CITY OF GRANT
COMPREHENSIVE PLAN UPDATE

2021 – 2031

City of Grant

Feels Like Home

WCNDD

WEST CENTRAL NEBRASKA DEVELOPMENT DISTRICT, INC.

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West Central Nebraska Development District (WCNDD)
CJ Poltack – **Executive Director**
Amber Kuskie – **Deputy Director**
Erica Bush – **Community Economic Development Associate**

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PART 1: INTRODUCTION

Planning Process

The Comprehensive Planning Process began with WCNDD being procured in January 2021 to complete an updated Comprehensive Plan.

During public meetings, held in late May, June, July, and November, at the City Office and the Grant Senior Center, the residents of Grant were encouraged to participate in a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T) analysis. This analysis gave the residents of Grant the chance to identify strengths, weaknesses, opportunities, and threats of the City. Table 1.1 lists the most popular topics identified in each category.

Participants were asked to identify how they would like to see the town develop in the future. Citizens provided input on what they would like to see preserved in the City and what needs improved or implemented.

In the S.W.O.T analysis is outlined in Table 1.1; it is important to note that there are some issues that are represented in multiple categories. Issues that are depicted in multiple categories often illustrate varying opinions about a certain topic. The S.W.O.T Analysis is a tool that provides citizen input as it relates to wants, needs, and priorities. This is important as it allows City officials to better understand the issues important to the citizens. These issues will be portrayed throughout the comprehensive plan.

Table 1.1 S.W.O.T. Analysis

S.W.O.T. ANALYSIS			
STRENGTHS	**WEAKNESSES**	**OPPORTUNITIES**	**THREATS**
Schools	Narrow Streets	Growth	Drugs/Alcohol
Hospital	Affordable Housing	Affordable Housing	Losing Healthcare System
Swimming Pool	Poor Water Runoff/Drainage	Capture People Returning to The Community	Losing Railroad
Caring/Supportive/Friendly People	Need More Senior Living	Grow The Senior Center	Losing Midwest & Any of The Ag Companies
Churches	Sidewalks In Need of Repair/High Curbs	Recreation	Not Enough Single-Family Dwellings
Fire Dept	Poorly Lit Streets	Theater	Younger People Not Returning to The Community
Handi-Bus	Safety-Infrastructure	Local Business – Local Ownership	Aging Population
Retirement Living/Nursing Home	Lack Of Workforce	Barbershop	Farm Economy Failing in the Future
Newspaper	Lack Of Childcare	Recycling Expansion	Not Enough Early Childhood Services
Volunteers	Vacant Downtown Buildings	After School Program	
Outreach/Food Program	Lack Of Mid-Level Jobs	Restaurants	
Sense Of Community			
Senior Center			
Parks And Recreation			
Airport			
Local Stores/Shopping			
County Fair			
Annexed Properties			
Location			
Safety/Crime Rate			

Authority to Plan

Nebraska State Statute allows for cities to construct comprehensive plans to serve the needs of its citizens. In order to promote health, safety, morals, or the general welfare of the community, the comprehensive development plan, as defined in Neb. Rev. Stat. §19-903, shall meet the following requirements:

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

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

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

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

(4) When a new comprehensive plan or a full update to an existing comprehensive plan is developed on or after July 15, 2010, but not later than Jan. 1, 2015, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community. This subdivision shall not apply to cities; and

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

Regulations adopted pursuant to sections 19-901 to 19-915 shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

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

Extra-Territorial Jurisdiction (ETJ)

The planning jurisdiction for the City of Grant includes the area within the City limits as well as the one-mile extra-territorial jurisdiction. Both the City of Grant and Perkins County accept and agree to the outlined development policies and implementation measures regarding annexation, zoning, and subdivision review of areas located within the one-mile extraterritorial jurisdiction of the City. The one-mile ETJ is depicted in Figure 3.2.

PART 2: COMMUNITY PROFILE

History of Grant

According to history reports of University of Nebraska Lincoln, when Grant was platted in 1886, the founding fathers missed the path the railroad would take by half a mile. Consequently, the entire town was loaded on skids or wheels and moved down the road in order to relocate beside the tracks. Perkins County was created from the south half of Keith County in 1887. Named for Charles Perkins, president of the railroad, Grant was one of the towns competing for the county seat. Madrid was also a contender. Grant moved swiftly to organize the county government, which included Ben Hastings from Madrid as county judge. New businesses such as banks, and restaurants were soon doing well.

By 1889, a teacher's institute was hosted by Grant educators with lectures, a study of new textbooks, and examinations for those who planned to become teachers. Country schoolhouses also served as churches, for literacies, plays, and sometimes dances. In those years, rural high school students stayed in Grant during the week, doing "light housekeeping" to pay for their small rooms, while returning to their homes on the farm or in the smaller towns on weekends.

Soon Grant had two banks, other shops and businesses, and a newspaper called "Wooly West." There was also a town well. This was a great improvement over hauling water from Wild Horse Spring or the Platte River during dry spells.

Well digging was, in fact, one of the most active businesses in the county. Fred Guildner and Herman Pankonin both were in this line of work. The owner of a good well could sell water for as high as $.50 per barrel, but many shared freely with their friends and neighbors.

Other early families in the Grant area included: Jackman, Erlewine, Stevens, Hoffman, Stephenson, and Meyer. They were beginning to enjoy the fruits of their labors when the drought came, and the years of ruinously low prices.

It was clear that dryland farming was not going to support the homesteaders, and many needed to find jobs off the farm to keep things going. Some men went as far as Montana to cut railroad ties. The women made butter, cheese, and bread to sell. Others sewed or set up millinery shops to help put food on the table. Hunting provided meat -- prairie chickens, cottontail rabbits, and waterfowl. Ranchers, running large herds of cattle or sheep, found this area to their liking. Some ranches were just a few thousand acres, others as large as 40,000 acres. Today the area near Grant is covered with "irrigation circles" in the hopes that increased yields will spell prosperity. The high cost of operation and the loose, sandy soil make this somewhat chancey. Management seems to be the fine line between success and failure.

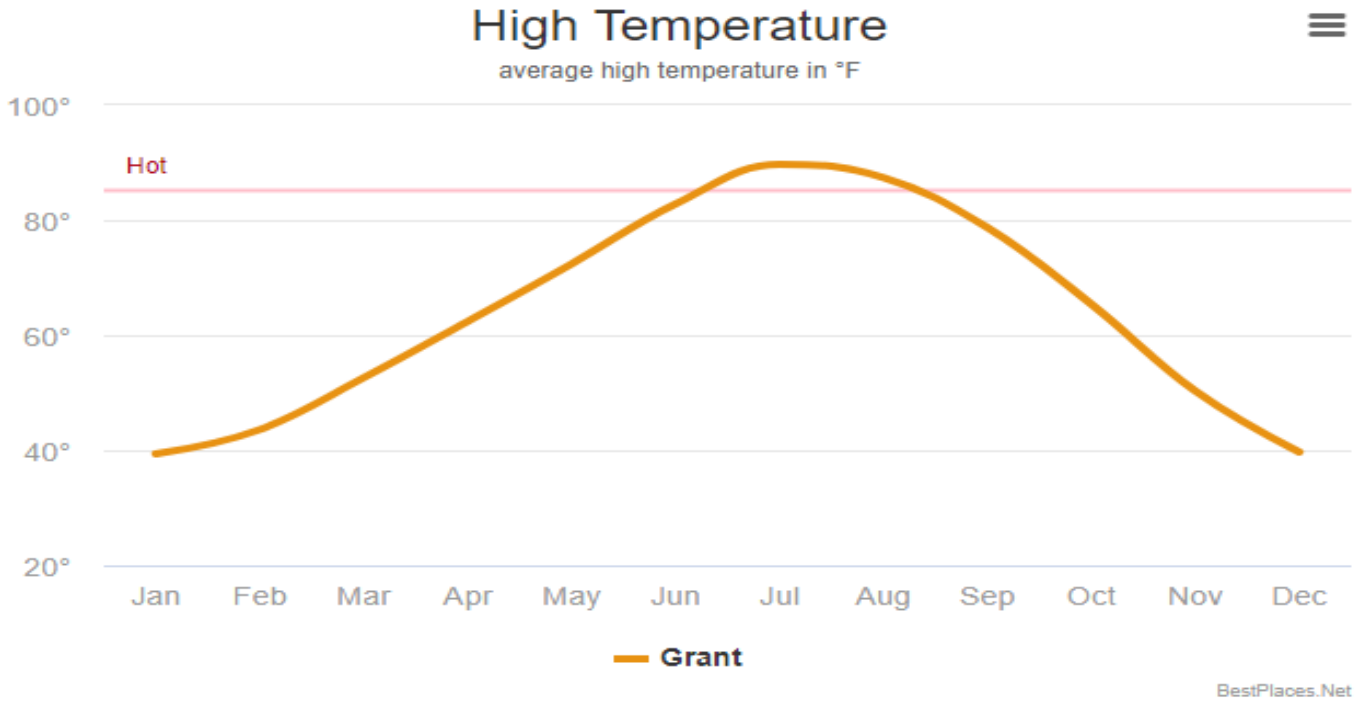
The town of Grant has grown into a busy little city with many notable features that include a youthful business community, outstanding medical facilities, and a modern hospital with multiple doctors. Grant is proud of a good school system with top-notch sports and music programs. Grant has churches of many denominations, a pleasant city park with a heated swimming pool, tennis courts, band shell, and picnic area. Grant has a lively historical society-museum which includes a turn-of-the-century home, a 1900's-era school, and a large display building.

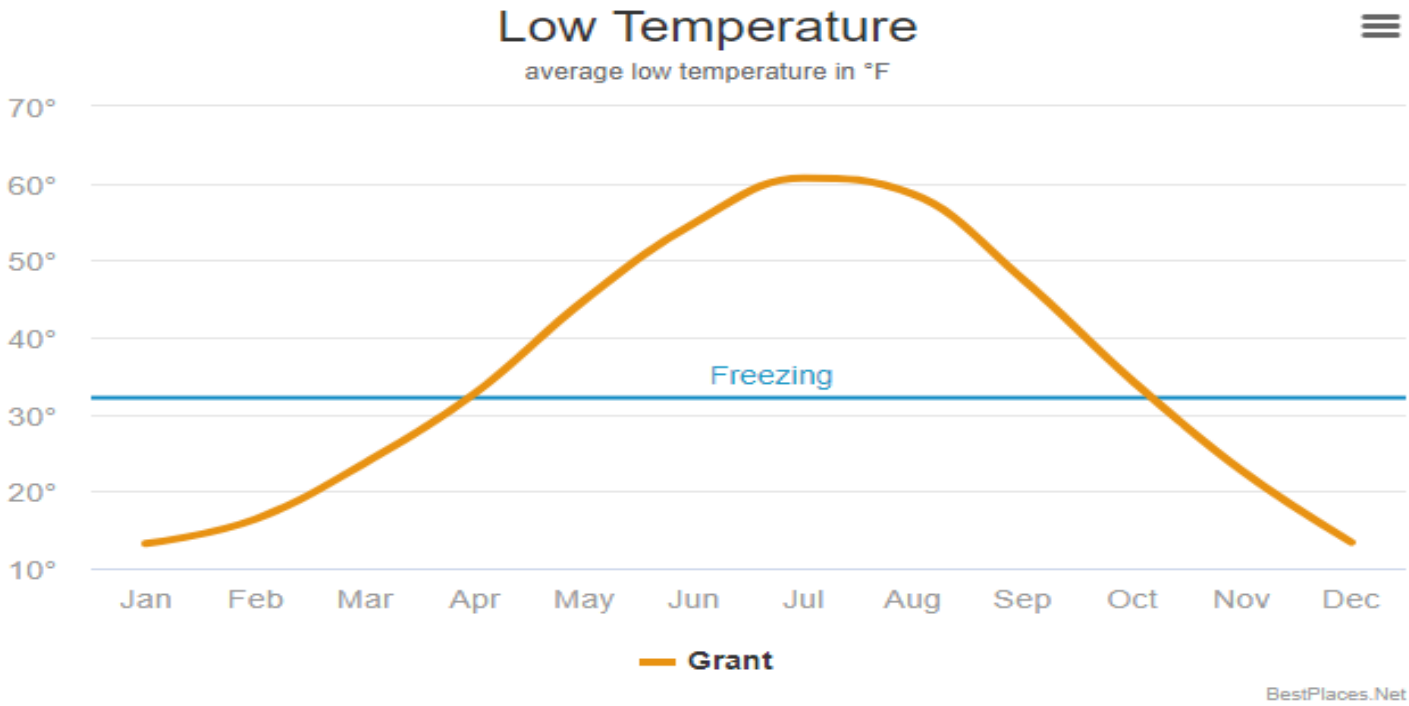
Downtown, the Perkins County Senior Center is a busy place where a good hot meal, quilting, card parties, and socialization draws folks from all over the county. Senior transportation is provided by the minibus. Comfortable low-rent housing is also available. County Centennial activities in 1987 included many special programs at the museum, a barbecue, and a flower show at the county fair.

Environmental Features

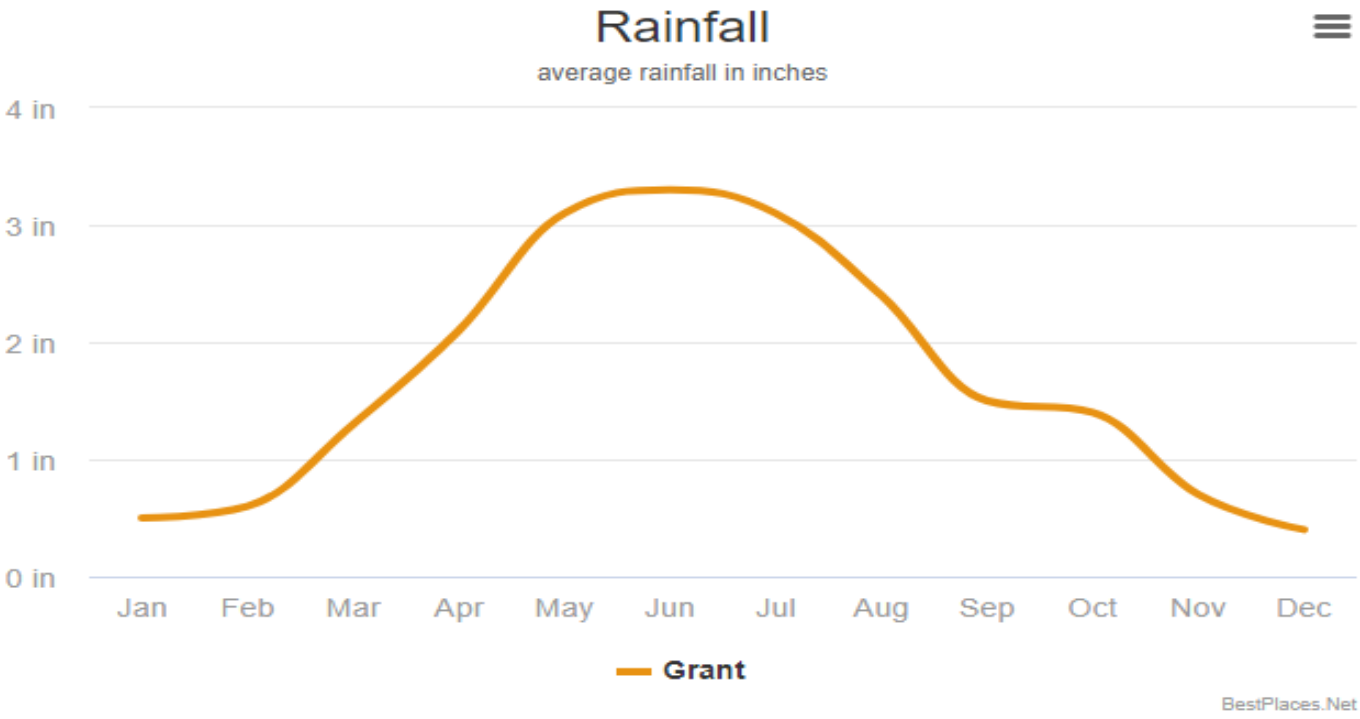
Climate

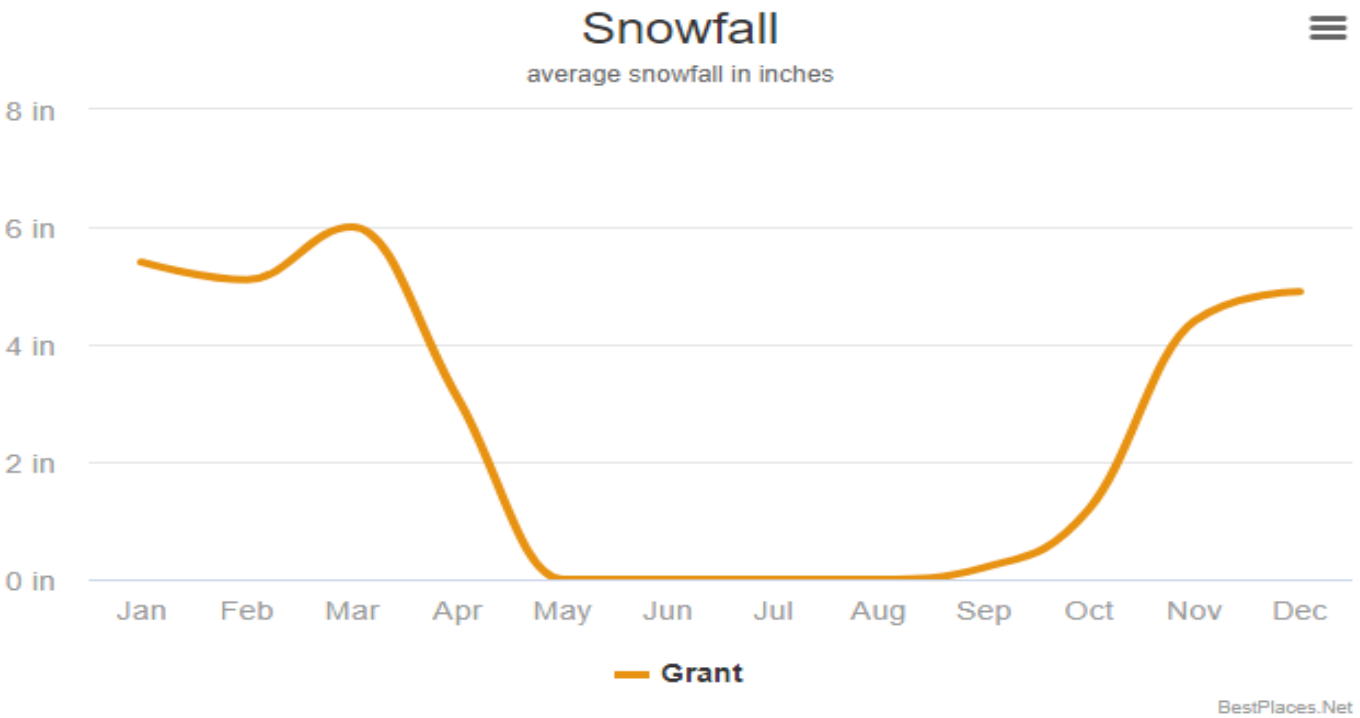
July is the hottest month for Grant with an average high temperature of 89.7°, which ranks it as one of the hottest places in Nebraska. In Grant, there are three comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year for Grant are September, June, and May. January has the coldest nighttime temperatures for Grant with an average of 13.2°. This is about average compared to other places in Nebraska.





June is the wettest month in Grant with 3.3 inches of rain, and the driest month is December with 0.4 inches. The wettest season is autumn with 43% of yearly precipitation and 7% occurs in spring, which is the driest season. The annual rainfall of 20.5 inches in Grant means that it is drier than most places in Nebraska. An annual snowfall of 30.3 inches in Grant means that it is snowier than most places in Nebraska. March is the snowiest month in Grant with 6.0 inches of snow, and seven months of the year have significant snowfall.





Watersheds and Floodplains

Figure 2.1 displays Grant's Floodplain and 2.2 shows Grant's ETJ Floodplain. Areas in blue are in the 100-year flood plain. Grant is fortunate to not have a floodplain within municipal boundaries. It is recommended that Grant not develop in the flood plain and any new growth should be concentrated to the east of Highway 61.

The 1% annual chance flood, or 100-year flood, is the standard that insurance rates are based upon. Structures in the 1% annual chance flood zones as designated by the Federal Emergency Management Agency (FEMA). High risk structures with loans backed by the Federal Deposit Insurance Corporation (FDIC) require flood insurance. Purchasing flood insurance for structures without loans that are in high-risk areas is recommended.

