68	3.6
Downtown Businesses					87	2.8
Senior Center					92	1.6
Post Office					94	1.6
Restaurants/Cafes					93	2.9
Convenience Stores					90	2.0
Streets/Sidewalks					94	2.4
Utilities					88	2.0
Retail Goods/Services					79	3.1

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the quality of the following Community Services and Public Facilities in or around your Town.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Employment Opportunities					88	2.8
Recycling/Garbage Service					91	1.7
Repair Services					84	2.4
Entertainment/Theater					76	3.6
Library					85	2.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the quality of the following Community Services and Public Facilities in or around your Town.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Medical Clinic					92	1.7
Police Protection					92	2.0
Banks					91	1.7
Schools					93	1.4
Child Care opportunities					87	1.9
Internet/ Telecommunications					88	2.2
Other (Please Identify)					8	2.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please select the top three (3) most important business/industry sectors to the Village of Utica.

Answer	0%	100%	Number of Response(s)	Response Ratio
Farming/Agriculture			76	80.0 %
Food Processing			0	0.0 %
Utilities			12	12.6 %
Information			1	1.0 %
Health			10	10.5 %
Leisure/Hospitality/ Tourism			0	0.0 %
Government			1	1.0 %
Medical/Emergency			36	37.8 %
Automotive			12	12.6 %
Retail			5	5.2 %
Entertainment			1	1.0 %
Financial Activities			5	5.2 %
Professional & Business			8	8.4 %
Education			63	66.3 %
Home-Based Businesses			3	3.1 %
Law Enforcement/ Protection			18	18.9 %
Fire Protection			26	27.3 %
Other			6	6.3 %
Totals			95	100%

TextBlock:

TRANSPORTATION

Which transportation items need to be addressed in Utica?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Traffic Safety Improvements				76	2.1
Railroad Crossing Improvements				88	1.8
Pedestrian/Trails Connections				78	1.7
School Traffic Circulation				78	2.2
Improved Traffic Control				80	2.5
Improved Truck Routes				78	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Which transportation items need to be addressed in Utica?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Highway Corridor Enhancements				76	2.1
Access Management/ Frontage Roads				70	2.5
More Parking				75	2.7
Congestion Reduction				72	2.8
Public Transit				75	2.1

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

TextBlock:

COMMUNITY GROWTH, LAND USE & ZONING

The Appearance of the Village of Utica can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Street & Pedestrian Lighting						84	2.6
Special Sales, Events and Welcome Banners						85	2.5
Crosswalk Enhancements						82	2.7
Street Trees, Benches and Landscaping						85	2.4
Pedestrian Seating Areas and Sidewalk Cafes						87	2.5
Vehicular Traffic Safety						85	2.8
Coordinated Traffic Control Lighting.						84	3.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: The Appearance of the Village of Utica can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Directional Signage						82	3.0
Restoration/Preservation of Historic Buildings/Housing						83	2.3
Gateway Entrance Signage and Advertising						84	2.8
Design Guidelines for Facades, Awnings, etc.						82	2.9
Nuisance Enforcement/Property Clean-Up						89	1.7
Housing Development/Rehabilitation						85	1.9
Other (Specify):						12	2.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

The Sustainability of the Village of Utica can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Water, Sewer & Utility Replacement						81	2.3
Improved Streets, Sidewalks & Alleys						84	2.2
Additional Pedestrian Safety Measures						80	2.7
Additional Parking for Businesses/ in Downtown						78	3.3
Burying Overhead Utility Lines						80	2.7
Business Retention, Recruitment & Expansion						85	1.9
Marketing of Sales & Festivals						82	2.2

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: The sustainability of the Village of Utica can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Coordinated Business Hours						82	2.6
Designation of a "Historic District"						81	3.0
Increased Marketing of Vacant Buildings						80	2.0
Development of an Incubator Business Program						80	2.7
Reducing Utility Costs with Alternative Energy Sources						83	2.6
New/Improved Parks/Rec/Trails						83	2.0
Nuisance Enforcement/Property clean-up						88	1.7
Update of Village Equipment and Vehicles						82	2.7
Infrastructure Improvements (Hydrants, Water Meters, Water Wells, Sewer Scoping, Street Replacement, etc.)						82	2.3
Other (Specify):						7	2.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Where should future residential growth in Utica take place? Check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
North			16	20.0 %
South			49	61.2 %
East			51	63.7 %
West			27	33.7 %
Totals			80	100%

Should the Community of Utica expand to include new commercial and entertainment facilities?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			71	54.6 %
No			16	12.3 %
No Response(s)			43	33.0 %
Totals			130	100%

If Yes, where should future commercial and entertainment facilities be developed?

