

SHERIDAN COUNTY, NE



2014

Comprehensive Plan



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This plan prepared by:

PADD
Panhandle Area Development District

Contents

Introduction

Executive Summary

Appendix 1: Economy

Appendix 2: Innovation

Appendix 3: Demographics

Appendix 4: Housing

Appendix 5: Transportation

Appendix 6: Public Facilities

Appendix 7: Energy and Environment

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Legal Role of the Comprehensive Plan

The Nebraska State Statutes permits counties to utilize zoning or subdivision regulation to control physical development in the county. However, a comprehensive development plan must be adopted before zoning or subdivision regulations are implemented.

As Stated in the Nebraska State Statutes (23-114.02), The comprehensive plan shall, among other elements include:

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

A transportation element which designates the general location, character, and extent of existing and proposed major streets, roads, and highways, and air and other transportation routes and facilities;

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

An Energy Element to assess the energy infrastructure, energy use by sector, evaluate utilization of renewable energy resources, and promote energy conservation measures that benefit the community.

As stated in the Nebraska State Statutes (23-114.03) "...Zoning regulations shall be consistent with the comprehensive development plan and designed for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Nebraska..."

More information can be found at:

www.npza.org/docs/NebrPlanningHndbk.pdf

www.nebraskalegislature.gov/laws/laws.php

Introduction

On January 10, 2011, Panhandle Area Development District (PADD) and the Sheridan County Commissioners signed an agreement of services for the update of the Sheridan County Comprehensive Plan. The comprehensive plan not only is necessary by Nebraska law for a county to utilize zoning and subdivision regulations, but is useful in mapping out a strategic direction for future development within the county.

Good practice is for the County to review the comprehensive plan once a year, which could be done by scheduling the review on the agenda of a regular County Commissioners meeting. The comprehensive plan also works best when utilized as an open and fluid document that changes with new information, projections, needs, and energy of the citizens in the county. The planning commission should work closely with informal action and stakeholder groups, the zoning administrator, county departments, and county commissioners to see the policies, goals, and strategies of this plan carried out.

Development of the Plan

The development of this plan began with surveys and meetings with the county. After a quick start which included several section drafts and meetings with county officials, staffing changes at PADD forced a lull in development before picking up again in the fall of 2014. Multiple meetings with the planning commission and county commissioners, a public forum, and numerous phone calls and interviews aided in informing the content and direction of the plan.



In addition, this plan made use of the concurrent Community Health Improvement Planning process being facilitated by Panhandle Public Health District and Gordon Memorial Hospital. Input from a stakeholder meeting was included in the plan and that plan is provided in the back of the document.

A draft of the comprehensive plan was presented and discussed in a public meeting with the Planning Commissioners on October 30, 2014. After some minor changes in language, the commission recommended the plan for adoption to the Sheridan County Commissioners.

Many resources were valuable in the development of the plan but particularly notable are the Sandhills Task Force Strategic Plan and the Cherry County Comprehensive Plan for their emphasis on preservation and the recognition of the land and inhabitants' shared future.