Figure 2.1 Grant Flood Zone

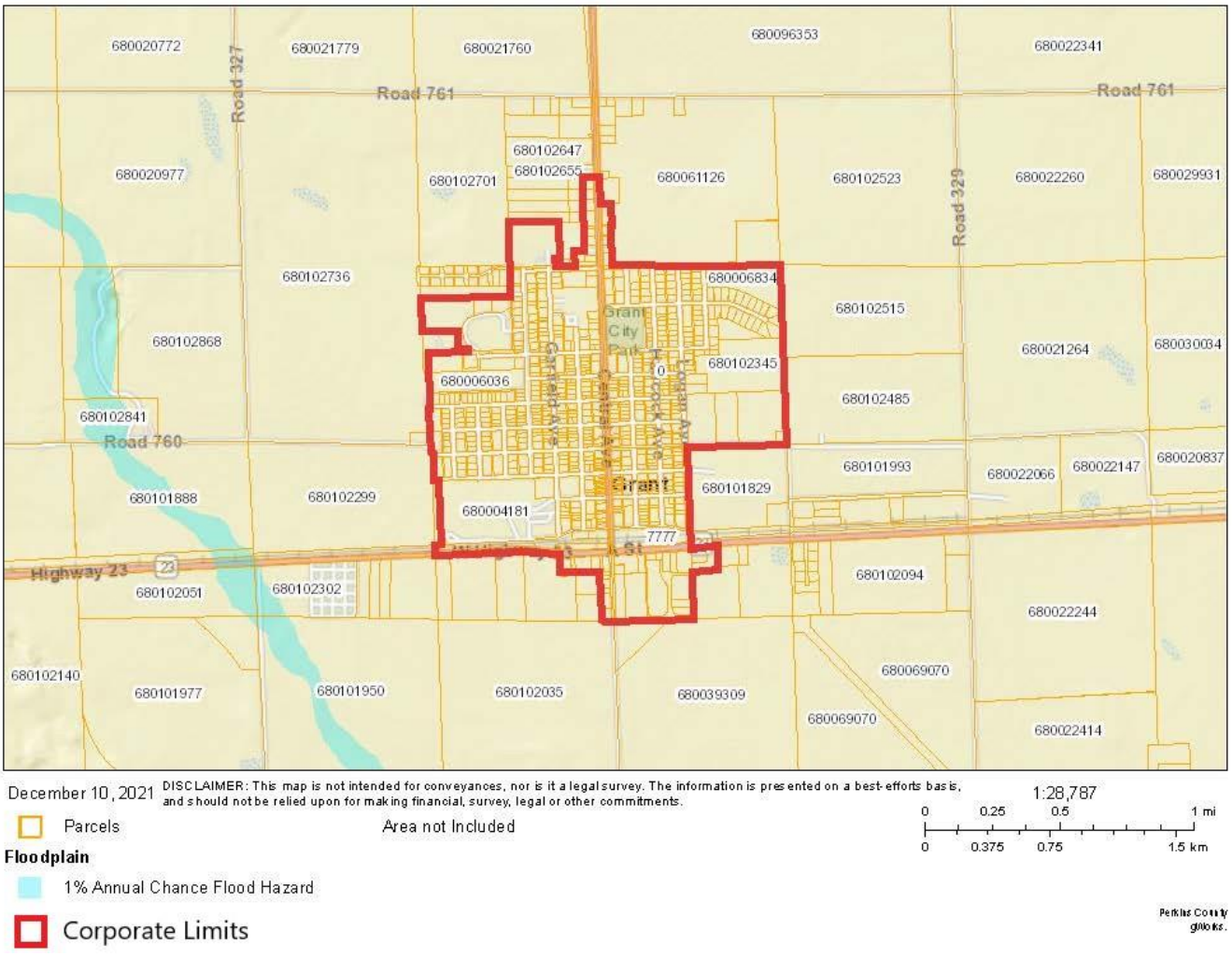
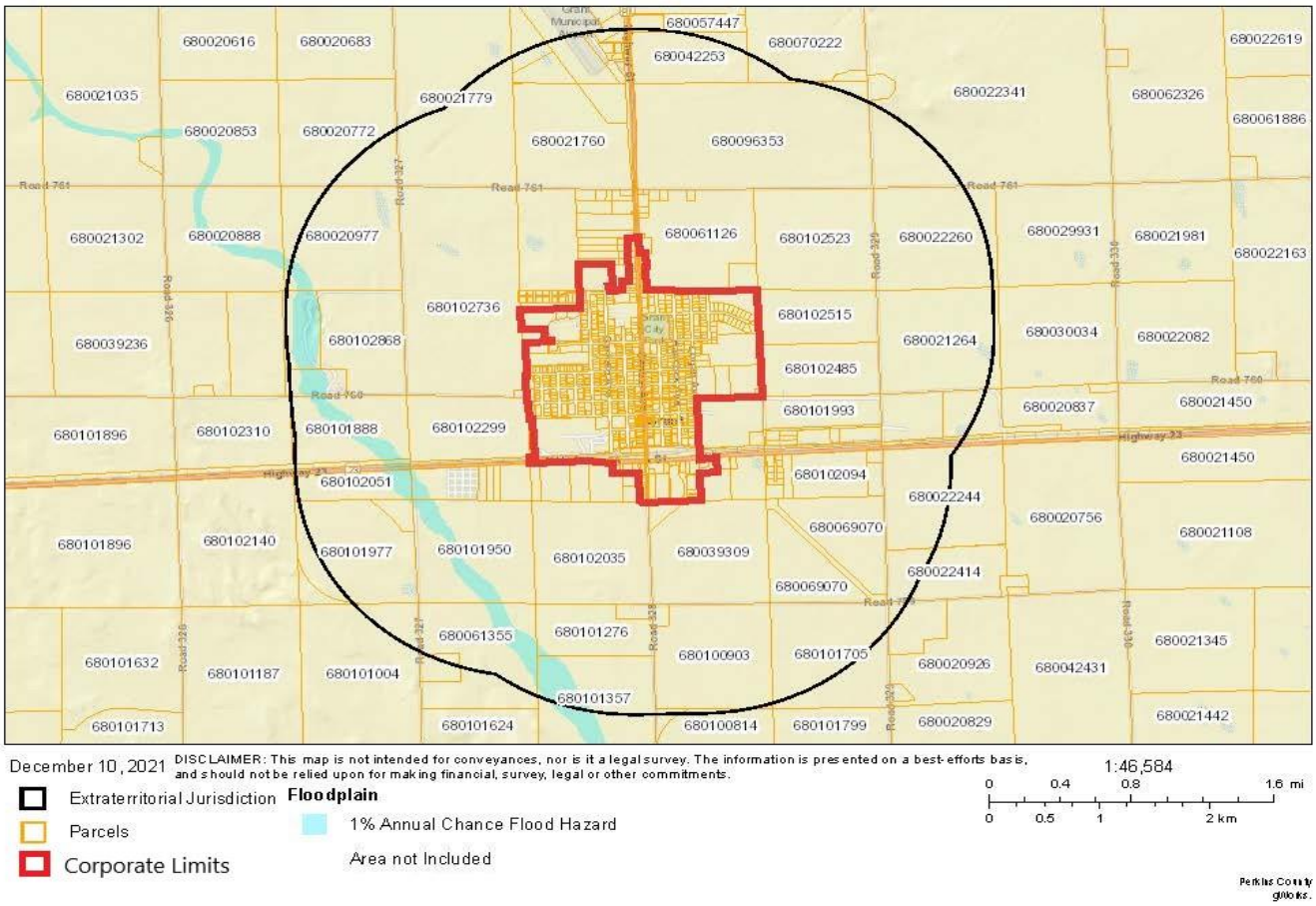


Figure 2.2 Grant ETJ Flood Zone



Soils and Topography

The following are the main soil types found within Grant. Figure 2.3 shows the location of the soil types within the City of Grant, and the immediate area. Each number on the map corresponds with the type of soil described in the section. Soil and topography information was obtained through a 2020 Custom Soil Report for the City of Grant, by the Natural Resources Conservation Service. Listed below are the top six soil types in the City of Grant area, and their percentages. The full soil report is in Appendix A.

1652 – Kuma Silt Loam, 0 to 1 percent slope 6.1%

- Slope: 0 to 1 percent
- Depth to restrictive feature: More than 80 inches
- Drainage class: Well drained
- Runoff class: Negligible
- Capacity of the most limiting layer to transmit water (Ksat):
- Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 15 percent
- Available water storage in profile: High (about 11.4 inches)

1661 – Lodgepole Silt Loam, frequently ponded 0.4%

- Slope: 0 to 1 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Somewhat poorly drained
- Runoff class: Negligible
- Capacity of the most limiting layer to transmit water (Ksat):
- Moderately low to moderately high (0.06 to 0.20 in/hr)
- Depth to water table: About 0 inches
- Frequency of flooding: None
- Frequency of ponding: Frequent
- Calcium carbonate, maximum in profile: 10 percent
- Salinity, maximum in profile: Non-Saline to slightly saline (0.0 to 2.0 mmhos/cm)
- Available water storage in profile: Moderate (about 8.8 inches)

1670 – Mace Silt Loam, 0 to 1 Percent Slopes 40.5%

- Slope: 0 to 1 percent
- Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
- Natural drainage class: Well drained
- Runoff class: Low
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 10 percent
- Available water storage in profile: Low (about 6.0 inches)

1671 – Mace Silt Loam, 1 to 3 percent slopes 9.3%

- Slope: 1 to 3 percent
- Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
- Natural drainage class: Well drained
- Runoff class: Medium
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 10 percent
- Available water storage in profile: High (about 6.1 inches)

1726 – Rosebud Loam, 1 to 3 percent slopes 36.5%

- Slope: 1 to 3 percent
- Depth to restrictive feature: 30 to 38 inches to paralithic bedrock
- Natural drainage class: Well drained
- Runoff class: Medium
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches

- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 15 percent
- Salinity, maximum in profile: Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- Sodium adsorption ratio, maximum in profile: 5.0
- Available water storage in profile: Low (about 5.0 inches)

1740 – Rosebud-Canyon Loams, 3 to 6 percent slopes 5.4%

- Slope: 3 to 6 percent
- Depth to restrictive feature: 31 to 39 inches to paralithic bedrock
- Natural drainage class: Well drained
- Runoff class: Medium
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 15 percent
- Maximum salinity: Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- Available water storage in profile: Low (about 4.7 inches)

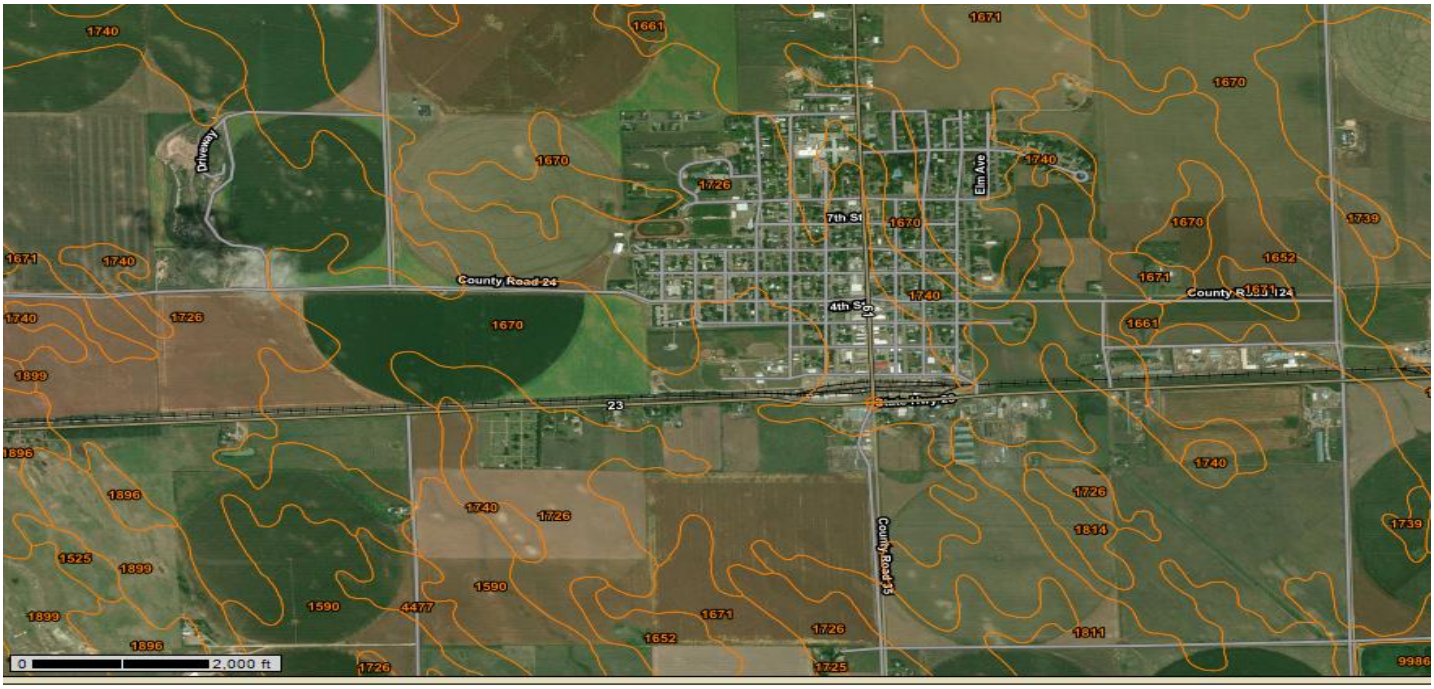
1811 – Satanta Loam, 1 to 3 percent slopes 1.1%

- Slope: 1 to 3 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Well drained
- Runoff class: Low
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Calcium carbonate, maximum in profile: 12 percent
- Maximum salinity: Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- Available water storage in profile: Low (about 4.7 inches)

1814 – Satanta Loam, 3 to 6 percent slopes 0.7%

- Slope: 3 to 6 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Well drained
- Runoff class: High
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water storage in profile: High (about 10.4 inches)

Figure 2.3 Grant Soil Map

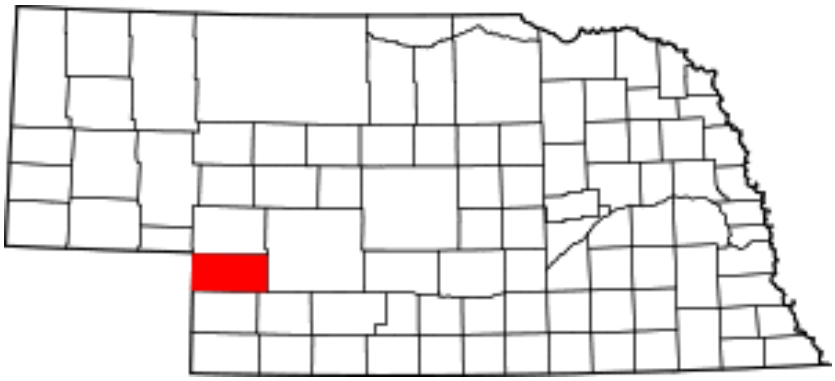


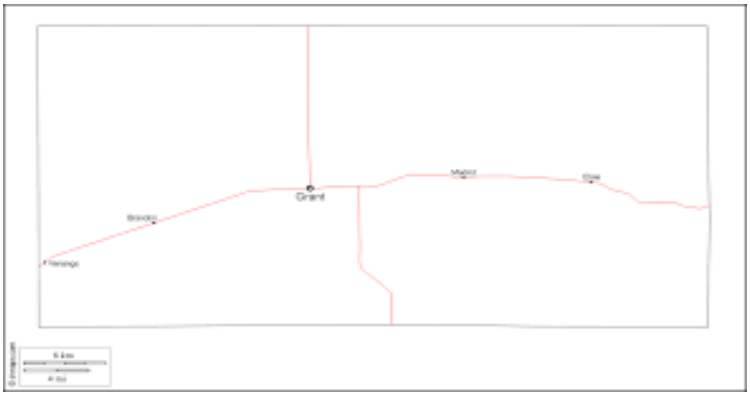
Source: USDA NRCS

Location

Grant is located in the east central portion of Perkins County at the Junction of U.S. Highway 23 and U.S. Highway 61.

Grant is about twenty (20) miles south of Ogallala, NE and Interstate 80, 293 miles west of Lincoln, NE, 209 miles east of Denver, CO, and 88 miles north of McCook, NE.





Government Structure

City government is set up much like the federal government in which there are different branches. The mayor and staff are the executive branch, and the council is the legislative branch. (The judicial branch is, of course, the court system.) This means that the council as a whole is responsible for passing ordinances (laws) and approving the overall budget. No one council member has authority to pass policies on his/her own.

The mayor has some authority that the council does not. The mayor and staff are responsible for the day-to-day operations of the city. Approximately 80 percent of the mayor's duties have nothing to do with what happens in council meetings. Much of what the mayor does has to do with finances, so understanding audit reports and being able to maintain a good working relationship with the city auditor and other professionals, such as engineers, is crucial. The city superintendent has authority over most daily operations of the city, including the hiring and firing of employees.

The City's financial resources are limited. For the current fiscal year, the City of Grant will only collect approximately $321,000 in property taxes. By comparison, Perkins County will collect approximately $3.5 million, Perkins County Schools will collect approximately $5.8 million, and Perkins County Health Services will collect approximately $465,000 in 2022.

In addition to collecting $321,000 in property taxes this year (paid only by those properties inside the city limits) the City also receives approximately $60,000 from a state fund for operations. Besides the approximately $200,000 received in highway money and highway taxes, which must all be spent on streets, no other significant funding from taxes will be received. This means, if utility franchise fees were not charged and the city did not use electrical system income to fund its programs, only approximately $381,000 would be available to run the entire City each year.

Population

This section of the Comprehensive Plan discusses historical demographic patterns, analyses current population trends, and identifies needs that may arise as a result of demographic change. It is important to recognize that the demographic momentum will have important implications for the economic and social forces that will shape the future of Grant.

Population History

In 1920, Grant had 585 residents. By 1920, the population had grown to 798 people, then to 897 by 1940. That point began four decades where the population stagnated. Then in 1980, there was a jump of almost two hundred (200) people from 1970.

Table 2.2 catalogs the population history of Perkins County and main cities within the county.

Table 2.2 Census Data for Perkins County Cities 1920-2020

Community	2020	2010	2000	1990	1980	1970	1960	1950	1940	1930	1920
Grant	1197	1165	1225	1239	1270	1099	1166	1091	897	798	585
Madrid	242	231	265	288	284	234	271	379	410	449	218
Elsie	102	106	139	153	133	125	198	219	223	262	201
Venango	157	164	175	192	230	218	227	233	214	286	285
Perkins County	2858	2970	3200	3367	3637	3423	4189	4809	5197	5834	3967

Current Population

Since the last population increase in 1980, Perkins County has shown that the population continues to decline in size. The decrease in the younger ages is typical for rural areas. The older age decrease means "out-migration" or deceased people in that age group.

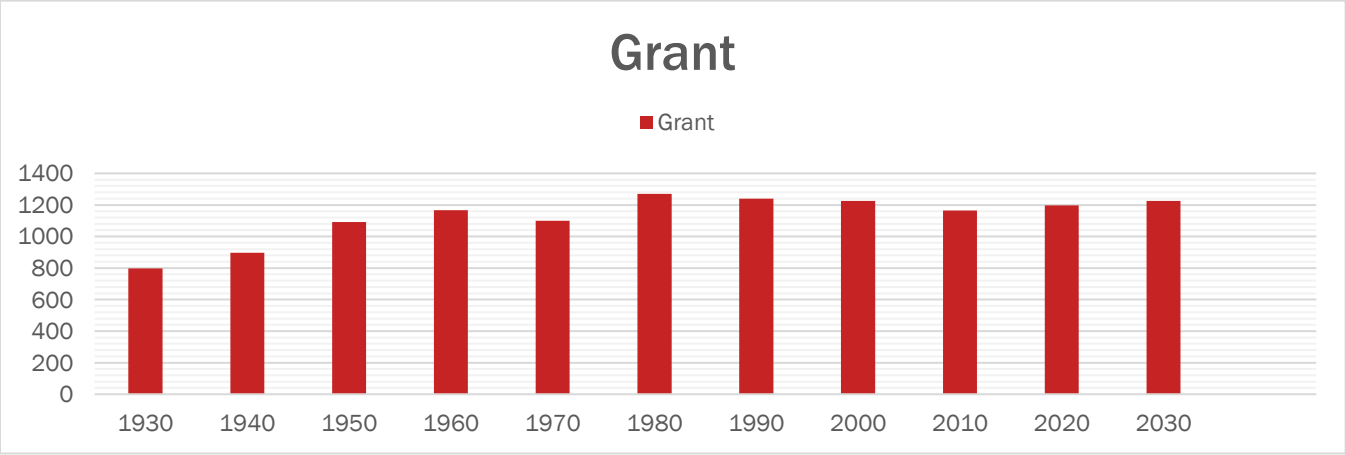
Population Projection

A population projection is defined as a "best-guess" calculation of the number of people expected to be alive at a future date, based on the current population size and what is expected to happen to births, deaths, and migration. Population projections are always set on a "conditional" future because assumptions in projections are not certain. However, the involvement of multiple stakeholders and experts are crucial when making assumptions.