35 Response(s)

Do you support stricter enforcement of Village ordinances regarding parking, junk vehicles and property maintenance?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			75	57.6 %
No			13	10.0 %
No Response(s)			42	32.3 %
Totals			130	100%

TextBlock:

HOUSING & RESIDENTIAL DEVELOPMENT

Do you rent or own your place of residence?

Answer	0%	100%	Number of Response(s)	Response Ratio
Own			81	62.3 %
Rent			8	6.1 %
No Response(s)			41	31.5 %
Totals			130	100%

Describe the type of housing you currently reside in.

Answer	0%	100%	Number of Response(s)	Response Ratio
House			87	66.9 %
Mobile Home			0	0.0 %
Apartment			1	<1 %
Town Home/Duplex			1	<1 %
No Response(s)			41	31.5 %
Totals			130	100%

Are you satisfied with your current place of residence? If No, why not?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			80	61.5 %
No			10	7.6 %
No Response(s)			40	30.7 %
Totals			130	100%

How would you rate the condition of your home or place of residence? If minor or major repair is needed to your home, please describe the type of repair needed.

Answer	0%	100%	Number of Response(s)	Response Ratio
Excellent			52	40.0 %
Good			29	22.3 %
Fair - Needs Minor Rehabilitation			8	6.1 %
Poor - Needs Major Rehabilitation			1	<1 %
No Response(s)			40	30.7 %
Totals			130	100%

Which of the following housing types are needed in Utica?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed




Answer	1	2	3	Number of Response(s)	Rating Score*
Single Family Housing				86	1.4
Rental Housing (General)				81	1.9
Condominiums/Townhomes				81	2.2
Duplex/Triplex Housing				84	2.2
Rehabilitation of Owner-Occupied Housing				83	2.0
Rehabilitation of Renter-Occupied Housing				81	1.9
Housing Choices for First-Time Homebuyers				86	1.6
Independent/Group Home Housing for Persons with a Mental/Physical Disability				79	2.3
Senior Independent Living Housing (Owner & Rental)				90	1.7
Licensed Assisted Living with Specialized Services (Health, Food Prep, Recreation Services, etc.)				89	1.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.




Would you support the Village of Utica using State or Federal grant funds to conduct an Owner Housing Rehabilitation Program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			73	56.1 %
No			16	12.3 %
No Response(s)			41	31.5 %
Totals			130	100%




Would you support the Village of Utica using State or Federal grant funds to conduct a Renter Housing Rehabilitation Program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			62	47.6 %
No			25	19.2 %
No Response(s)			43	33.0 %
Totals			130	100%




Would you support the Village of Utica establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			90	69.2 %
No			2	1.5 %
No Response(s)			38	29.2 %
Totals			130	100%




Would you support the Village of Utica using grant dollars to purchase, rehabilitate and resell vacant housing in the Community?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			83	63.8 %
No			6	4.6 %
No Response(s)			41	31.5 %
Totals			130	100%

Would you support the Village of Utica using State or Federal grant dollars to provide down payment assistance to first-time home buyers?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			65	50.0 %
No			24	18.4 %
No Response(s)			41	31.5 %
Totals			130	100%

As a Utica resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			43	33.0 %
No			45	34.6 %
No Response(s)			42	32.3 %
Totals			130	100%

Please provide any additional comments regarding the future of Utica, Nebraska.

22 Response(s)

APPENDIX II.



UTICA TABLE PROFILE.

**TABLE 1
POPULATION TRENDS AND PROJECTIONS
UTICA, NEBRASKA
1990-2031**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	1990	718	--	--	--	--
	2000	844	+126	+17.5%	+12.6	+1.8%
	2010	861	+17	+2.0%	+1.7	+0.2%
	2020	840	-21	-2.4%	-2.1	-0.2%
	2021	836	-4	-0.5%	-4	-0.5%
Low	2031	807	-29	-3.4%	-2.9	-0.3%
Medium	2031	828	-8	-0.9%	-0.8	-0.1%
High	2031	852	+16	+1.9%	+1.6	+0.2%

Source: 1990, 2000, 2010 & 2020 Census;
Hanna:Keelan Associates, P.C., 2021.

**TABLE 2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
UTICA, NEBRASKA
2000-2031**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2021</u>	<u>2031</u>	<u>2021-2031 Change</u>
19 and Under	258	244	-14	232	227	-5
20-34	114	135	+21	140	138	-2
35-54	220	229	+9	231	240	+9
55-64	70	99	+29	109	117	+8
65-74	74	75	+1	72	68	-4
75-84	65	49	-16	38	31	-7
<u>85+</u>	<u>43</u>	<u>30</u>	<u>-13</u>	<u>15</u>	<u>7</u>	<u>-8</u>
Totals	844	861	+17	836	828	-8
Median Age	39.7	39.7	+0.0	38.2	37.5	-0.7

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2021.

TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	844	35	809	326	2.48
2010	861	37	824	336	2.45
2021	836	0*	836	349	2.39
2031	828	0	828	357	2.32

*Closure of Utica Community Care Center.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2021.

TABLE 4
TENURE BY HOUSEHOLD
UTICA, NEBRASKA
2000-2031

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	326	250	76.7%	76	23.3%
2010	336	246	73.2%	90	26.8%
2021	349	255	73.1%	94	26.9%
2031	357	260	72.8%	98	27.2%

Source: 2000, 2010 Census

Hanna:Keelan Associates, P.C., 2021.

TABLE 5
HOUSEHOLDS BY HOUSEHOLD SIZE
UTICA, NEBRASKA
2019 ESTIMATE*

<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7+ Persons</u>
98	140	25	50	20	3	16

*Subject to Margin of Error.

Source: 2015-2019 American Community Survey Estimate.

**TABLE 6
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
UTICA, NEBRASKA
2010-2031**

<u>Income Group</u>	<u>2010 Est.*</u>	<u>2019 Est.*</u>	<u>2021</u>	<u>2031</u>	<u>% Change 2021-2031</u>
<u>All Households</u>					
Less than \$10,000	29	11	19	6	-68.4%
\$10,000-\$19,999	34	19	16	11	-31.3%
\$20,000-\$34,999	64	36	33	28	-15.2%
\$35,000-\$49,999	54	47	43	39	-9.3%
\$50,000-\$74,999	<u>87</u>	<u>80</u>	<u>77</u>	<u>76</u>	-1.3%
\$75,000-\$99,999	35	57	61	69	13.1%
<u>\$100,000 or More</u>	<u>54</u>	<u>102</u>	<u>110</u>	<u>128</u>	16.4%
Totals	322	352	349	357	2.3%
Median Income	\$46,618	\$69,643	\$71,430	\$80,116	12.2%
<u>Households 65+ Yrs.</u>					
Less than \$10,000	9	2	0	0	+0.0%
\$10,000-\$19,999	22	12	8	3	-62.5%
\$20,000-\$34,999	20	12	9	4	-55.6%
\$35,000-\$49,999	16	12	11	7	-36.4%
\$50,000-\$74,999	7	28	31	34	9.7%
\$75,000-\$99,999	8	23	27	29	7.4%
<u>\$100,000 or More</u>	<u>0</u>	<u>18</u>	<u>19</u>	<u>22</u>	15.8%
Totals	82	107	105	99	-5.7%
Median Income	\$27,500	\$58,303	\$59,332	\$64,410	8.6%
<u>Renter Households.</u>					
Less than \$10,000	20	6	5	2	-60.0%
\$10,000-\$19,999	12	13	15	14	-6.7%
\$20,000-\$34,999	30	12	12	11	-8.3%
\$35,000-\$49,999	19	14	12	13	8.3%
\$50,000-\$74,999	27	13	16	15	-6.3%
\$75,000-\$99,999	0	10	13	14	7.7%
<u>\$100,000 or More</u>	<u>3</u>	<u>15</u>	<u>21</u>	<u>29</u>	38.1%
Totals	111	83	94	98	4.3%
Median Income	\$31,749	\$46,249	\$48,048	\$51,997	8.2%

* Specified Data Used, subject to margin of error.

Source: 2006-2010 & 2015-2019 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2021.

TABLE 7
PER CAPITA INCOME
SEWARD COUNTY, NEBRASKA / STATE OF NEBRASKA
2010-2031

<u>Year</u>	<u>Seward County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2010	\$38,150	--	\$40,920	--
2011	\$42,584	+11.6%	\$45,429	+11.0%
2012	\$44,138	+3.6%	\$46,562	+2.5%
2013	\$44,965	+1.9%	\$46,592	+0.1%
2014	\$45,773	+1.8%	\$48,948	+5.1%
2015	\$46,904	+2.5%	\$50,588	+3.4%
2016	\$46,375	-1.1%	\$49,703	-1.8%
2017	\$48,550	+4.7%	\$50,663	+1.9%
2018	\$50,882	+4.8%	\$53,263	+5.1%
2019	\$52,487	+3.2%	\$54,515	+2.3%
2021	\$56,021	+6.7%	\$56,450	+3.5%
2010-2021	\$38,150-\$56,021	+46.8%	\$40,920-\$56,450	+37.9%
2021-2031	\$56,021-\$68,346	+22.0%	\$56,450-\$67,482	+19.5%

Source: Bureau of Economic Analysis, 2021.
Hanna:Keelan Associates, P.C., 2021.