Grant

Population growth or decline stems from a complex interaction between births, deaths, and migration over time. Graph 2.1 shows the population projection for Grant to the year 2030. The projected population was predicted by monitoring the population trend of past decades (1980-2020). With mostly a small increase in the population over these decades, this chart provides an understanding of the population trends from the past and present. Any decrease in population could be the result from the aging population and lack of employment opportunities.

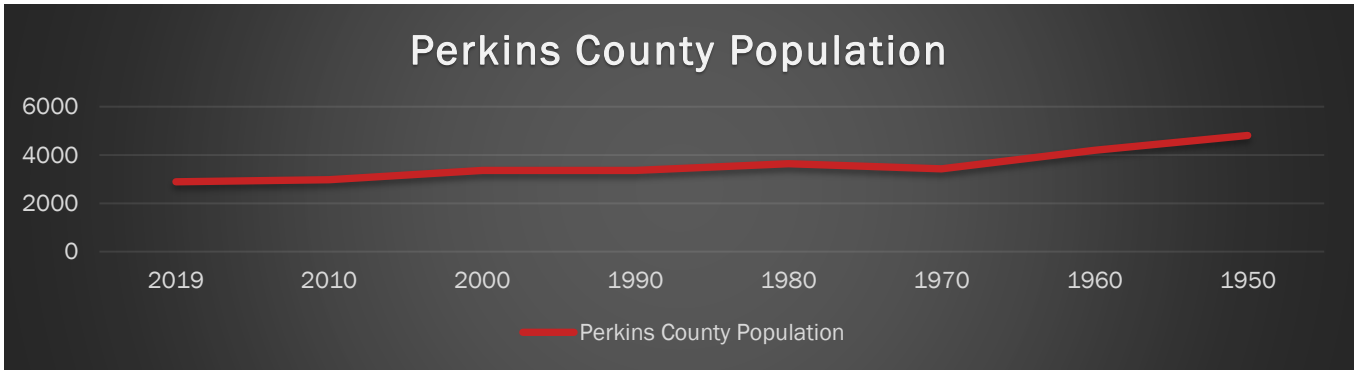
Graph 2.1 Grant Population Projection



Perkins County

Graph 2.2 shows the population projection for Perkins County to the year 2019. It is important to understand how changes in Perkins County will influence Grant. If Perkins County grows, Grant could absorb some of this growth. It is suggested that the City monitor Perkins County growth and look for opportunities to which Grant can capitalize on any predicted population growth.

Graph 2.2 Perkins County Population Projection



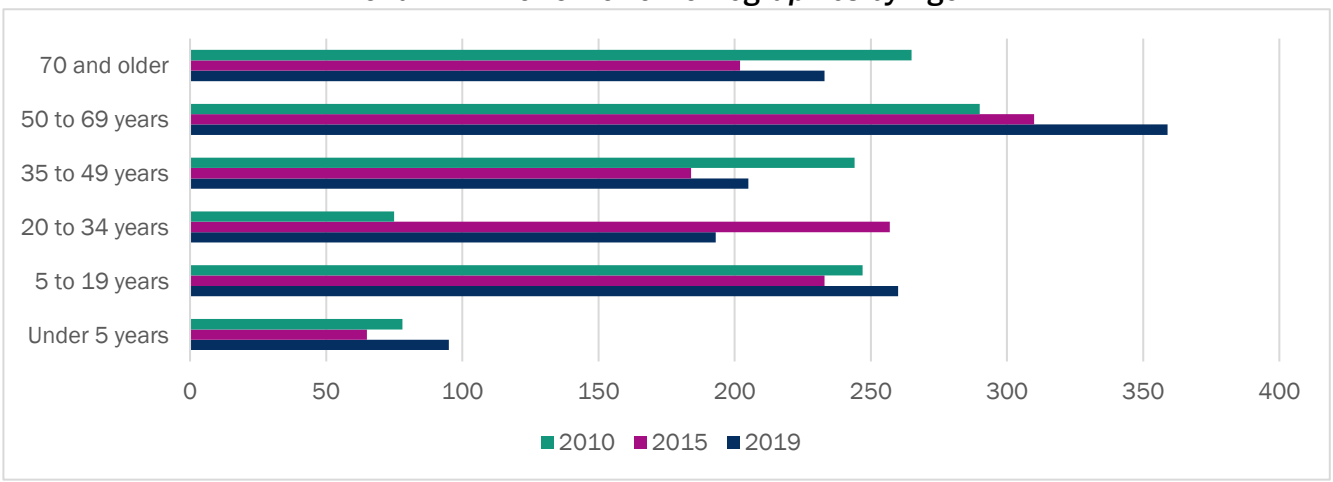
https://worldpopulationreview.com/us-counties/ne/perkins-county-population

Population Characteristics

According to the 2020 U.S. Census, Grant had a population of 1,197 people. This is an increase from the 2010 Census count of 1,165 people. There were 578 households with an average of 2.27 persons per household. The median age of the population was 42.9 years in 2019, a decrease from the median age of 47.3 recorded in the 2010 Census. The Nebraska median age was 36.8 and the national median was 38.5 years according to the 2019 U.S. Census.

Chart 2.1 depicts the demographic breakdown by age group. Ages 20 to 49 makeup 37% of Grant's population, a significant figure with many small rural communities in Nebraska having much greater percentages of residents over 65 years of age. However, the large percentage (47%) of residents in the 50 and over age groups indicates a need for more retirement housing options in the future as well as other programs to assist an aging population. The large percentage of the population under 19 years of age (28%) also indicates a need for housing choices that accommodate young families and families that are starting to grow.

Chart 2.1 2019-2010 Demographics by Age



Source: US Census Bureau

Income

The median household income is higher when compared to state and national figures. The median household income in Grant is $54,063 compared to $52,400 for the State of Nebraska and $53,482 for the nation as a whole. However, the per capita income of $23,264 falls below the state figure of $32,302 and the national figure of $34,103. This can be indicative of a number of population dynamics, but most likely indicates the presence of dual-income households.

Although per household income is higher than the state and national average, the per capita figures are down, suggesting that wage levels are not commensurate with national averages. This appears to indicate a need for higher paying jobs in the region. According to the 2019 US Census, 5.7% percent of the people in Grant are considered to be living under the poverty level, compared to 9.9% for the state and 12.3% for the nation. It should be noted that the percentages for the entirety of Grant, based on age, is considerably lower than the state and federal averages.

Table 2.3 Household Income

Household Income	US	Nebraska	Grant
Less than $15,000	11.5%	10.1%	15.2%
$15,000 to $19,999	4.8%	4.6%	4.7%
$20,000 to $29,999	9.7%	10%	13%
$30,000 to $39,999	9.3%	10.1%	6.2%
$40,000 to $49,999	9.1%	9.1%	9.7%
$50,000 to $59,999	7.7%	8.7%	5.2%
$60,000 to $74,999	9.9%	11.2%	11.2%
$75,000 to $99,999	12.3%	13.4%	20.4%
$100,000 to $149,999	14.1%	14.1%	8.1%
$150,000 to $199,999	5.8%	4.7%	3.8%
$200,000 or more	6.3%	4.1%	2.6%
Median Income	$53,482.00	$52,400.00	$54,063.00

Source: 2021 Bestplaces.net

Table 2.4 Family Income

Family Income	US	Nebraska	Grant
Less than $10,000	3.3%	2.2%	0.5%
$10,000 to $14,999	2.1%	1.7%	2.2%
$15,000 to $24,999	5.6%	4.6%	3.6%
$25,000 to $34,999	6.9%	6.2%	7.4%
$35,000 to $49,999	10.8%	11.5%	8.0%
$50,000 to $74,999	17.4%	19.9%	29.1%
$75,000 to $99,999	14.4%	17.1%	23.1%
$100,000 to $149,999	19.1%	21.1%	18.7%
$150,000 to $199,999	9.2%	8.5%	3.8%
$200,000 or more	11.1%	7.2%	3.6%
Median family income	$80,944.00	$80,062.00	$74,559.00

Source: US Census Bureau

Table 2.5 Percentage of People Whose Income is Below the Poverty Level

	US	Nebraska	Grant
Under 18 Years	16.8%	11%	4.2%
18 to 64 Years	11.5%	9.9%	6%
65 Years and Over	9.4%	8.1%	6.7%

Source: US Census Bureau

Education

Grant is a highly educated community with an estimated 87.9% of the population having obtained a high school diploma and 28% a bachelor's degree or higher. This compares to the State of Nebraska figures of 88.1% and 32.2% respectively.

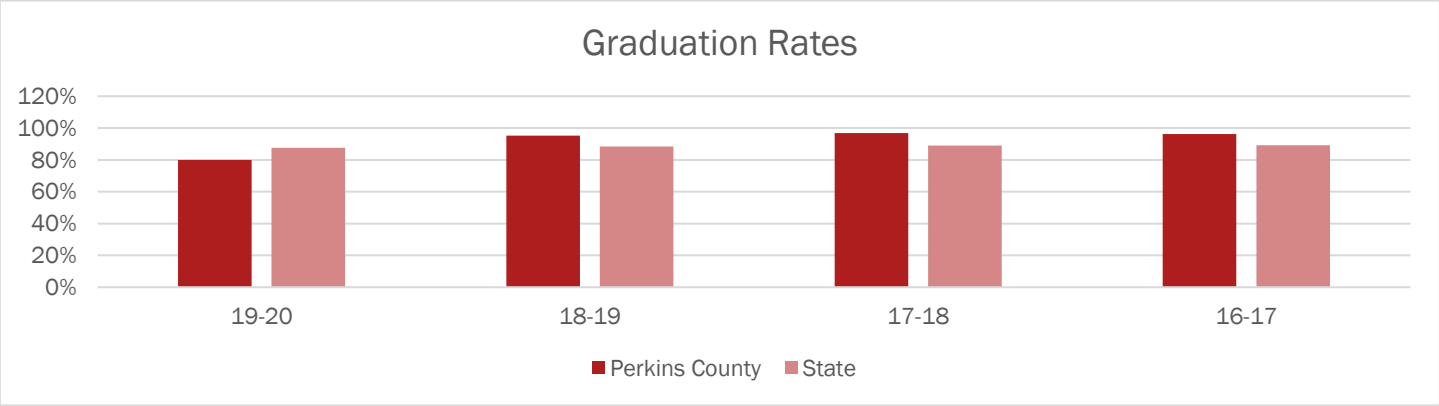
Perkins County Schools (PCS) has a Pre-K-12 student population of 412 students in a public school district that encompasses 890 square miles. After an addition to the high school was completed in 2015, which included four classrooms, a new kitchen, and gymnasium, the high school became the district's 7-12 attendance center. The elementary school consists of PreK-6th grade. Perkins County Schools offers a great teaching staff, positive students, excellent community support, and strong financial resources. Marks of excellence include One-to-One Laptop Initiative; State Accredited PreK-12; High participation rate and success for students in fine arts; Significant facility upgrades; and ACT scores have consistently been at or above the state and national averages.

Table 2.6 shows that during the 2018-2019 school year, 95% of students graduated, compared to 88% state-wide. (*A graphical depiction is shown on Chart 2.2*) The decrease in graduation rates in 2020 is presumably due to COVID-19 effects on the education system.

Chart 2.2

GRADUATION RATES		
Year	PCS	State
2019-2020	80%	87.51%
2018-2019	95.24%	88.42%
2017-2018	96.77%	89.03%
2016-2017	96.15%	89.11%

Table 2.6

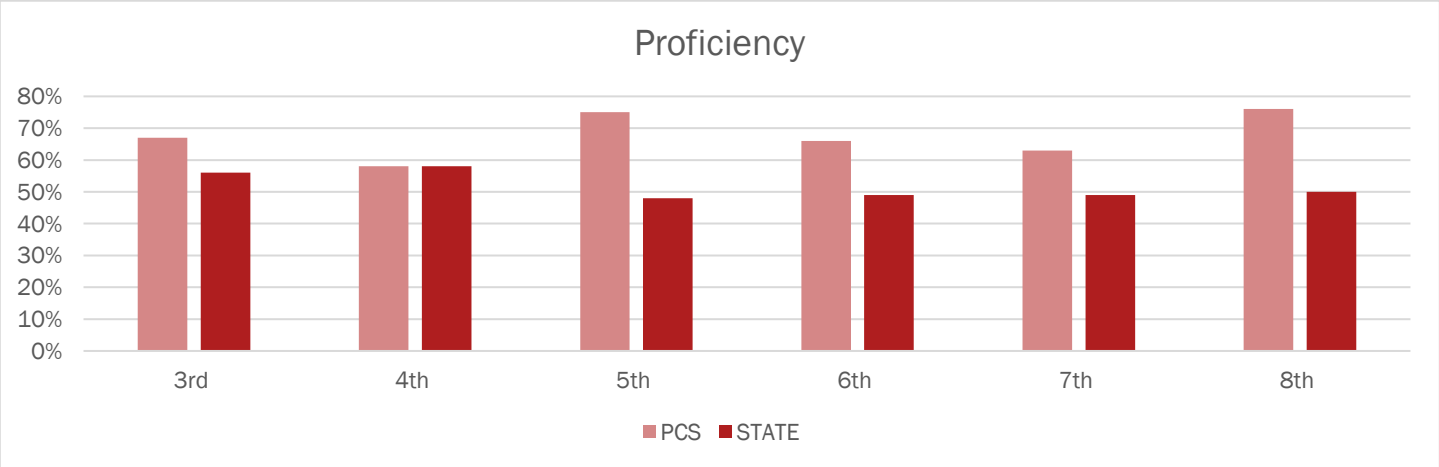


The high graduation rate at Perkins County Schools could be attributed to the education received in the district. Table 2.7 portrays the English Language Art scores from 2018-2019. These scores show that the scores seen at PCS are in line with state results. This testing has only been in place since 2016-2017. (*A graphical depiction is shown on Chart 2.3*)

Chart 2.3

English Language Arts		
Grade	PCS	STATE
3rd	67%	56%
4th	58%	58%
5th	75%	48%
6th	66%	49%
7th	63%	49%
8th	76%	50%

Table 2.7



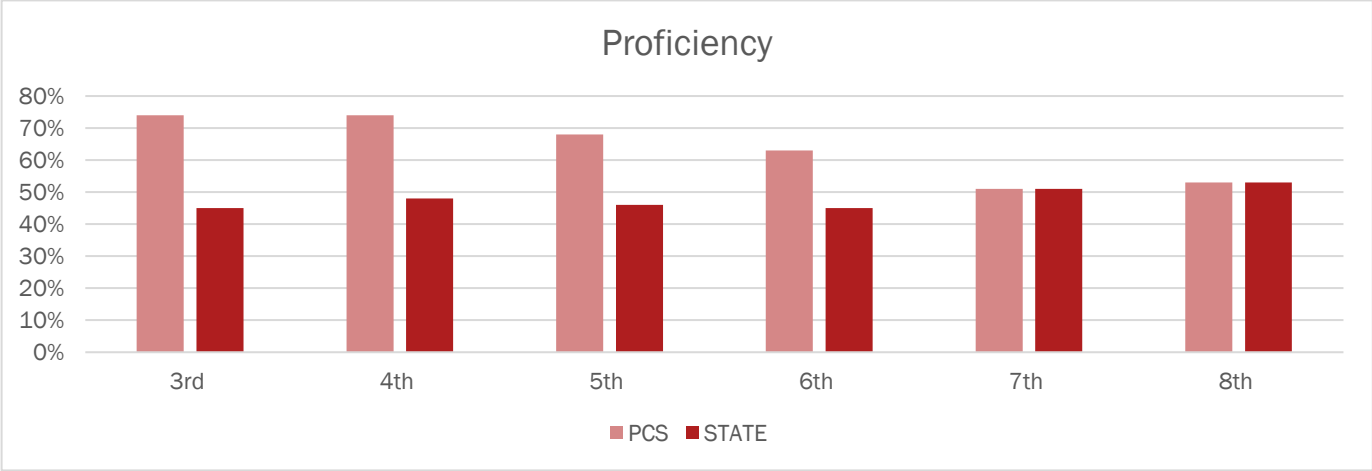
Source: NE Dept of Education

Table 2.8 portrays mathematics scores from 2018-2019. These scores show that the scores seen at PCS are above or equal to state results. This testing has only been in place since 2017-2018. (*A graphical depiction is shown on Chart 2.4*)

Chart 2.4

Mathematics		
Grade	PCS	STATE
3rd	74%	45%
4th	74%	48%
5th	68%	46%
6th	63%	45%
7th	51%	51%
8th	53%	53%

Table 2.8



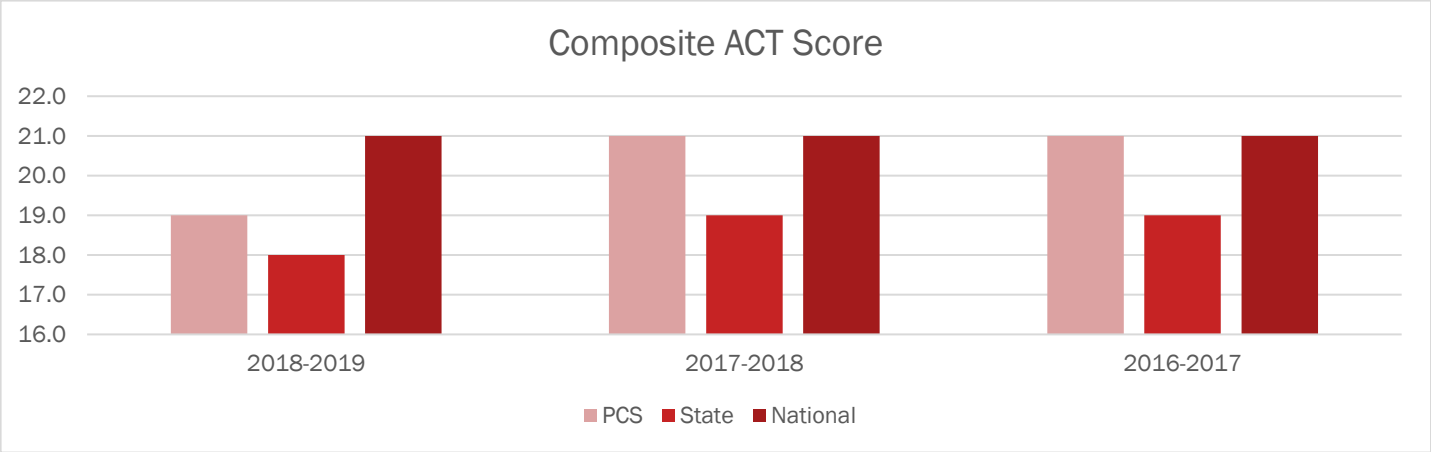
Source: NE Dept of Education

Opportunities to advance education generally provide better employment opportunities in the future. High ACT scores can help a high school student get into a good school if he or she so chooses. Table 2.9 shows that the average ACT score of students in the Perkins County School District was 19, which is slightly higher than the state average of 18 and slightly lower than the national average of 21, respectively. This is after the prior two years showing results higher or equal to both the state and national averages. (*A graphical depiction is shown on Chart 2.5*)

Chart 2.5

ACT Composite Score Average			
Year	PCS	State	National
2018-2019	19	18	21
2017-2018	21	19	21
2016-2017	21	19	21

Table 2.9



Source: NE Dept of Education

Grant is also fortunate to have post-secondary education opportunities within 100 miles of the City. The following schools include:

Mid-Plains Community College Ogallala Campus – about 20 miles; Ogallala
Mid-Plains Community College North Platte Campus – about 72 miles; North Platte
Nebraska College of Technical Agriculture – about 73 miles; Curtis
McCook Community College – about 88 miles; McCook
University of Nebraska – Kearney – about 167 miles; Kearney

The post-secondary student population is diverse with many students attending school part-time or are adult learners with different needs than traditional students. Having institutions within commuting distance can be beneficial to both traditional and nontraditional students.

Employment

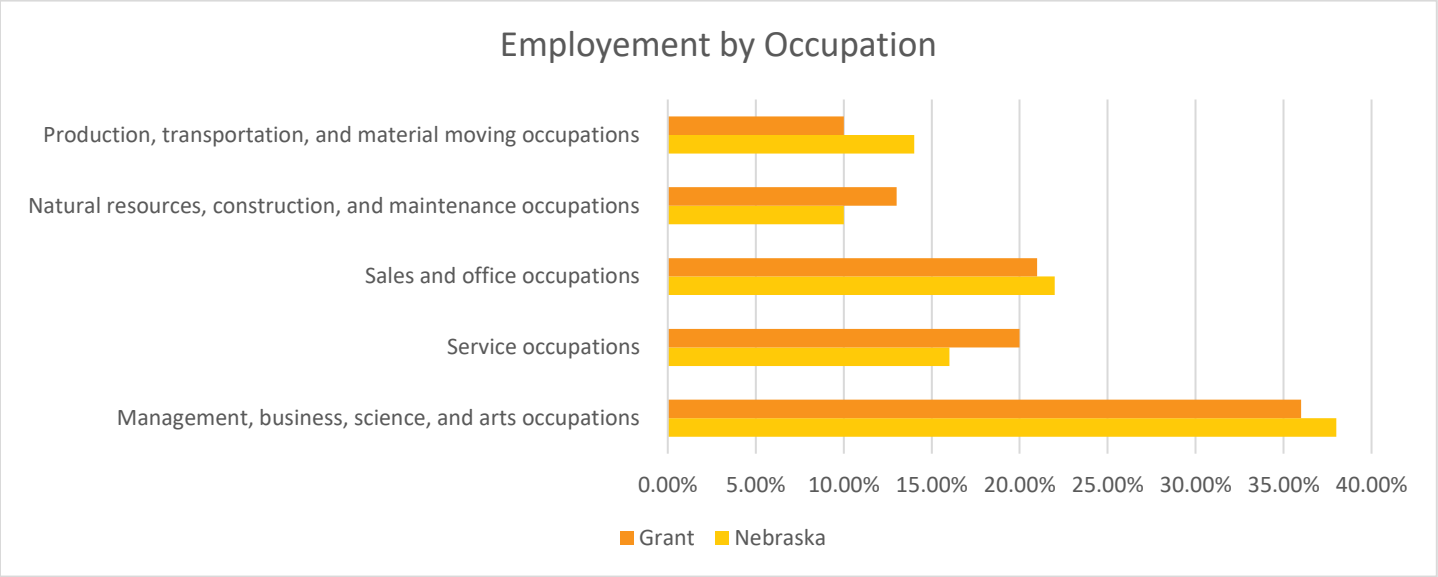
Employment by Occupation

As depicted in Table 2.10 and Chart 2.6 most civilian residents over the age of 16 are in management, business, science, and arts occupations (36%). This is lower than the state percentage (38%). Since Grant has a Pre-K to 12 school in the City, it is most likely that these individuals work inside of Grant. The second highest percentage are those in sales and office occupations (20%). The percentage of individuals in Grant that work in these occupations is significantly larger than the Nebraska percentage (16%). The third largest percentage of civilian employed occupations are those in the service occupations (19.8%).

Table 2.10 Occupation Percentages

Occupation	US	Nebraska	Grant
Management, business, science, and arts occupations	39%	38%	36%
Service occupations	18%	16%	20%
Sales and office occupations	22%	22%	21%
Natural resources, construction, and maintenance occupations	9%	10%	13%
Production, transportation, and material moving occupations	13%	14%	10%

Chart 2.6 Occupation Percentages

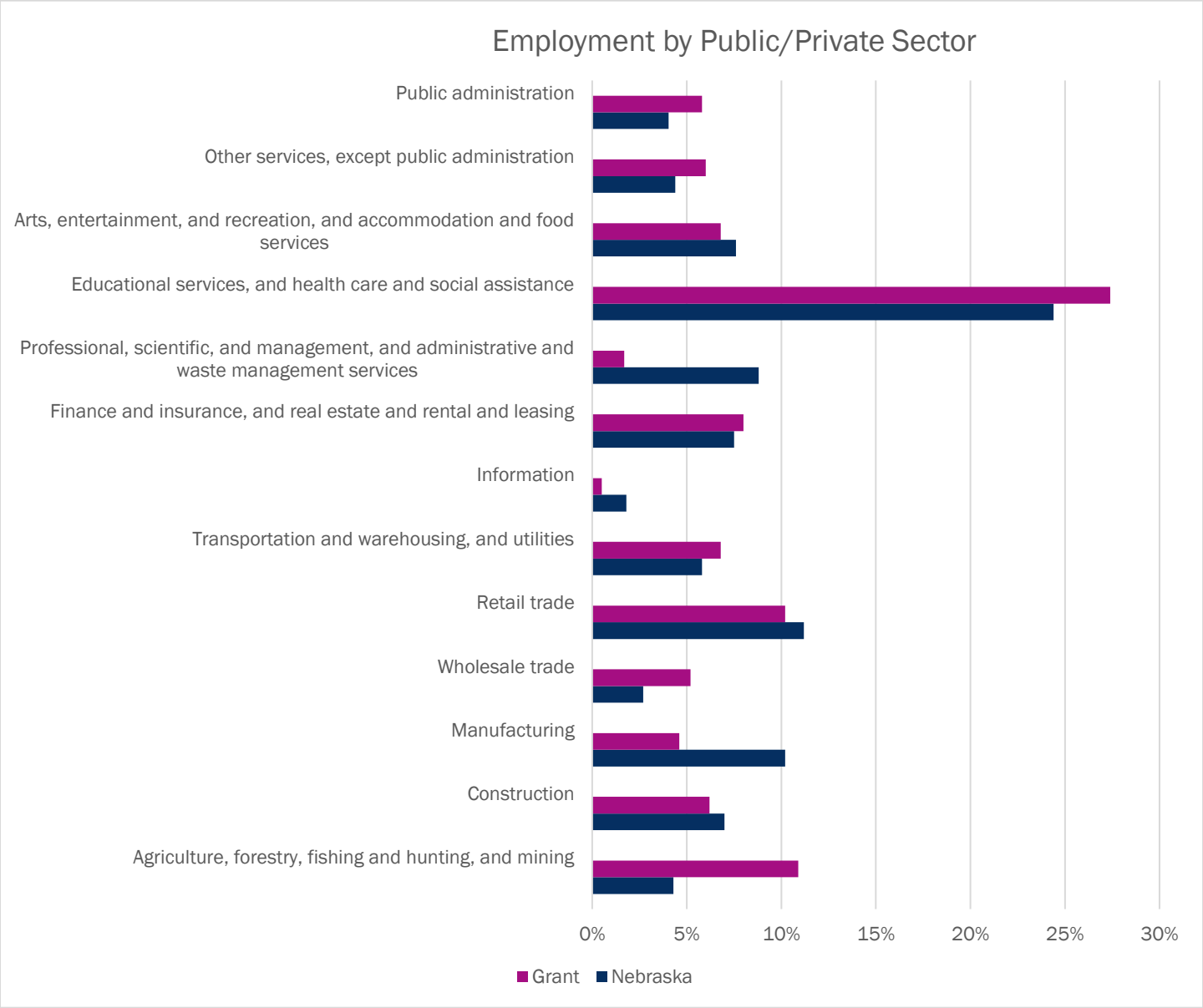


Source: 2019 US Census

Employment by Public/Private Sector

As shown in Chart 2.7 the highest percentage of the Grant civilian employed population 16 years and older is in the educational services, health care, and social assistance at 27%. This percentage is higher than the state average which is 24%. This would point to the job availability at Perkins County Health Services (PCHS) and Perkins County Schools (PCS). According to the North American Industry Classification System (NAICS), the utilities sector comprises generating, transmitting, and/or distributing electricity, gas, steam, and water and removing sewage through a permanent infrastructure of lines, mains, and pipe. Activities of the transportation and warehousing sector are providing transportation of passengers and cargo, warehousing and storing goods, scenic and sightseeing transportation, and supporting these activities. The second highest percentage of the civilian employed population 16 years and older is in the agriculture, forestry, fishing and hunting, and mining sector at 11%. This percentage is considerably higher than the state average of 4%. According to the NAICS, the activities of the educational services sector are providing instruction and training in a wide variety of subjects. For the health care and social assistance sector it is providing health care and social assistance for individuals.

Chart 2.7 Employment by Public/Private Sector



Source: 2019 US Census

Location of Employment

Table 2.11 shows that there is an increase from 2010 to 2019 of an estimated 546 civilian employed individuals 16 years and older in 2010 to an estimated 618 in 2019. The total increase in total employed is reflected across the other categories in Table 2. Factors that could have affected the total number employed could include expansion, new business, and individuals moving into Grant.

The percentage change from 2010 to 2019 can reflect the trend of where individuals choose each place of employment. Table 2.11 indicates an estimated decrease in the percentage of employed individuals working outside of Grant from 20% in 2010 to 2% in 2015 and an increase in 2019 to 16%. Table 2.11 appears to show a trend of employed individuals in Grant seeking employment in Grant and wanting to travel outside of Perkins County to seek employment.

Table 2.11 Location of Employment

	2019	2015	2010	2019	2015-2019	2010-2015
Works In Grant	618	632	546	28.30%	32.20%	34.20%
Works In Perkins County	521	574	437	90.20%	93.90%	91.90%
Works Outside Perkins County	97	58	109	9.80%	6.10%	8.10%
Works Outside Nebraska	0	5	12	0	0%	0%

Source: 2010, 2015 and 2019 American Community Survey

Grant Commuting Trends

Table 2.12 shows the travel time to work for the residents of Grant. Between the years 2011 and 2019 there was an estimated increase of 5.2% traveling 30 to 34 minutes to work. There was a significant decrease of 4.7% traveling 45 to 59 minutes to work.

Table 2.12 Travel Time

Estimated Travel Time	2019	2015	2011
> 10 Minutes	64.1%	69.3%	63%
10 to 14 Minutes	8.2%	5.5%	3.2%
15 to 19 Minutes	5.2%	7.2%	8%
20 to 24 Minutes	6.8%	6.4%	3.6%
25 to 29 Minutes	2%	1.2%	2.7%
30 to 34 Minutes	8.3%	6.2%	3.1%
35 to 44 Minutes	2%	0.8%	4%
45 to 59 Minutes	0.7%	0.0%	5.4%
60 Minutes or <	3%	3.4%	7%

Source: 2011, 2015, 2019 American Community Survey

Table 2.13 depicts the mode of transportation to work chosen by the residents of Grant. It is estimated that 91.9% of residents chose to drive to work using a car, truck, or van; an estimated increase of 13.9% from 2010.

Table 2.13 Mode of Transportation

Mode of Transportation	2019	2015	2010
Car, Truck, Van	91.9%	87.1%	79.2%
Walk	1.6%	6.4%	7.3%
Bicycle	3.2%	0%	3.8%
Taxi, Motorcycle, Other	0.5%	0%	3.6%
Work from Home	2.8%	6.4%	6.1%

Source: 2010, 2015 and 2019 American Community Survey

Regional Commuting Trends

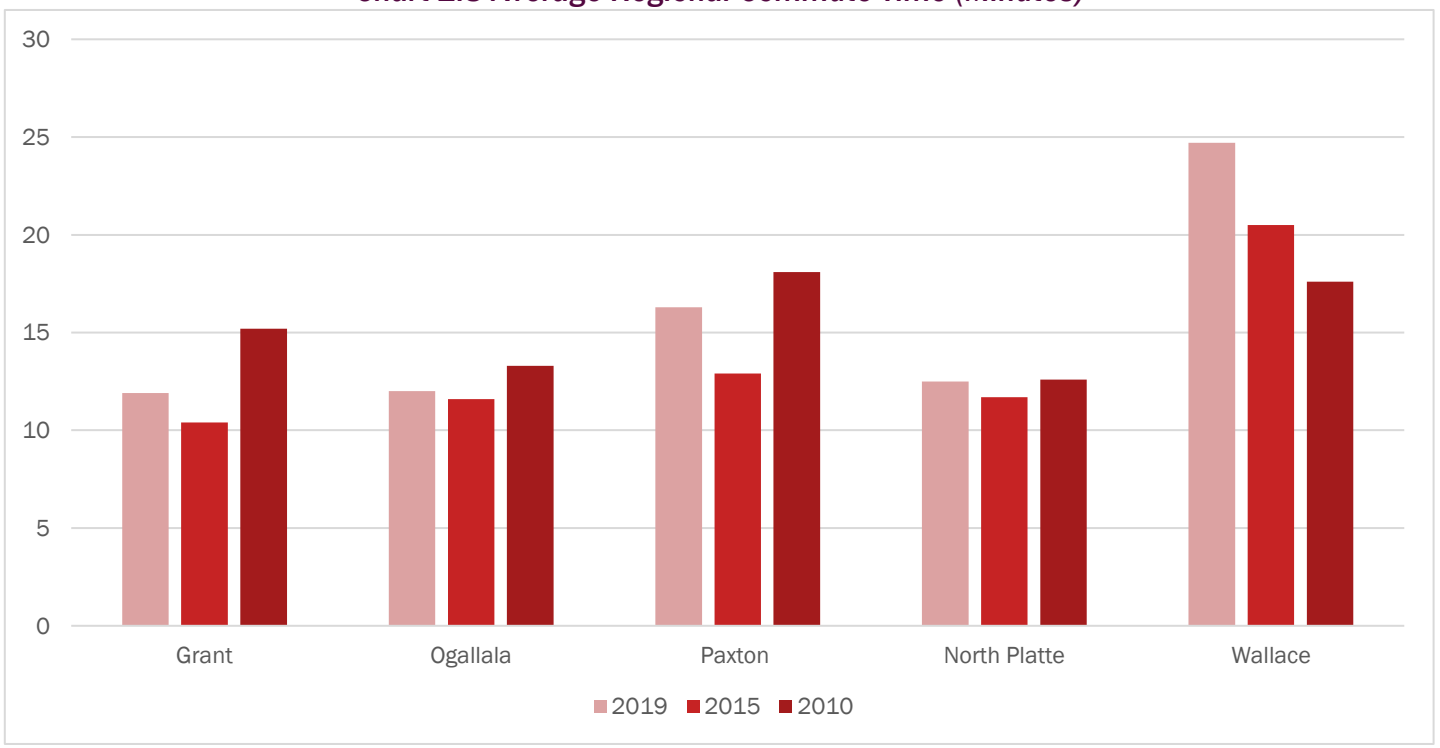
Table 2.14 shows the average commute time of cities in the region. From 2010 to 2019, the estimated commute time of those living in Grant decreased from an average time of 15.2 minutes in 2010 to 10.4 minutes in 2015. This trend did not continue in 2019 with an increase in average travel time of 11.9 minutes. This appears to be an indication that the people of Grant are looking for and finding employment closer to home. Of the cities in Perkins, Lincoln and nearby Keith counties, residents of Grant had the lowest average commute time in 2015 of 10.4 minutes, which increased slightly in 2019 to an estimated 11.9 minutes. Chart 2.8 provides graphical representations of the changes in the average regional commute time between the years 2010, 2015 and 2019.

Table 2.14 Average Regional Commute Time

	Grant (Perkins)	Ogallala (Keith)	Paxton (Lincoln)	North Platte (Lincoln)	Wallace (Lincoln)
2019	11.9	12.0	16.3	12.5	24.7
2015	10.4	11.6	12.9	11.7	20.5
2010	15.2	13.3	18.1	12.6	17.6

Source: US Census Bureau

Chart 2.8 Average Regional Commute Time (Minutes)



Taxable Retail Sales

Retail sales tax can help a community calculate the pull factor, which is the ratio of the average per capita retail sales in the community to the average per capita retail sales in the state. This will yield a rough measure of whether Grant is doing better, not as well, or about as well as can be expected from retail trade. It would be suggested that Grant measure its pull factor. Retail pull factor is a unit of measurement of retail strength that is calculated by dividing the total annual per capita taxable retail sales for the local geographic area by the state average per capita sales which have occurred over the same period. It is frequently used to identify and measure leakage and/or capture of retail trade across political boundaries as well as identifying trends over time

<u>The pull-factor ratio for Grant in 2015 was 1.4.</u>
A ratio less than 1.0 suggests retail dollars are leaking out of Grant to cities and other towns; on the contrary, a ratio greater than 1.0 would suggest that Grant would be pulling in retail dollars from shoppers from other towns and the countryside. The steps to calculate a pull factor are as follows:

$$\text{Pull Factor (PF)} = \frac{\text{Local Per Capita Taxable Retail Sales}}{\text{State Average Per Capita Taxable Retail Sales}}$$

In 2015 Grant's Sales Per Capita were $17,022. The State of Nebraska averaged $23,830.80 Sales Per Capita that year. When you divide Grant's Per Capita Sales by the State of Nebraska's Per Capita Sales, you get the pull factor of 1.40.

PART 3: LAND USE AND DEVELOPMENT

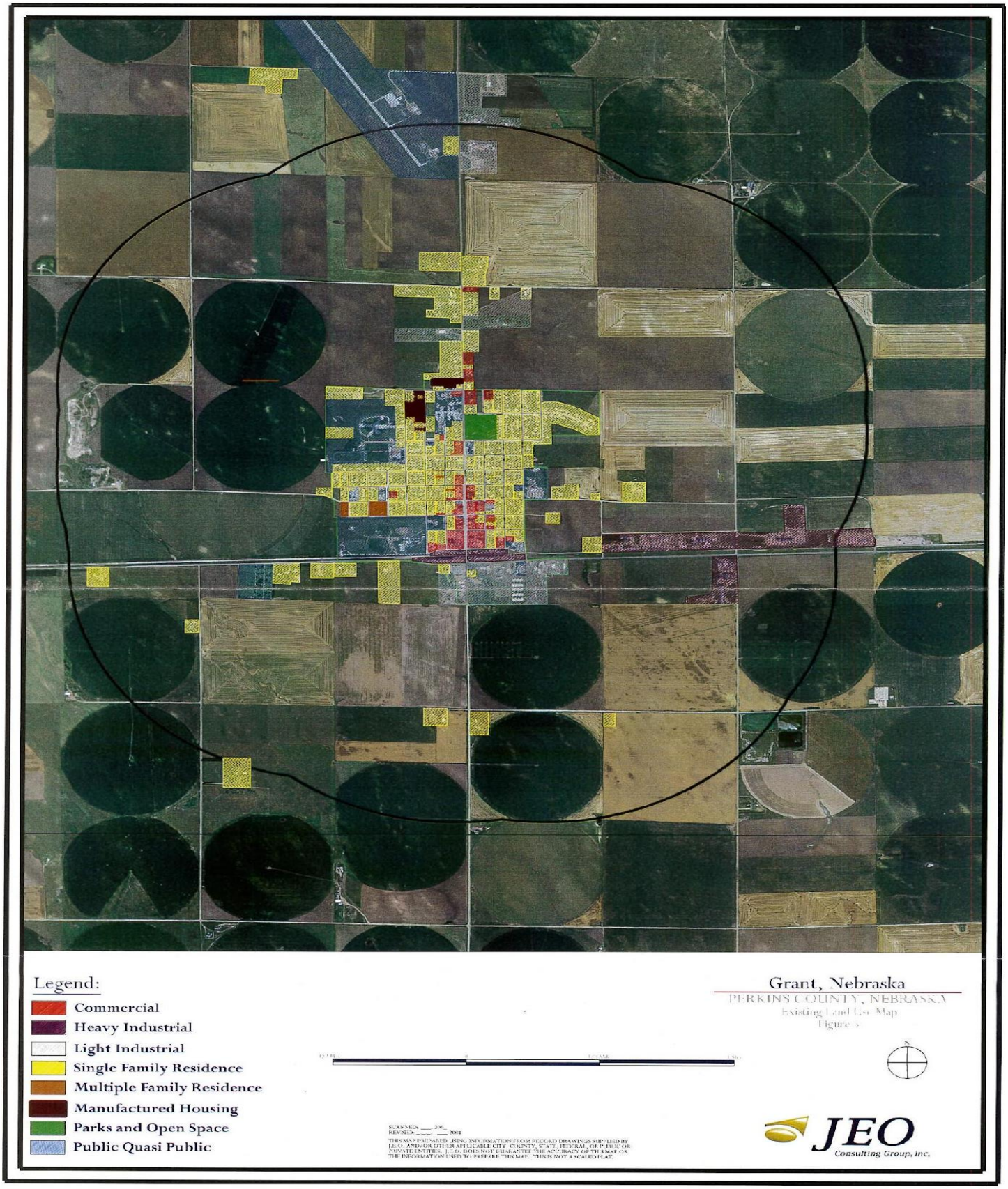
Land Usage and Expansion

The arrangement and location of future land uses should be determined before the basic services for Grant, such as utilities, community facilities and streets, can be planned. Land use classifies land according to the way an area is utilized – residential, commercial, industrial, agricultural, or recreational. Establishing suitable areas of town in which certain types of land use are acceptable is one of the foundation principles of planning and also is primary to the development of efficient, safe, and economically sound cities. This section of the Grant Comprehensive Plan analyzes current land use patterns and existing regional development trends. From this information and information obtained from members of the community, city officials and staff, this section also presents a Community Growth Plan, which is intended to guide land use decisions and become the basis for land use regulation in Grant.

Existing Land Use

Planning for future uses can be completed only after the existing land use patterns have been determined. The predominant land use in Grant is single family residence. Public, Light Industrial, Heavy Industrial, Multiple Family Residence, Manufactured Housing, Parks and Open space accounts for the remainder of land uses in the City. (See Figure 3.1)

Figure 3.1 Current Land Use Map



Existing Extra Territorial Jurisdiction (ETJ)

The planning jurisdiction for the City of Grant includes the area within the city limits as well as the one-mile extra-territorial jurisdiction (ETJ). Section 13-327 of the Nebraska State Statute states:

13-327. County; cede jurisdiction; when; procedure.