TABLE 8
RACE AND HISPANIC ORIGIN
UTICA, NEBRASKA
2010 & 2019 ESTIMATE*

<u>Race</u>	<u>2010</u>		<u>2019 Est.</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	844	98.0%	891	96.6%
Black	2	0.2%	12	1.3%
Native American	2	0.2%	0	0.0%
Asian	8	0.9%	3	0.3%
<u>Other</u>	<u>5</u>	<u>0.7%</u>	<u>16</u>	<u>1.7%</u>
Totals	861	100.0%	922	100.0%
Hispanic Origin	12	1.4%	15	1.6%

*Subject to Margin of Error.

Source: 2010 Census, 2015-2019 American Community Survey Estimate.

TABLE 9
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2010-2031

Income Range	2010* # / #CB-HP	2017* # / #CB-HP	2021 # / #CB-HP	2031 # / #CB-HP
0%-30% AMI	20 / 10	20 / 15	13 / 10	9 / 6
31%-50% AMI	35 / 4	15 / 4	11 / 6	9 / 4
51%-80% AMI	35 / 4	25 / 0	18 / 0	15 / 0
81%+ AMI	120 / 4	215 / 4	213 / 2	227 / 0
Totals	210 / 22	275 / 23	255 / 18	260 / 10

*Specified Data Used; 2010 & 2017 estimate subject to margin of error.

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

Source: Huduser.org.

Hanna:Keelan Associates, P.C., 2021.

TABLE 10
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
UTICA, NEBRASKA
2010-2031

Income Range	2010* # / #CB-HP	2017* # / #CB-HP	2021 # / #CB-HP	2031 # / #CB-HP
0%-30% AMI	35 / 35	20 / 20	17 / 17	11 / 11
31%-50% AMI	15 / 10	20 / 15	14 / 11	10 / 9
51%-80% AMI	30 / 0	15 / 0	23 / 0	26 / 0
81%+ AMI	29 / 0	24 / 0	40 / 0	51 / 0
Totals	109 / 45	79 / 35	94 / 28	98 / 20

*Specified Data Used; 2010 & 2017 estimate subject to margin of error.

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

Source: Huduser.org.

Hanna:Keelan Associates, P.C., 2021.

TABLE 11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
SEWARD COUNTY, NEBRASKA
2010-2031

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2010	8,414	--	4.0%
2011	8,430	+16	3.8%
2012	8,642	+212	3.5%
2013	8,690	+48	3.7%
2014	8,562	-128	3.1%
2015	8,441	-121	2.9%
2016	8,495	+54	2.8%
2017	8,373	-122	2.6%
2018	8,505	+132	2.6%
2019	8,669	+164	2.9%
2020	8,489	-180	4.1%
2021*	8,456	-33	3.7%
2031	8,564	+108	3.3%
2021-2031	8,414-8,564	+150	4.0%-3.3%

Estimates as of February, 2021.

Source: Nebraska Department of Labor, Labor Market Information, 2021.

Hanna:Keelan Associates, P.C., 2021.

TABLE 12	
WORKFORCE EMPLOYMENT BY TYPE	
SEWARD COUNTY, NEBRASKA	
FEBRUARY, 2021	
<u>Workforce</u>	
Non-Farm Employment	
(Wage and Salary)	5,990
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	0
Utilities.	0
Construction.	397
Manufacturing.	856
Wholesale Trade.	315
Retail Trade.	557
Transportation & Warehousing.	353
Information.	45
Finance & Insurance.	264
Real Estate & Rental/Leasing.	26
Professional, Scientific & Technical Services.	146
Management of Companies & Enterprises.	*
Administrative/Support/Waste.	95
Educational Services.	*
Health Care & Social Assistance.	696
Arts, Entertainment & Recreation.	29
Accommodation & Food Service.	392
Other Services (except Public Administration).	255
Federal Government.	61
State Government.	51
Local Government.	1,057
*Data not available because of disclosure suppression.	
Source: Nebraska Department of Labor, Labor Market Information, 2021.	