(1) The governing body of any city of the first or second class or City may, by majority vote of its members, request that the county Council formally cede and transfer to the city or City extraterritorial jurisdiction over land outside the area extending two miles from the corporate boundaries of a city of the first class and one mile from the corporate boundaries of a city of the second class or City. In making its request, the city or City shall describe the territory over which jurisdiction is being sought by metes and bounds or by reference to an official map, except that a City shall not request jurisdiction over any territory that is more than one-quarter mile outside the area extending one mile from the corporate boundaries of a City.

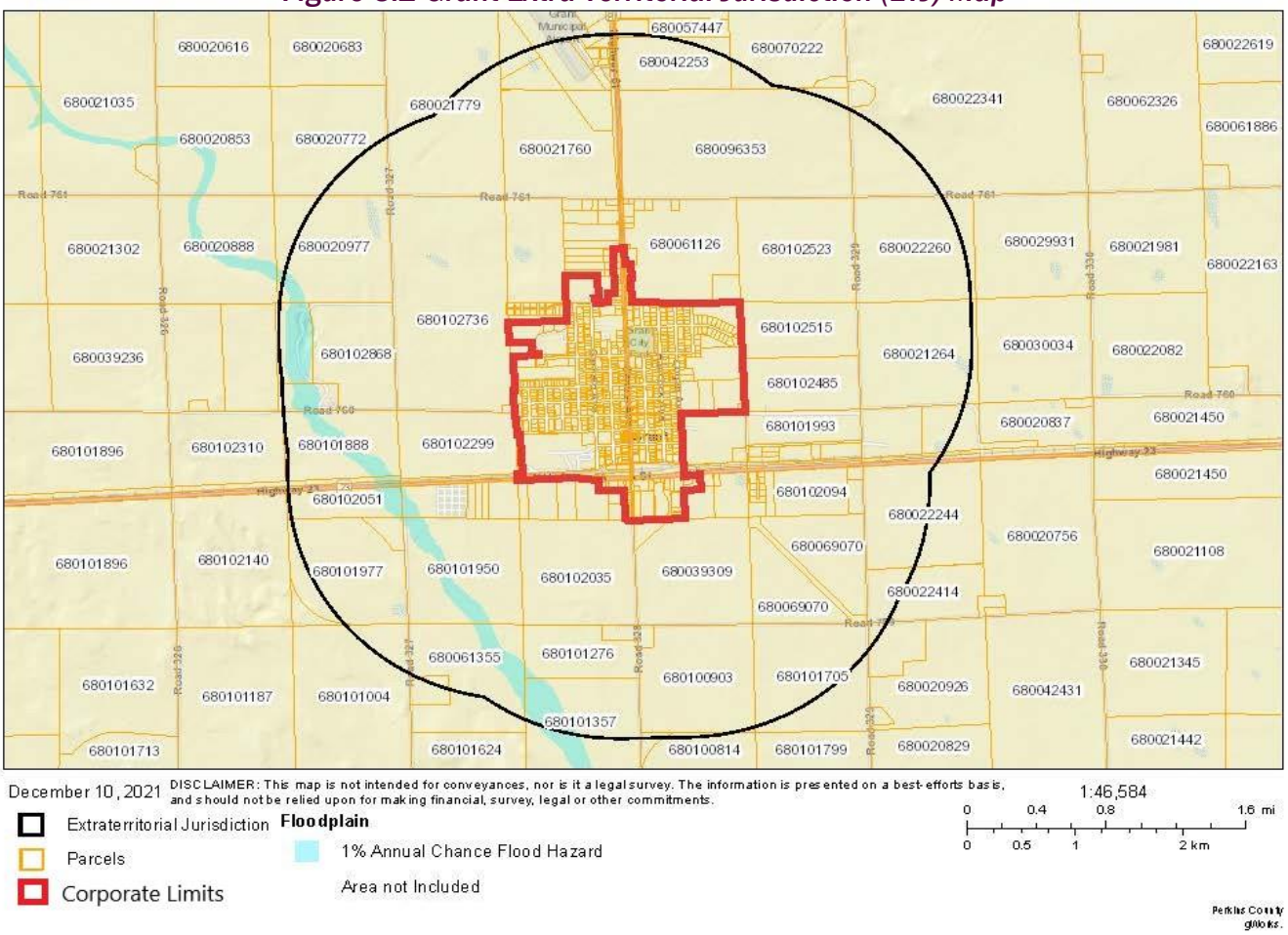
(2) Unless prohibited pursuant to section 13-328, the county Council may, by majority vote of its members, grant the request with regard to some or all of the requested territory if:

- *(a) The county has formally adopted a comprehensive development plan and zoning resolution pursuant to section 23-114 not less than two years immediately preceding the date of the city's or City's request;*
- *(b) The city or City, on the date of the request, is exercising extraterritorial jurisdiction over territory within the boundaries of the county;*
- *(c) The requested territory is within the projected growth pattern of the City and would be within the Cities extraterritorial jurisdiction by reason of annexation within a reasonable period of years;*
- *(d) Not more than a total of twenty-five percent of the territory of the county located outside the corporate boundaries of any city or City within the county shall be ceded to the jurisdiction of one city or City within ten years after the date upon which the initial request for the cession of territory to the city or City was approved by the governing body of the city or City; and*
- *(e) No portion of the territory ceded to the city's or City's jurisdiction by the county lies within an area extending one-half mile from the extraterritorial jurisdiction of any other city of the first or second class or City on the date the request is approved by the governing body of the city or City.*

(3) If the county Council approves the cession and transfer of extraterritorial jurisdiction to a city or City pursuant to this section, such transfer shall take effect on the effective date of the ordinance as provided for in subsection (1) of section 16-902 in the case of a city of the first class or as provided for in subsection (1) of section 17-1002 in the case of a city of the second class or City. Upon the effective date of such transfer, the transferred jurisdiction shall be treated for all purposes as if such land were located within two miles of the corporate boundaries of a city of the first class or within one mile of the corporate boundaries of a city of the second class or City.

Perkins County has allowed for the one-mile ETJ for Grant. (See Figure 3.2)

Figure 3.2 Grant Extra Territorial Jurisdiction (ETJ) Map



Land Use Projections and Current Trends

Residential uses should continue to dominate the City of Grant. The trend of residential commuters migrating to Grant will hopefully continue, keeping Grant a predominantly residential town. There is some potential for commercial growth, particularly on Hwy 23. The future land use map in Figure 3.4 shows that Grant should continue to develop the current commercial district along Hwy 61 and Central Avenue.

Land Use Goals

Bring in More Commercial Development

To generate a substantial amount of vehicle traffic, future commercial or industrial uses should be encouraged to locate along the major highway in Perkins County versus in rural Perkins County, which would require a higher maintenance level for county roads.

Expand Job Opportunities

The City must take full advantage of the resources it has when it comes to expanding job opportunities. This could include providing suitable facilities and identifying the needs of the community. While there are some local service employers in the City, the potential exists for additional job opportunities in the area by encouraging local entities and private companies to develop partnerships to expand their scope of activity.

Residential Expansion

The expansion of residential uses will be a continued trend and a goal of this plan. A goal of this plan is to encourage the development of residential subdivisions and allow the City to realize its potential in a controlled manner. Conventional single-family subdivisions are a big need in a city that is looking to grow. It is important that Grant encourages new construction and maintains the quality of existing housing and residential neighborhoods.

Community Growth Plan

By establishing proactive community development policies and adhering to a vision of how the City should grow, Grant has the potential to successfully attract residential and commercial development and continue to provide quality public services to all. The sum of all community development policies and the strength of community development principles will determine, to a great extent, future land use in the city. Planned growth for Grant will make the City more effective when serving their residents, using resources, and able to meet and maintain the standards of living and more for a quality of life for the residents of Grant. The Community Growth Plan consists of two parts:

Community Growth Principles

Setting forth the basic premises and community values used to guide all development actions.

Community Development Policies

Establishing areas of specific development focus and providing avenues to accomplish the goals contained in the plan.

General Principles

When considering development plans, ask: “Does the project/plan conform to the guiding principles?”

Concentric Growth:

Grant’s growth should occur in a logical procession from city limits outward. Residential growth should occur primarily north, west, and east of the City and commercial growth should be reserved for land adjacent to Hwy 61, Hwy 23, and 1st Street. It is important to take into account that, even though Grant is surrounded by open space, land directly south of Grant lies within a 100-year flood plain (See Figure 2.2).

Managed Growth:

Areas identified for growth should be related to regional demand in the housing market and land demand for commerce and industry. Development policy should emphasize the need for multiple housing choices and location opportunities for potential residents and businesses. However, development policy should balance the need for choice with the need for orderly development and infrastructure extensions.

Responsible Growth:
A basic, continuous network of streets and open spaces should be pre-planned to maintain linkages between traditional city and newly developing areas. As Grant looks to grow, the City should maintain to some extent the grid street network that characterizes the established older part of town. New subdivisions and streets should not be considered as "standing alone" but should provide increased mobility and accessibility for all residents.

Land Use Policies

Create Capacity for Growth:
Grant should take a proactive approach in providing space for residential expansion. Planning for residential growth areas to the west, north, and east of the city limits is recommended.

Phased Annexation:
A program of phased voluntary annexation is recommended. Annexation of developable land will provide capacity for the future expansion of Grant. This is known as an "urban reserve." The use of TIF and other financial incentives can draw residential and commercial development into a community – but land must be incorporated into the City in order for those incentives to be offered. The first step in phased annexation is to gauge landowners' willingness to annex and their future plans for their property. Landowners immediately adjacent to city limits should be the first tier of annexation and those parcels should logically be the first to develop. Fringe, or leapfrog development should be discouraged as it places greater burdens on utility infrastructure and creates fractious land use patterns. Discussing future land use plans with landowners is the most critical step to creating capacity for development. Obtaining voluntary petitions for annexation most often does not occur until a subdivision plat is ready for approval, however, many landowners may find it beneficial to have land annexed prior to a development beginning. Once land is annexed, the City can prepare for utility extensions to the territory.

Zoning and Subdivision Regulations:
Zoning and subdivision regulations are the "teeth" behind a comprehensive plan. This plan will establish the desired land use patterns and orderly development for the City of Grant, however, the zoning and subdivision regulations, created in 2011, reinforce those ideas with actual regulatory power. A zoning map (see Figure 3.3), indicating what areas of town are suitable for certain types of development, will essentially mirror the current land use map (see Figure 3.1) included herein. Subdivision regulations will ensure that any new development is constructed to be efficient, safe, and compatible with the rest of the community. Zoning and subdivision regulations are being drafted in conjunction with this plan.

Figure 3.3 Grant Zoning Map

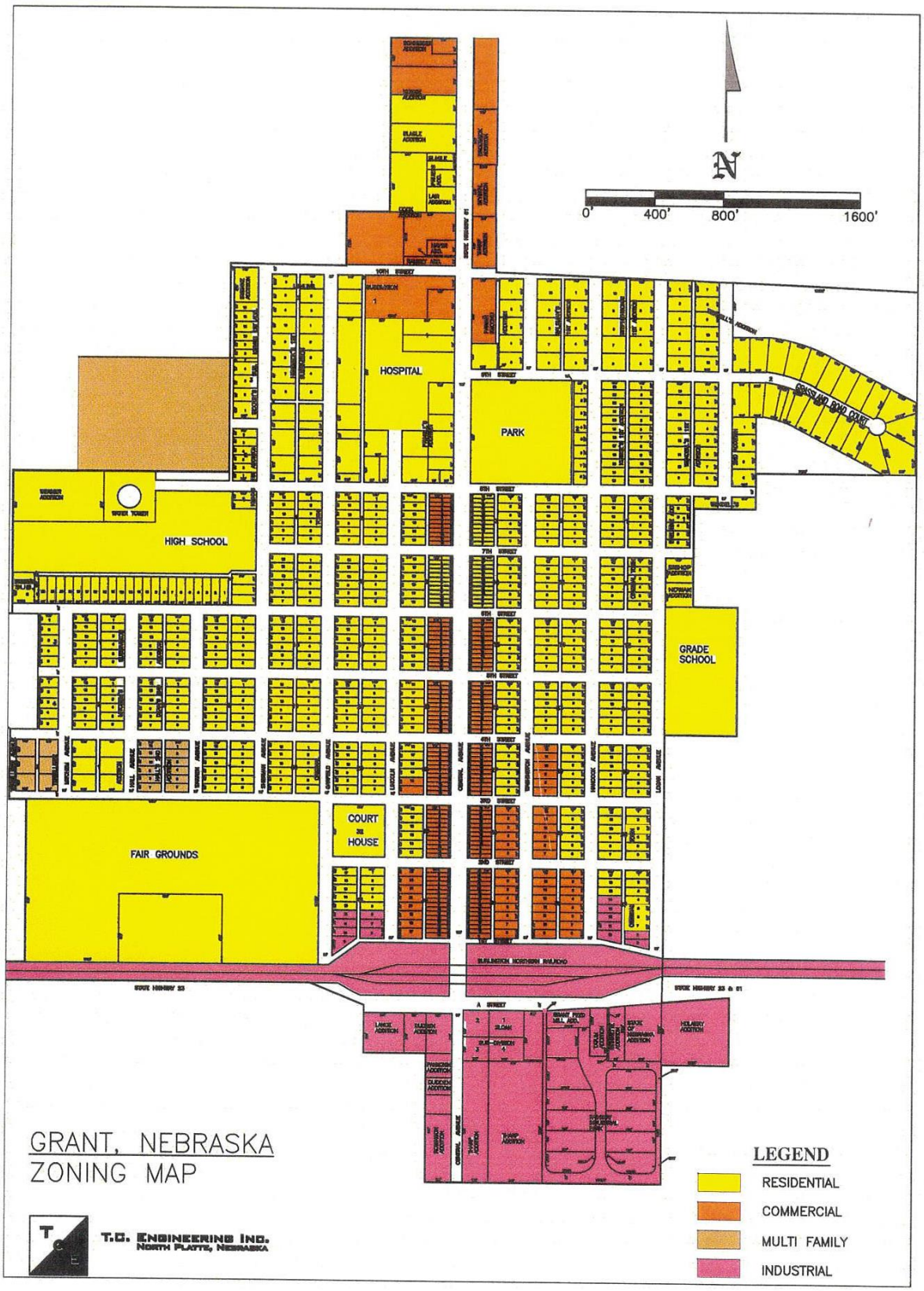
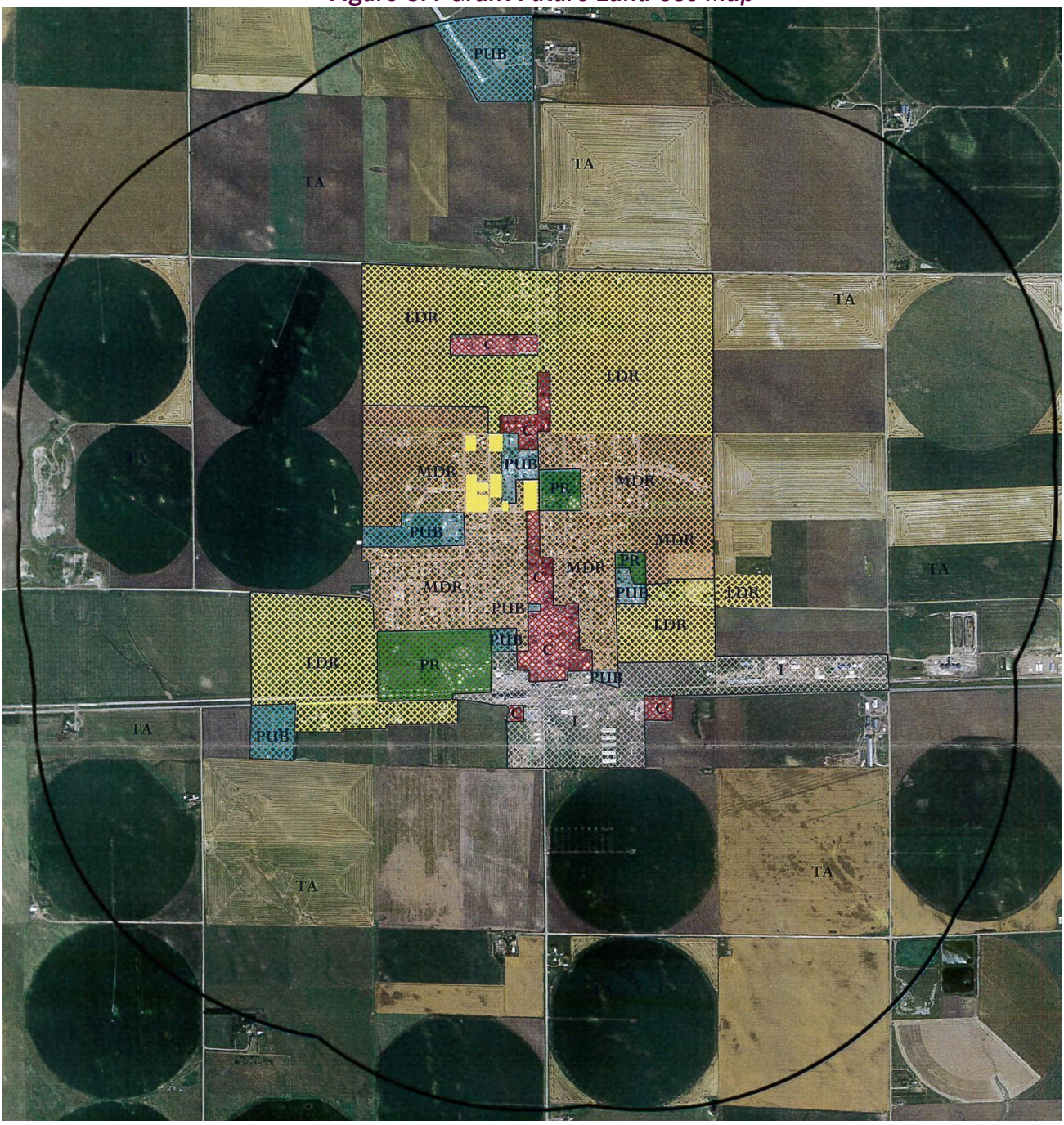
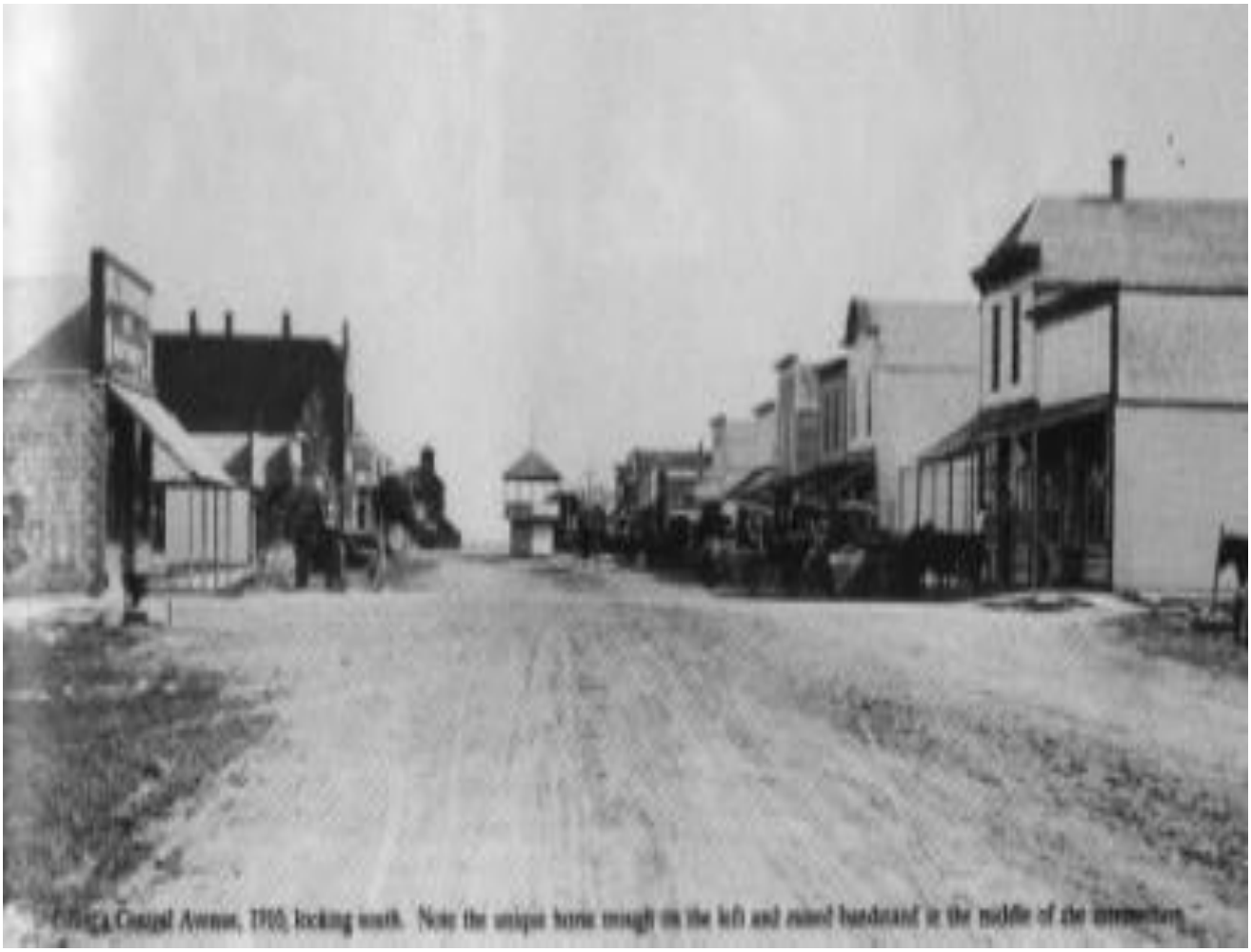


Figure 3.4 Grant Future Land Use Map



PART 4: INFRASTRUCTURE



Transportation

Transportation can be seen as the fabric that ties together all components of a rural area. In addition, public streets often represent the greatest percentage of publicly owned territory within a city and consequently are the most utilized and important civic spaces. The appearance and condition of public streets have a great effect on the health and value of property within the City. Quality public streets which safely and efficiently accommodate vehicular traffic, sidewalks which allow easy and universal accessibility to all, and landscaped rights-of-way which add to the quality of life are all essential functions of a transportation network. This section of the Grant Comprehensive Plan provides an analysis of the existing transportation network in and around Grant, highlights existing or emerging circulation problems and provides suggestions on how to enhance accessibility options and create a transportation network that does much more than provide a paved surface to drive upon.