**TABLE 13
CIVILIAN LABOR FORCE AND EMPLOYMENT
TRENDS AND PROJECTIONS
SEWARD COUNTY, NEBRASKA
1990-2020**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2021</u>	<u>2031</u>
Civilian Labor Force	8,339	9,263	9,022	8,779	8,856
Unemployment	177	217	330	323	292
Rate of Unemployment	2.1%	2.3%	3.8%	3.7%	3.3%
Employment	8,163	9,046	8,692	8,456	8,564

Change in Total Employment

	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>
1990-2000	+883	+88.3	+10.8%	+1.08%
2000-2010	-354	-35.4	-3.9%	-0.39%
2010-2021	-236	-21.4	-2.7%	-0.24%
2021-2031	+108	+10.8	+1.2%	+0.12%

Source: Nebraska Department of Labor, Labor Market Information, 2021.
Hanna:Keelan Associates, P.C., 2021.

**TABLE 14
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
UTICA, NEBRASKA
2019 ESTIMATE***

<u>Number of Units</u>				
<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other**</u>	<u>Total</u>
347	16	0	13	376

*Specified Data Used, subject to margin of error.

**Includes mobile home or trailer.

Source: 2015-2019 American Community Survey Estimate.

**TABLE 15
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
UTICA, NEBRASKA
2019 ESTIMATE***

<u>Total</u>	<u>Complete Plumbing</u>		<u>Lack of Complete Plumbing</u>		<u>Units with 1.01+ Persons per Room</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
352	352	100.0%	0	0.0%	12	3.4%

*Specified Data Used, subject to margin of error.

Source: 2015-2019 American Community Survey Estimate.

**TABLE 16
ESTIMATED YEAR HOUSING UNITS BUILT*
UTICA, NEBRASKA
2021**

<u>Year</u>	<u>Housing Units</u>
2014 to Present**	6
2010 to 2013	3
2000 to 2009	22
1990 to 1999	44
1980 to 1989	46
1970 to 1979	45
1960 to 1969	48
1950 to 1959	28
1940 to 1949	14
<u>1939 or Before</u>	<u>123</u>
Subtotal	379
<u>Units Lost (2014 to Present)</u>	<u>(3)</u>
Total Est. Units – 2021	376
% 1939 or Before	31.6%
% 1959 or Before	43.1%

*Specified Data used; subject to margin of error.

**Source: Village of Utica.

Source: 2015-2019 American Community Survey.

Hanna:Keelan Associates, P.C., 2021.

TABLE 17
HOUSING STOCK OCCUPANCY / VACANCY STATUS
UTICA, NEBRASKA
2010 & 2021

	<u>2010</u>	<u>2021</u>
a) Housing Stock	362	376
	(O=278; R=84)	(O=270; R=106)
b) Vacant Housing Stock	14	27
c) Occupied Housing Stock	348	349
Owner Occupied	271	255
Renter Occupied	77	94
d) Housing Vacancy Rate	3.8% (14)	7.2% (27)
Owner Vacancy	2.5% (7)	5.5% (15)
Renter Vacancy	8.3% (7)	11.3% (12)
e) Adjusted Vacancy Rate*	1.9% (7)	1.6% (6)
Owner Adjusted Vacancy*	1.0% (3)	1.5% (4)
Renter Adjusted Vacancy*	4.7% (4)	1.9% (2)

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

Source: 2010 Census; Village of Utica, 2021
 Hanna:Keelan Associates, P.C., 2021.

**TABLE 18
OWNER OCCUPIED HOUSING VALUE
UTICA, NEBRASKA
2000-2031**

	<u>Less than \$50,000</u>	<u>\$50,000 to \$99,999</u>	<u>\$100,000 to \$149,999</u>	<u>\$150,000 or More</u>	<u>Totals</u>
2000*	38	156	26	2	222
Median Value	\$69,700				
2019 Est.*	14	67	78	110	269
Median Value	\$131,400				
2021	\$135,700				
2031	\$156,900				

*Specified Data Used.

Source: 2000 Census, 2015-2019 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2021.

**TABLE 19
GROSS RENT
UTICA, NEBRASKA
2000-2031**

	<u>Less than \$200</u>	<u>\$200 to \$299</u>	<u>\$300 to \$399</u>	<u>\$400 to \$599</u>	<u>\$600 or More</u>	<u>Totals</u>
2000*	9	13	15	20	11	68
Median Value	\$400					
2019 Est.*	17	3	0	11	52	83
Median Value	\$750					
2021	\$759					
2031	\$813					

*Specified Data Used.

Source: 2000 Census, 2015-2019 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2021.