Existing Conditions

Streets and Roads

Most of the streets located within the city limits are laid with asphalt. The 2020-2021 Grant 1-6 Year Road Plan provides detail on needed improvements.

Railroad

Presently, Nebraska-Kansas-Colorado Rail Net (NKC), has 450 miles of track serving three states with freight service. Sterling (Colorado), Holdrege and Orleans (Nebraska) are interchange points where the rail cars can be transferred to Burlington Northern line to be forwarded across the country. NKC provides Grant and Perkins County freight service into and out of the area. The nearest passenger lines are in McCook with Amtrak.

Transportation Goals

Transportation goals are to provide a transportation system throughout Grant for the safe and efficient movement of people, goods, and services and to create and maintain design standards and policies for various classes of streets, roads, highways, and bridges to enhance the function and safety of the roadway and street system in Grant.

Install/Repair Sidewalks/Curbs as needed
Install/Repair Streets as needed
Develop, improve, and maintain most-traveled roads.

Transportation Policies

Grant One- and Six-Year Road Plan

Annually the City of Grant is required under state law to develop and approve a One– and Six-year Plan for the different projects, including maintenance that will be undertaken during the fiscal year. This plan is required to be reviewed and commented on according to the Nebraska Revised State Statutes §19-929. The One-and Six-Year Plan should always be reviewed and considered when the Planning Commission and the City Council are making decisions on land use and zoning.

Future Grant Transportation System

The future transportation system improvements in the City of Grant are detailed in the City One– and Six-year Road Plan. Grant' One-year Plan is for projects to be undertaken in 2022. Grant's Six Year Plan is for projects to be undertaken through 2027, or earlier if funding becomes available.

CITY OF GRANT 1- & 6-YEAR STREET IMPROVEMENT PLAN

The following improvements listed below are in no particular order and the plan may be added to or subtracted from with the expressed consent of the Grant City Council.

M311-43 (2020):	Intersection Improvements (Competed in FY 2020 – 2021)
Description:	Remove and Replace the Intersections at 6th St. & Garfield Ave., 5th St. & Garfield Ave., and 5th St. & Sherman Ave. to Eliminate the dips
Existing Material:	Asphalt
New Material:	Concrete
Estimated Original Costs:	$203,000.00
Actual Costs:	$187,764.90
Color on Map:	Purple X

M311-32 (2021):	Armor Coat (Completed in FY 2020 – 2021)
Description:	Armor Coat Various Asphalt Streets
Existing Material:	Asphalt
New Material:	Armor Coat
Estimated Original Costs:	$100,000.00
Actual Costs:	$74,841.61
Color on Map:	Green

M311-42 (2022):	8th St. and Sherman Ave. West Approximately 340' (Will Complete in FY 2021 – 2022)
Description:	Remove Existing Asphalt from 8th St. and Sherman Ave. West Approximately 340' West and Replace with Concrete
Depth:	8"
Width:	33'
Length:	.1 mile
Existing Material:	Asphalt
New Material:	Concrete
Estimated Costs:	$149,000.00
Color on Map:	Brown

M311-41 (2022):	All Projects Below Occur Along East and West Sides of Central Ave. From 1st St. to 5th St.: Remove and Replace Overhead Electrical Lines with Underground Electric; Remove and Replace Light/Utility Poles; Remove and Replace Concrete Sidewalk, Curb, And Gutter; Install ADA Ramps in Conjunction with NDOT Project CN 71213 at Intersections (Will Complete in FY 2021 – 2022)
Description:	As Stated Above
Depth:	Varies
Width:	Varies
Length:	.3 miles
Existing Material:	Concrete and Wood Poles
New Material:	Concrete and Aluminum Poles
Estimated Costs:	$1,500,000.00
Color on Map:	Yellow

M311-16 (2023,2024):	Central Ave from Hwy 23 South to City Limits
Description:	Concrete Central Ave. from Hwy 23 South to the City Limits
Depth:	8”
Width:	34’
Length:	.2 miles
Existing Material:	Gravel and Asphalt Millings
New Material:	Concrete
Estimated Costs:	$375,000.00
Color on Map:	Dark Blue
Notes:	Will need to do this in two Fiscal Years

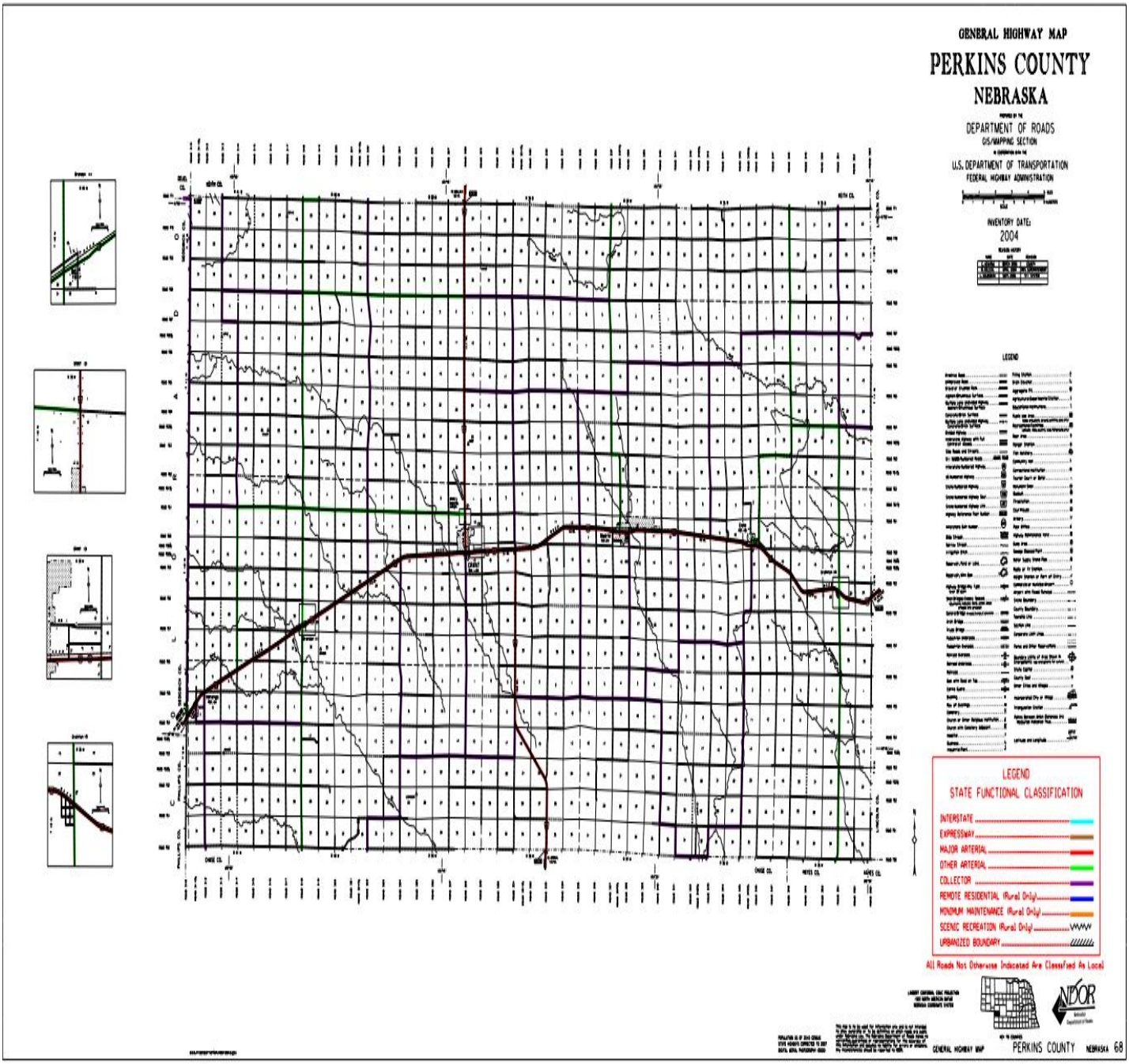
M311-39 (2026,2027,2028):	3rd St. from Mitchem Ave. to Garfield Ave.
Description:	Concrete 3rd St. from Mitchem Ave. to Garfield Ave.
Depth:	6” Minimum
Width:	Varies
Length:	.3 miles
Existing Material:	Asphalt
New Material:	Concrete
Estimated Costs:	$518,000.00
Color on Map:	Orange
Notes:	Will Need a Minimum of 3 Fiscal Years to Complete

M311-29A (2030):	Intersection Improvement
Description:	Remove and Replace the Intersection at 6th St. and Lincoln Ave. to Eliminate the Dip
Existing Material:	Asphalt
New Material:	Concrete
Estimated Costs:	$105,000.00
Color on Map:	Red X

M311-29B (2031):	Intersection Improvements
Description:	Remove and Replace the Intersections at 6th St. & Warren Ave., 7th St. & Lincoln Ave., and 5th St. & Hall Ave. to Eliminate the dips
Existing Material:	Asphalt
New Material:	Concrete
Estimated Costs:	$250,000.00
Color on Map:	Light Blue X

M311-28 (2032):	Southwest of City
Description:	Stormwater Retention Pond
Estimated Costs:	$130,000.00
Color on Map:	Purple X

Figure 4.1 Grant Road Classification Map



Traffic Volume

Grant's major transportation corridors are state highways 23 and 61. As of 2018, traffic on Highway 23 west, and Highway 61 north of Grant, had a combined average daily count of 3,795 vehicles. Of the 3,795 vehicles that travel along those highways, 285 of them were trucks. Grant has one railway line that travels east to west on the southern edge of the City, the Nebraska Kansas Colorado Railway Line. The railway usually transports chemicals along local routes: ethanol, phosphoric acid, and anhydrous ammonia.

Housing

Grant's housing stock can be viewed as critical infrastructure and the maintenance, enhancement, and continual development of it are essential to sustaining and improving upon the level of service and quality of life that residents currently enjoy. The housing supply represents the City's largest capital investment, and the value of the housing stock largely determines the fiscal health of the City. This section of the Plan analyzes current housing conditions, examines regional trends in the housing development market, sets goals based on identified community needs and provides policy solutions to ensure that quality housing is available for all residents.

Existing Conditions

Grant has a mix of some newer, but mostly older housing stock. 85.8% of the homes in Grant were built prior to 1960, with 14.2% built by 1980 or later. Table 4.1 breaks down the percentages by the years in which housing was constructed. There are only a few houses that can be considered dilapidated. Housing policies should continue to encourage rehabilitation and renovation of older homes. Special weatherization programs can assist homeowners in replacing, to include but not limited to, windows, insulation upgrades, weather stripping, and heating and cooling systems.

Table 4.1 Age of Grant Housing Stock

Year Built	Percentage
Built 2010 or later	0.0%
Built 2000 to 2009	1.9%
Built 1980 to 1999	12.3 %
Built 1960 to 1979	35.5%
Built 1940 to 1959	25.4%
Built 1939 or earlier	24.9%

Source: 2019 American Community Survey

Regional Trends

Many Nebraska communities generally have experienced small housing booms corresponding with fluctuations in the national housing market. When interest rates are low and development costs comparatively low, people often look to "move up" to higher value homes in bedroom communities. In general, this trend is expected to continue as the North Platte area grows and people seek different housing options. As jobs and housing become more dispersed and remote jobs become more common, people could look to communities such as Grant as places to live.

Table 4.2 shows that there has also been an increase in the amount of people who have moved into new housing units, indicating that people may want to move or are financially able to move to a new home at this time. It appears homes with two or three bedrooms are the most popular, with four to six total rooms in a housing unit seeming to fit the needs of the homeowner in Grant. (See Table 4.3)

Table 4.2 Year Moved (2017)

Year Moved	Percentage Moved
Moved in 2010 or later	38.70%
Moved in 2000 to 2009	23.22%
Moved in 1990 to 1999	19.04%
Moved in 1980 to 1989	8.05%
Moved in 1970 to 1979	15.30%

Chart 4.1 Year Moved (2017)

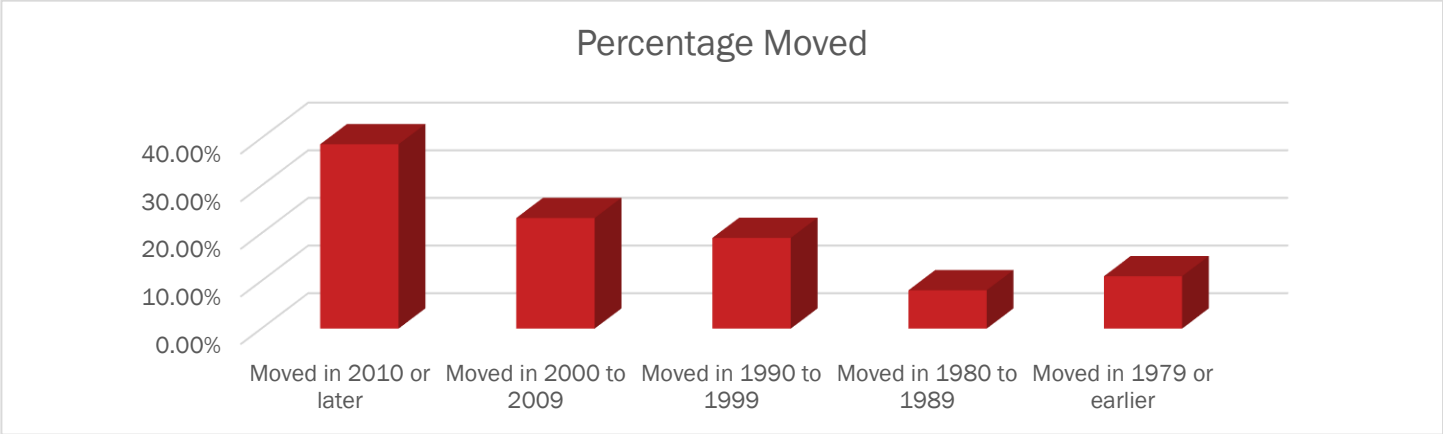
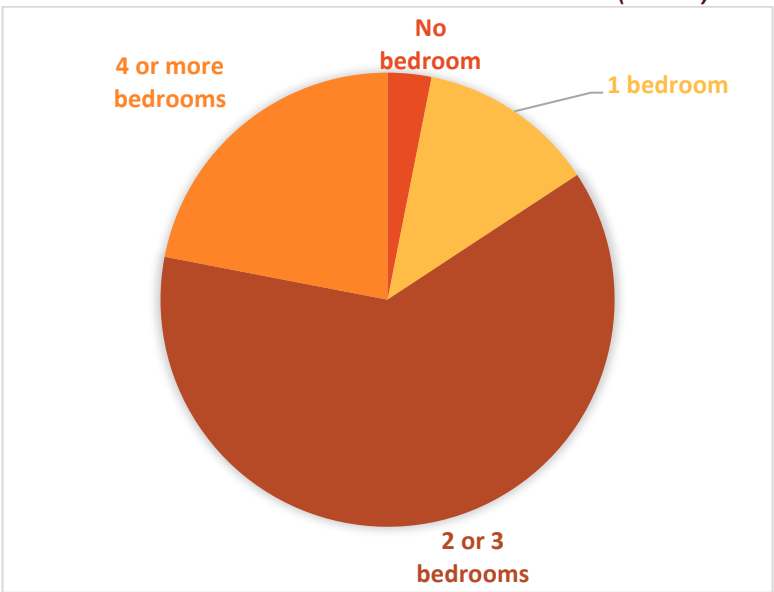


Table 4.3 Numbers of Bedrooms (2019)

Type of Housing Unit	Number of Bedrooms
No bedroom	18
1 bedroom	73
2 or 3 bedrooms	360
4 or more bedrooms	127

Source: 2019 American Community Survey

Chart 4.2 Numbers of Bedrooms (2017)



Housing Characteristics

Table 4.4 shows the housing characteristics for the City of Grant. There were an estimated 658 housing units in Grant as of the 2019 American Community Survey (ACS) estimate. This is an increase from 655 housing units in 2014, as determined by the 2014 Census. Of the 658 estimated housing units in 2019, 88.8% were occupied, with only 11.2% remaining vacant

The median housing value in Grant was estimated at $103,400 in 2019, an increase from the 2014 estimate of $82,300. The 2019 increase of median housing values might be associated with a few factors including new construction of higher value homes and/or the inflated home values consistent with the rest of the nation.

Although some of the housing in Grant could be considered affordable under HUD guidelines, obstacles to homeownership such as down payments and closing costs make it difficult for first time homebuyers. Nearly 48.5% of households in Grant had a mortgage in 2019, with a median mortgage of $1,076 per month.

Table 4.4 Grant Housing Characteristics

Year	2019 (Est)	2014	2010
Number of Housing Units	658	655	565
Number of Occupied Housing Units	578	545	502
Occupied Housing Units (percentage)	87.8%	83.2%	88.8%
Vacant Housing Units (percentage)	12.2%	16.8%	11.2%
Median Housing Value (in dollars)	$103,400	$82,300	$75,100
Percentage of Homeowners with a Mortgage	48.5%	53.9%	55.5%
Median Mortgage per Month (in dollars)	$1,076	$922	$884
Median Gross Rent per Month (in dollars)	$698	$623	$681

Source: 2019 Census, 2014 Census, 2010 Census, 2019 American Community Survey

Table 4.5 provides an analysis of household characteristics in Grant from 2010 to 2019. During the nine-year period from 2010 to 2019, the number of households in Grant increased from 502 to 578. The number of families also increased in that same nine-year period, from 309 in 2010 to 364 in 2019, with an average decrease of .05 persons per household.

Table 4.5 Household Characteristics

Year	Population	Total Families	Households	Persons Per Household
2019 (Est)	1,345	364	578	2.27
2014	1,218	308	545	2.16
2010	1,165	309	502	2.32

Source: 2019, 2014, and 2010 Census, 2019 American Community Survey

Housing Goals

- Continue to create new housing developments as appropriate and establish the necessary organizational structure for the creation of housing projects in Grant.
- Provide all residents with access to a variety of safe, decent, sanitary housing types.
- Promote development of residential options for Grant's residents of all income levels.
- Encourage future residential development which is compatible and complements existing neighborhoods.
- Actively access affordable housing programs available from local, state, and federal agencies/departments.

Housing Tools

To continue the construction of new housing and improve both existing renter and owner-occupied housing in Grant, the City, in cooperation with private entities, must continue to access affordable housing programs to reduce the cost of development and/or long-term operations. The following information recognizes funding sources and programs available to support financing the housing demand in Grant. The combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects. The tools outlined in the plan are as followed:

- Nebraska Community Development Law
- Community Development Block Grant (CDBG)
- HOME Funds
- Nebraska Affordable Housing Trust Fund
- Nebraska Investment Finance Authority (NIFA)

Nebraska Community Development Law

Nebraska Revised Statute Neb Rev Stat §§18-2101 to 18-2154 provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. Grant can create a Community Redevelopment Authority or Community Development Agency that has the power to study and declare an area or areas of the community as blighted/substandard, create a redevelopment plan and then utilize tax increment financing for commercial, industrial, and residential oriented public improvements.

The important community development terms are defined in Nebraska Revised Statutes §18-2103, several of which are shown below:

Substandard Area - an area in which,

- there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted Area - an area, which

- by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,
- in which there is at least one of the following conditions:
- Unemployment in the designated area is at least 120 percent of the state or national average;
- the average age of the residential or commercial units in the area is at least 40 years;
- more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
- the per capita income of the area is lower than the average per capita income of the city or City in which the area is designated; or
- the area has had either a stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than 35 percent of the city as blighted, a city of the second class shall not designate an area larger than 50 percent of the city as blighted, and a City shall not designate an area larger than 100 percent of the City as blighted;

Redevelopment Project - any work or undertaking in one or more community redevelopment areas:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan;

Redevelopment Plan - a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which:

- conforms to the general plan for the municipality as a whole and
- is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning, and planning changes, if any, land uses, maximum densities, and building requirements.

Community Development Block Grant (CDBG)

Administered by the Nebraska Economic Development Department, the Community Development Block Grant (CDBG) provides funding for both community and housing development programs to assist in financing both owner and renter occupied rehabilitation, residential building conversions, First Time Homebuyers program and infrastructure for housing activities.

Only units of general local government, classified as municipal (City or City) are eligible to apply within the CDBG Owner Occupied Rehab Cycle. Eligible activities include:

- Rehabilitation (including rehabilitation which promotes energy efficiency) of residential owner-occupied homes.
- Special projects directed to the removal of material and architecture barriers, which restrict the mobility and accessibility of elderly or handicapped persons.
- Payment of reasonable administrative costs related to implementing the program.

Activities eligible for assistance under these guidelines are authorized in Section 105(a) of the amended 1974 HCD Act for the CDBG Program.

Any activity not specifically authorized under Eligible Activities is ineligible to be carried out with NAHP funds (NAHTF, HOME, or CDBG funds). Ineligible activities include:

- Furnishings and personal property not an integral structural fixture including the purchase of equipment, fixtures, and motor vehicles.
- Mobile homes, as defined by the Department.
- The following activities, if not directly related to eligible housing activities including, but not limited to, housing education, acquisition of property and easements, public facilities development or improvements, relocation, clearance, and demolition.

HOME Funds

The HOME Program, created by the National Affordable Housing Act of 1990 (NAHA), is referred to as the HOME Investment Partnerships Act, and has been amended several times by subsequent legislation. The State of Nebraska receives funds, and the Nebraska Department of Economic Development administers the program for the State.

The following are the principal means by which the Department describes the investment of HOME funds and provides administrative guidance:

- The Housing and Community Development Consolidated Plan
- The Housing and Community Development Annual Action Plan
- NAHP Application Guidelines
- HOME Administration Manual
- HOME Training Workshops
- HOME Program Representatives
- The Department's Regional Housing Specialists

The Department invests HOME funds in the following housing activities:

- Homeowner Rehabilitation: Assist owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities: Finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing: Affordable rental housing may be acquired and/or rehabilitated or constructed.

Nebraska Affordable Housing Trust Fund (NAHTF)

The NAHTF is a state financial resource developed in 1996 to increase the supply and improve the quality of affordable housing in Nebraska. LB 1322 was signed into law on April 17, 1996, and supported by the Nebraska Affordable Housing Commission, the Nebraska Department of Economic Development (Department) and the Nebraska Investment Finance Authority which worked with representatives from the League of Nebraska Municipalities, the Nebraska Bankers Association, the Nebraska Home Builders Association, the State Chamber of Commerce, and other for-profit and nonprofit housing development organizations.

The NAHTF was created:

- To address the need for affordable housing as identified by the Department.
- To provide a flexible housing resource to enhance economic development.
- To serve the lowest income individuals for the longest period of time.
- To provide matching funds for federal resources.

The following are the principal means by which the Department describes the investment of NAHTF funds and provides administrative guidance:

- The Housing and Community Development Consolidated Plan
- The Housing and Community Development Annual Action Plan (serves as the NAHTF Qualified Allocation Plan)
- NAHP Application Guidelines
- NAHTF Administration Manual
- NAHTF Training Workshops
- NAHTF Program Representatives
- The Department's Regional Housing Specialists

The Department invests NAHTF funds in the following housing activities:

- Homeowner Rehabilitation: Assist owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities: Finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing: Acquire, rehabilitate, or construct affordable rental housing.
- Capacity Building & Operating Assistance: For organizational operating expenses to increase the capacity of the organization to produce and develop affordable housing.

Nebraska Investment Finance Authority (NIFA)

The Nebraska Investment Finance Authority provides finance for housing, including both owner and renter housing stock. Programs range from Low Income Housing Tax Credits, a rent-to-own program, tax exempt bond financing, to a single-family mortgage program.

Housing Policies

The following policy suggestions are intended to address the goals listed in the previous section.

Zoning Adequate Space for Expansion

If needed, adopting new zoning and subdivision regulations will ensure that new housing is located to provide the best benefit for the City as well as potential new residents. Zoning adequate space for residential expansion is vital to ensuring that there are enough housing units in Grant.

Affordable Housing

The City should strive to ensure that affordable housing is available for purchase in Grant. A primary purpose of Grant's Housing Policy should be to foster a diverse and balanced community with housing that offers a wide range of choices for all income levels. Encouraging a variety of low, medium, and high-density housing developments for all income levels will help to enhance, maintain, and sustain livable, viable neighborhoods.

Permitting

The City should review and evaluate the impacts of the building permitting process on proposed residential development. Review of this process could identify any needed changes or possible clarifications.

Targets for Development and Growth

Grant's goals for growth are predicated upon the orderly development of additional housing. Accordingly, the City's housing policies must be consistent with overall growth goals.

Market Grant Housing Regionally

Residents, developers, government, and social service providers all play a role in educating the public (and each other) about the availability of housing types and the gaps in the housing spectrum. The City can take the lead to ensure that accurate information is conveyed to all regional stakeholders. This can be done through educational programs for developers, community councils, and the public to dispel myths and stereotypes about living in a small community or any possible misconceptions about Grant in general.

Facilities and Utilities

The major emphasis of this section is to determine the present capacity of the Grant public facilities and utilities, inventory, and to determine the adequacy of each to meet impending projected demands throughout the planning period for Grant.

Water Supply/Storage/Distribution

- The water system in Grant is supplied by wells on the Ogallala Aquifer. Even with varying depths, Perkins County is positioned right over the aquifer, which in turn, provides an abundant supply of groundwater.

Wastewater Collection and Treatment

- Grant has a municipal sanitary sewage system. The city operates a lagoon system.

Sanitation Collection

- The disposal of solid waste within Perkins County is provided by several operations: The City of Grant collects the trash and hauls it to the landfill, J Bar J, located in north central Perkins County. The City of Grant does offer drop-off sites for city and county residents, for their vast recycling program.

Storm Water Collection System

- Perkins County uses a range of strategies and materials for its stormwater systems. The system consists of ditches and culverts to redirect the runoff, as well as pipes and inlets to redirect the runoff. The undersized systems play a part in localized flooding. To improve the drainage systems, pipe upsizing and adding additional inlets will be needed.

Utilities

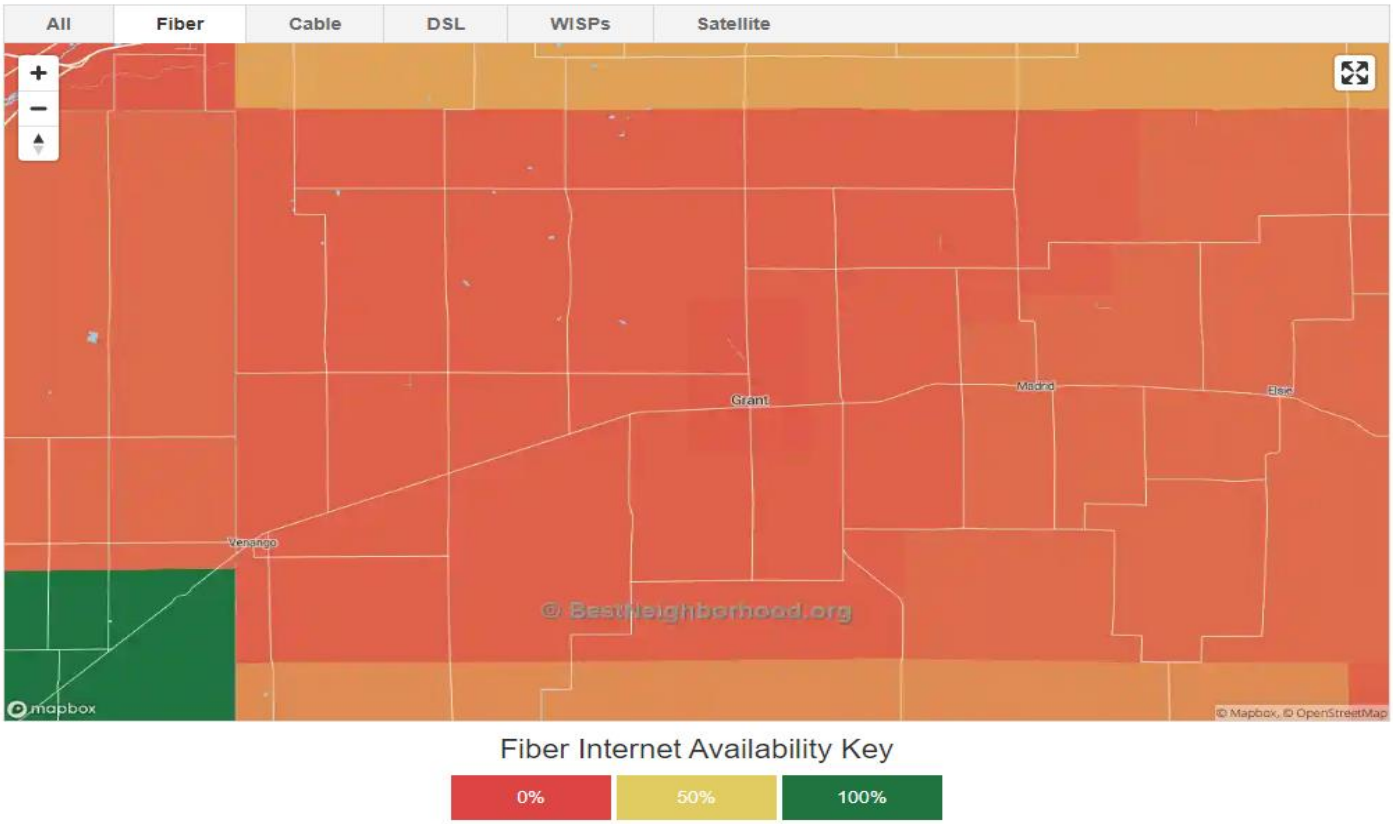
- The City of Grant is provided retail electric service by Midwest Electric.
- Mid America Agriproducts/Wheatland Industries LLC, the ethanol plant in Madrid, is located approximately 11 miles east of Grant.
- The Natural Gas System in Grant is owned, operated, and supplied by Black Hills Energy.

Facilities and Utilities Goals

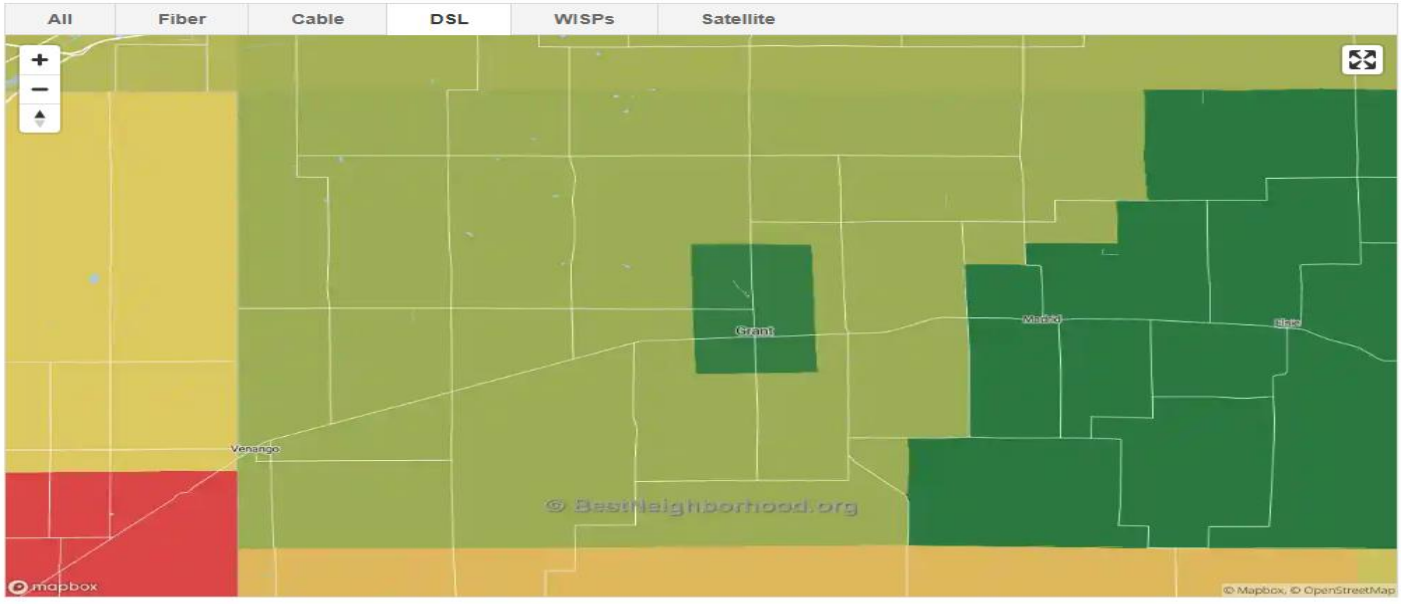
- Create a Capital Improvement Plan that includes infrastructure repairs.
- If not done already, update subdivision regulations to require underground power lines.

Broadband and Cell Phone Coverage

Figure 4.2 Broadband Coverage



https://bestneighborhood.org/fiber-tv-and-internet-69140/



https://bestneighborhood.org/dsl-internet-69140/

Figure 4.2 shows the Broadband coverage in both fiber and digital subscriber line (DSL) around Grant. As you can see, the City is about 87% covered for DSL. Fiber optic internet is the most desirable type of internet, but unfortunately, it shows no coverage. According to the Nebraska Rural Broadband Task Force, quality, high speed broadband is important to rural Nebraska as it can lead to the attraction and retention of millennials, greater economic growth, attraction of new firms, higher household incomes, and small business growth.

Figures 4.3 and 4.4 show that both Verizon and Viaero have cell towers in the area surrounding Grant. There are many factors that can affect wireless networking performance that are dependent on various areas within the network itself from the technology of the devices used, the local environment the signals will travel through, the fundamental physics behind wireless transmission and more. Some of these cannot be avoided and measures must be taken to try to minimize the negative effect that these factors will have on the network performance, but others can be resolved completely either through equipment upgrading or good network planning.

Figure 4.3 Verizon Tower Coverage

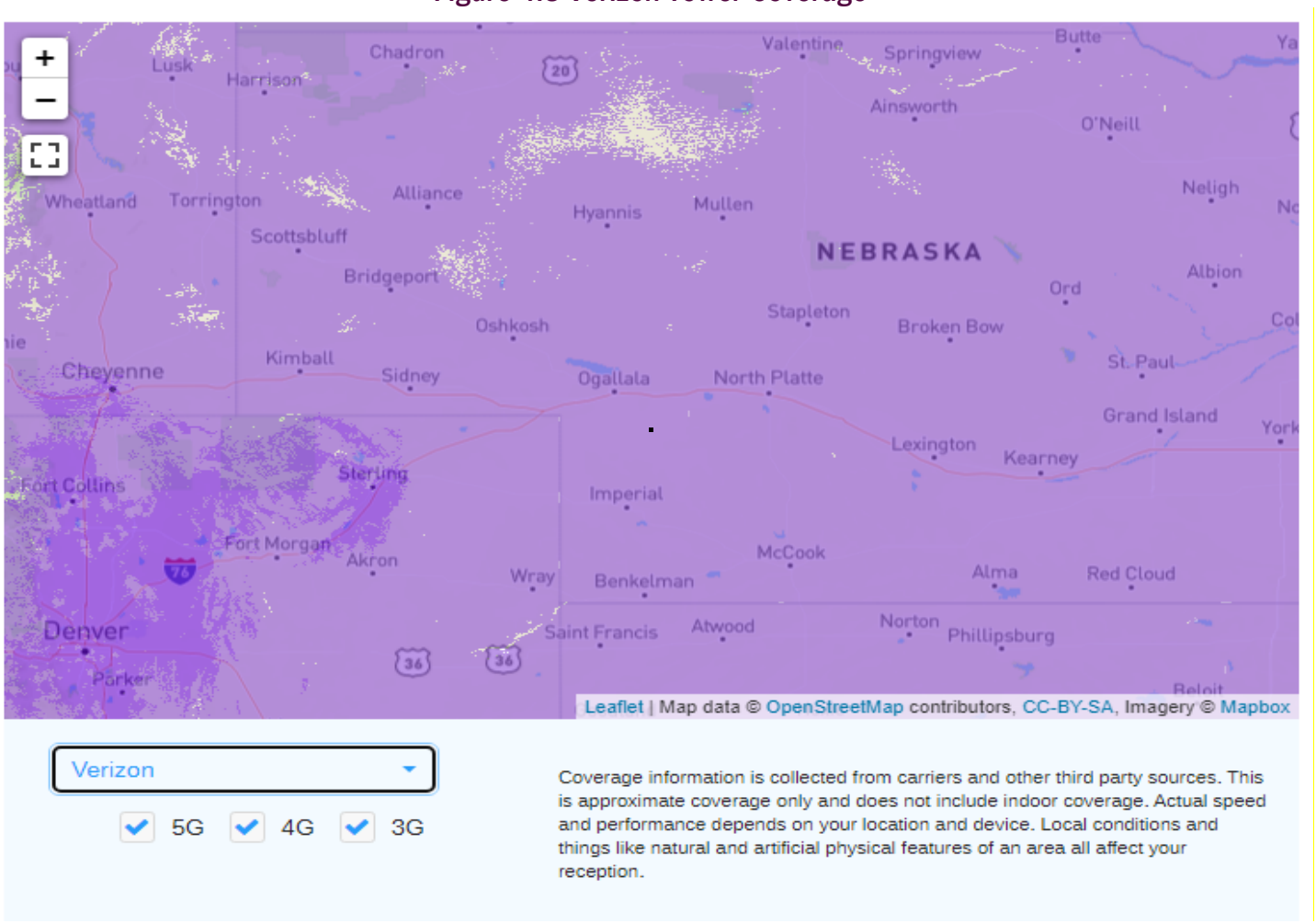
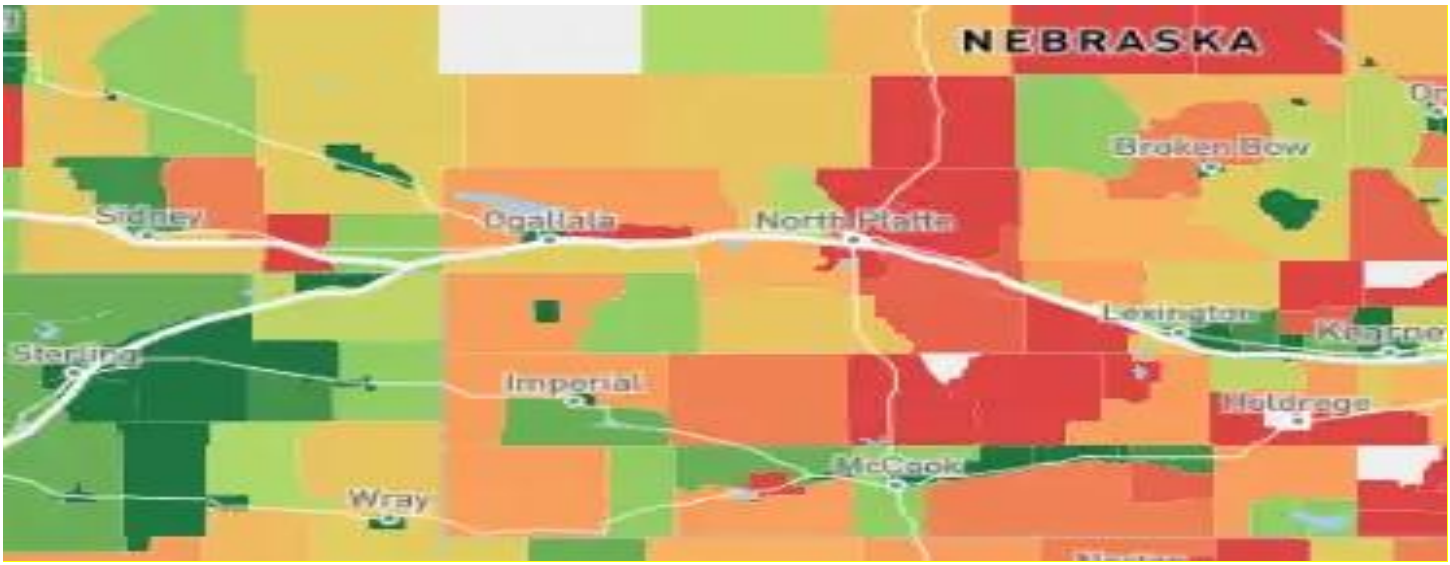


Figure 4.4 Viaero Tower and Coverage



Internet Availability Key

0%

50%

100%

https://bestneighborhood.org/viaero-wireless-availability/

There are some well-known factors that affect Wireless Networking performance that most people will identify easily but that does not lessen their importance when considering network planning, these are:

- Physical obstructions
- Network range and distance between devices
- Wireless network interference
- Signal sharing
- Network usage and load
- Poorly deployed antennas
- Local environment characteristics
- Spectrum channel limitations
- Signal reflection
- Wireless signal restriction
- Transmitter power limitations
- Backwards compatibility with older standards
- Polarization of signal
- Speed loss due to wireless overheads
- Lowering performance to stay connected

Signal connection can have an effect on local businesses, as some businesses are using wireless networks to make many of their transactions.

Broadband and Economic Development

Eighty-nine percent of Nebraskans—but only 63% of rural Nebraskans—have fixed broadband of at least 25 Mbps down/3 Mbps up available, according to the latest data available from the Federal Communications Commission (FCC). The most successful broadband development efforts in communities, both in Nebraska and across the U.S., have been locally driven. In fact, whether or not a community has a core group of committed, well-connected individuals is the single most important predictor of its success. This core group often consists of representatives of key sectors and institutions in a community, including local government, economic and community development organizations, business, the library, education, and health care. IT professionals and industry representatives are also good resources. Effective community leaders build connections within the community, the state, and even throughout the country.

According to the Rural Broadband Task Force, several emerging technologies may be well-suited for rural areas, including fixed wireless using mid-band spectrums, TV white space, and low earth orbit satellites. However, higher speed technologies like 5G will likely be deployed first in urban areas, potentially exacerbating the speed gap between rural and urban areas.

Broadband applications offer many opportunities for economic development. E-commerce makes it possible for businesses to market their products and services worldwide. Information technology can also improve efficiency and reduce costs. Economic development efforts should include support and training for entrepreneurs and e-commerce training for existing businesses.

Parks and Open Space

Grant City Park

In 1935, the Village Board of Trustees, with the convincing of the Garden Club, approved a public park for Grant. Grant City Park was constructed between 1936 and 1939. One of the main features of Grant City Park is the arched concrete band shell, which hosted free concerts through the 1960's. Today, what was once a water fountain at the front of the stage, is now a flower bed that faces thirty concrete and wood benches. The Park also has an arched main entrance and a walled entrance that leads into a tiered rock garden. In 1996, Grant City Park was added to the National Register of Historical Places.

Swimming Pool

After multiple years of planning, The City of Grant opened its new pool on June 4, 2021. The new pool features three water slides, a tree of dumping water buckets, a 1-meter diving board and is ADA accessible.

Plainsman Inn & RV Park

Plainsman Inn is a locally owned motel, RV park, and self-storage business. It hosts a variety of customers, from long-term to hunters. The motel currently has seven fully furnished units. The RV Park has 27 hookups and is located a few blocks from the Grant City Park, and just west of the motel. They also provide self-storage units to rent on a month-to-month basis.

Meadowlark Gallery

In 2004, the Perkins County Area Arts Council created Meadowlark Gallery as a nonprofit organization. The Gallery provides the community with an appreciation for art and assisting artists in exhibiting their work. Currently, the Gallery is open seasonally from March-November.

PART 5: SERVICES

Health Services

Grant is fortunate to have a thriving, progressive medical community. Many residents from surrounding communities, even those of larger population, commute to Grant to receive medical services. It's important that Grant continue to capitalize on this resource and use it for future benefit.

As indicated in Chart 2.1, a large percentage (47%) of Grant residents are in the 50 and older age groups, which would mean Grant should plan for needed health services and programs to assist an aging population. Due to a projected increase in the elderly population in Grant, a shortage in medical services could put the elderly and other vulnerable populations in jeopardy.

Perkins County Health Services (PCHS) provides a full range of medical and elderly services to residents at 900 Lincoln Ave. Other options include the cities of Ogallala and North Platte, both of which have the necessary modern health and hospital services, including full-service hospitals, nursing care facilities, clinics, and private medical offices.

Health and Wellness Services

Perkins County Health Services – Perkins County Health Services provides general medical and surgical care for inpatient, outpatient, and emergency room patients, specialty clinic, and participates in the Medicare and Medicaid programs. Located in the same facility, Perkins County Family Clinic provides office/wellness visits, physicals, immunizations, labs, and more.

Dr. Marvin Swan – Dr. Swan is a *d*entistry practitioner. His office does general dentistry and adolescent orthodontics. They have patients ranging from toddlers to geriatrics.

Mathews Family Chiropractic--- Currently serves three communities: Imperial, Benkelman, and Grant. The Grant location is open on Mondays, Wednesdays, and Thursdays.

First Insight Eyecare- Dr. Victoria Gengenbach and Dr. Eric Gengenbach offer optometry services and vision care products.

Elder Care

Perkins County Senior Center — The Senior Center, located at 420 Central Ave, is open from 9 a.m. until 4 p.m., Monday through Friday, with meals served from 11 a.m. until 1 p.m. The center can be rented out for private events as well.

Golden Ours Nursing Home & Park Ridge Assisted Living – Golden is a 50-bed Medicaid certified facility that provides 24-hour care. Park Ridge was built in 2001 and focuses on maintaining independence for their residences. Both facilities are physically attached to the hospital and clinic.

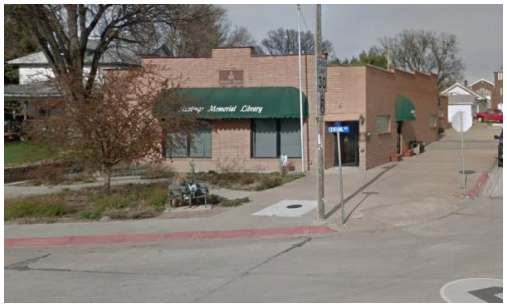
Police

"Protecting, serving, and upholding the Constitution in Perkins County since 1888". Law enforcement is currently provided by the Perkins County Sheriff's Office, by a yearly contract of approximately $97,845.

Fire

The Grant Volunteer Fire Department's fire station is located at 342 Central Ave. The Fire Department has 33 active volunteers. Monthly training is conducted in structural firefighting, wildland firefighting, pump operations, fire prevention, and more. Currently, they have "A" pumpers, two tankers, a grass rig, a rescue truck, and a command vehicle.

Library

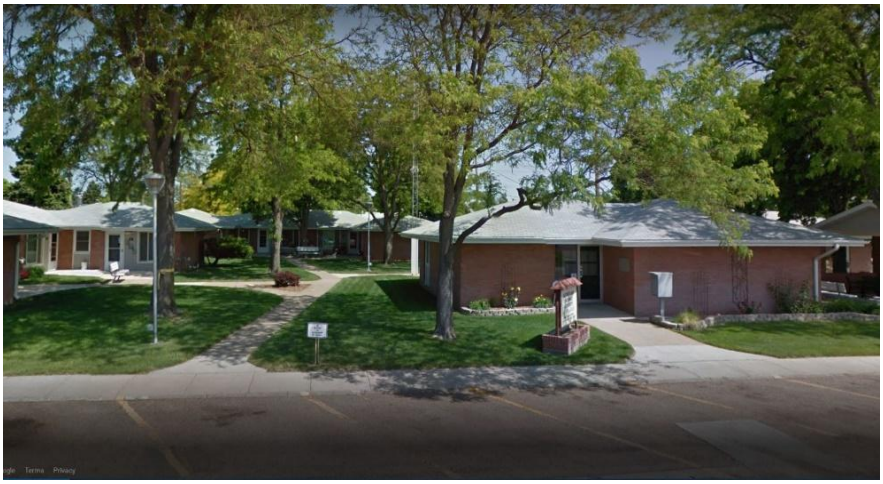


Library resources are an important part of the community's quality of life. The needs and desires of the citizens can vary widely, so no exact set of standards can be applied. In addition, various alternatives to the traditional town or county library now exist, such as bookmobiles, regional depositories with local library stations, joint resource libraries of school districts, and the local community.

The Grant library, Hastings Memorial Library, is located at 505 Central Ave. In 1920, the library was founded by the Grant Women's Club. The library moved up and down Main Street for several years, in various storefronts. In May 1967, George B. Hastings left his law office building to be used as the permanent building for the library, per his will. In 1996, the building underwent major repair. In 2001, the Grant Masonic Temple was gifted from the Mason family, and the Hastings Memorial Library was relocated at 505 Central Ave.

- Operating Budget from City: $116,653.00
- Registered Users: 1,522
- Collection Size: 66,186
- Annual Circulation: 28,627
- Public Internet Computers: Eight

Low Income Housing



Sunset Haven is a retirement community and is owned and managed by Grant Housing Authority. It aids seniors with assistance by first designing a care plan to outline areas of need. With 20-bedroom units, staff are available 24 hours a day and provide a variety of activities/services, to include but is not limited to: light housekeeping, meals, planned outings, medication management, personal care, and transportation services, depending on their Care Plan.

PART 6: PLAN IMPLEMENTATION

Plan Maintenance

After adoption of the comprehensive plan, it is important to establish an annual review process of the plan. Elected officials, Planning Commission members, Growth Committee members, local governmental volunteers, and community and economic development groups should be involved in the update review process. Issues that should be addressed are:

- Does the plan reflect the current population and economic situation in Grant; and
- Are recommended policies still valid for the City and its long-term growth and stability; and
- Are there any changes that should be made in the Comprehensive Plan?

It is suggested that the Planning Commission provide the opportunity for both private citizens and developers to present possible changes to the plan. This process may lead to identification of amendments to the Comprehensive Plan, which would need to be open to public comment and City Council approval.

Annual Review

- Individuals, groups, or other interested parties may provide proposals to amend the Comprehensive Plan. It is suggested that the City provide an annual review in which plans, and proposals are evaluated.
- Review actions taken by the county to implement plan recommendations during the past year.
- Defines any changes that should be made in the comprehensive plan.

Unidentified Opportunities

- Any innovative or unanticipated development opportunities in which the City perceives as in line with the overall vision of the community should be encouraged.
- If changes to the Comprehensive Plan are required, then a review of the plan with public comment and City Council approval is recommended.

Capital Improvement Plan (CIP)

A Capital Improvement Plan is a community planning and fiscal management tool used to coordinate the location, timing, and financing of capital improvements over a multi-year period — usually four to six years. Capital improvements refer to major, non-recurring physical expenditures such as land, buildings, public infrastructure, and equipment. Capital improvements can greatly influence the growth and preservation of a community. The purpose of the capital improvements program is to anticipate the location and amount of service needs and to provide adequate services at a reasonable cost. It is suggested that a program in Grant should be tailored to meet service needs of the Grant citizens. It may be helpful to obtain a capital improvements program from a town of a similar size as a reference.

An annual process of reviewing the CIP should be completed before the beginning of each budget year and should include:

- A specific work program for the upcoming year. This program should be specific and related to the county's projected financial resources. The work program will establish the specific plan recommendations that the county will accomplish during the coming year.
- A three-year strategic program. This component provides for a multi-year perspective, in forming the preparation of the annual work program. It provides a middle-term implementation plan for the county.
- A six-year capital improvement program. This is combined with Grant's current capital improvement program.

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 Grant Planning Commission, City Council of Trustees, city staff and community members, in an effort to highlight important elements of the Comprehensive Planning process.

General Community Planning Goals

- Maintain, capitalize upon, and market the quality of people in Grant.
- Continue to encourage community and economic development, which will enable Grant to continue to increase in population.
- Encourage civic involvement by residents, especially younger citizens, in order to improve overall quality of life in Grant.
- Encourage development of all types of safe, decent, sanitary housing, including housing for elderly, disabled and more options for low income.
- Encourage the broadening of the economic base of the community, which will expand employment opportunities for residents of all ages and attract new residents.
- Maintain and update the appropriate facilities, services and infrastructure within Grant and plan for future residential, commercial, industrial, and recreational needs of the community.
- Develop a land use plan that addresses past issues, furthers the goals, needs, desires of the community, and maintains harmony between different uses through the use of the zoning ordinance and subdivision regulations.
- Continue to provide and maintain recreation opportunities for residents and visitors.
- Encourage sustainable development and redevelopment of infrastructure and buildings in Grant.

Goal Implementation

- Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include local 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 Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the plan.

Partnerships

- Grant's comprehensive planning is a continual process that should involve multiple stakeholders and groups in order to reach as many residents as possible to improve upon and encourage public participation.
- Grant should continue to have the public involved in multiple planning projects through community surveys and planning processes through the years in order to track progress and public opinion.

Effectiveness, Transparency, and Reliability

- Access to planning documentation and studies is available upon request from the City clerk. An updated City website would also aid in transparency, as citizens can access City documents electronically.

Population Elements

Objectives

- Continue to increase Grant's population by developing more housing options and increasing economic opportunities for both residents and nonresidents.
- Properly maintain and construct City infrastructure to sustain an attractive, aesthetic and quality community.
- Encourage community growth by promoting the community.

Action Plans

- Aggressively promote Grant as a progressive and exciting small community in which to live and work.
- Create housing, facilities, and services to retain and expand the older adult and retiree population of Grant. Strive to attract seniors living in rural Perkins County to retire in Grant.
- Broaden the economic base of Grant by creating and expanding employment opportunities of existing businesses and conduct activities to attract new business or industry.
- Create and promote a Grant community cleanup and beautification program.
- Encourage development of new housing units in the community, with a goal of 20 new housing units by 2030, with diversity between single-family and multi-family units in a manner that provides 25% of all homes in Grant as multi-family units. This goal should not over-extend the City's water and sewer capacity during the timeframe in question.
- Continue to pursue economic development measures such as a full-time city economic development position.
- Maintain a program of actively pursuing federal, state, and local funding to preserve and improve the community.

Land Use Elements

Objectives

- Encourage land use and development patterns that preserve and protect unique natural features and resources of Grant.
- Promote and encourage land uses that maintain and provide a safe, sanitary, and nonpolluting environment.
- Encourage compatible adjacent land uses as development occurs. Mixing of incompatible land uses should be strongly discouraged.
- Ensure that the comprehensive plan provides opportunities for community development in an orderly and efficient manner within Grant and its extraterritorial jurisdiction.
- Encourage development of more recreational opportunities in the area.

Action Plans

- Maintain a zoning ordinance and subdivision regulations that complement the comprehensive plan and are compatible with current development trends and community attitudes.
- Eliminate substandard or dilapidated housing, commercial and industrial structures which may pose threats to the health, safety, and welfare of residents.
- Future residential development, outside the existing City corporate limits, should be encouraged in Grant. This residential development should incorporate a mix of single and multi-family lots and units.

Housing Elements

Objectives

- Provide residents and potential residents with a variety of safe, decent, and sanitary housing types.
- Encourage development of housing at a variety of income levels. Plan housing for new households, the replacement of up to 40 percent of substandard housing units, and affordable units for local cost burden households.
- Encourage development of housing to provide a wider variety of options to existing residents and to attract new residents to Grant.
- Preserve the existing housing stock and encourage the maintenance of both rental and owner-occupied housing units.
- Pursue affordable housing programs from state and federal agencies.
- Encourage the removal and redevelopment of dilapidated homes.
- Encourage the development of more multi-family housing.
- Encourage development of housing units for senior citizens.

Action Plans

- Encourage development of new housing lots and units in order to support desired population growth.
- To reduce the aging of the City's housing stock, apply for funds to assist homeowners in rehabilitation of existing housing units. 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.
- Encourage owners of dilapidated housing to either demolish the structure or make necessary improvements in order to have the home meet safe, decent, and sanitary standards.
- Work with West Central Nebraska Development District, Lincoln County Community Development Corporation, and the Community Action Partnership of Mid-Nebraska to fund and implement both new housing and housing rehabilitation projects in Grant.

- Pursue grants and other financial assistance to develop a first-time homebuyer assistance program. Local, State and Federal incentives and funding sources should be used in combination to entice new residents to Grant. Community Development Block Grants, first-time home-buyer programs, CROWN Rent-to-Own, HOME funds and TIF, to name but a few, must be used in creative combinations to attract new residents to the community.
- Maintain provisions in zoning ordinance which clearly delineate permitted housing uses in various zoning classifications.
- Support development of retirement and/or assisted living housing units in the City.

Public Facilities and Services Elements

Objectives

- Maintain the water supply and distribution system for present and future consumption and fire protection needs.
- Continue to maintain the necessary facilities and services to prevent the pollution of the environment including sewage collection and treatment, storm water drainage and flood control and street cleaning.
- Continue to maintain and improve the public educational system and support excellence in the school system.
- Continue law enforcement agreements and fire protection service capabilities and ensure that these services keep pace with community growth.

Action Plans

- If not already in existence, establish a capital improvement plan that discusses maintenance, improvements, and future locations of community infrastructure.
- Continue providing adequate and efficient utilities and services to existing and future residential, commercial, and industrial areas throughout the City.
- Maintain a process of pursuing federal, state, local and other funds to upgrade the community utilities and facilities.
- Seek cost effective ways to extend municipal water service into planned residential growth areas.
- Support local providers of medical and human services.
- Encourage continued provision of services and facilities for senior citizens.

Transportation Elements

Objectives

- Continue to provide and maintain a transportation system throughout Grant for the safe, efficient movement of people, services, and goods.
- Ensure that new and existing roads and streets meet design standards so as to enhance their designated function and safety of the transportation system within Grant.

Action Plans

- Maintain sidewalks in the city through a city sidewalk policy to ensure a safe and efficient system for pedestrian movement including handicapped accessibility.
- Require that new developments in Grant have adequate street, curb, gutter, and sidewalk infrastructure.
- Establish a capital improvement plan that discusses maintenance, improvements, and future locations of community infrastructure.

Economic Development Elements

Objectives

- Utilize state and federal funding sources, in addition to local funds, to strengthen the existing business climate in Grant and also attract new business and industry to the community.
- Continue to utilize the Grant Comprehensive Plan, zoning ordinance, and subdivision regulations as guiding references for future commercial and industrial development.
- Examine possible economic opportunities for Grant based on existing businesses in the region.
- Attract service-oriented and small office businesses to Grant.
- Determine the areas in which Grant has market opportunities for businesses to grow and expand.
- Explore programs for planning and implementation of a comprehensive downtown revitalization program in Grant.
- Take advantage of employment trends such as remote employment.

Action Plans

- Encourage businesses to reinvest in the community.
- Continue to encourage the revitalization or removal of deteriorated and dilapidated commercial and industrial buildings.
- Encourage the use of federal, state, and local incentives to recruit and retain job opportunities.
- Continue implementation of zoning regulations that maintain the compatibility of the commercial and industrial areas.
- Actively market the advantages Grant has for small businesses and offices.
- Capitalize on the success of the Grant Public Schools system as a selling point for young families.

Understanding the Local Economy

In a small-town economic growth mainly occurs from exporting goods and services to regional, national, or international markets. Export base businesses often have good potential for growth because they can serve a larger region. A secondary base is made up of day-to-day goods and services to serve a local market. These businesses include grocery stores, laundromats, taverns, and gas stations. As these are businesses that primarily service local needs, the potential for these businesses to grow are limited because of the relatively small number of local residents. It is recommended that Grant initially focus on attracting businesses that provide goods and services to a larger region to encourage economic development.

Table 6.1 provides some of Grant's economic base data. This data can help the local economic development corporation piece together a picture of the strengths and weaknesses of the local economy. Some other base data are included. An analysis of the local economy can set the foundation for economic development strategies and programs.

Table 6.1 Grant Economic Base Data

Economic Base Inventory	
Estimated Unemployment Rate	1.4%
Estimated Percent Below Poverty Levels (children)	3.0%
Estimated Percent Below Poverty Levels (all families)	5.7%
*Median Property Tax (With Mortgage)	$1,418 (1.2%)
*Median Property Tax (Without Mortgage)	$1,477(1.3%)

Source: 2019 American Community Survey

As part of an economic development effort, Grant should determine its trade area for a variety of goods and services by determining how far people are willing to travel to purchase goods and services out of town. In discussing strategies for retail trade, consider consumer confidence, loyalty, and needs.

The Grant Senior Center Survey is a good place to start. The survey asks the senior citizens of Grant Senior Center a couple of key questions 1) "Where do people in Grant shop?" and, 2) "Why do residents' shop elsewhere?". As to question #1, the majority mentioned North Platte and Ogallala as the place where some people shop, which is to be expected given the size differential. As for why people shop elsewhere, there were a myriad of answers, many along the lines of "more options", "cheaper", and "no local selection". In determining the potential for retail, Grant should include in an economic development plan what services can be realistically offered in Grant and if a good or service is not offered in Grant, why is this so?

Environmental Elements

Objectives

- Increase energy efficiency in operations and maintenance of the City.
- Encourage land use and development practices which are environmentally sustainable.
- Promote compact development (a more efficient use of land through higher-density planning) in and around Grant.

Action Plans

- As City equipment and streetlights need to be replaced, work to replace existing items with more energy-efficient ones whenever possible.
- Implement and enforce zoning regulations which encourage compact development and preserve important environmental assets in Grant.
- Conduct annexation activities in a manner that maintains compact, orderly municipal boundaries and encourages growth contiguous to current city limits.

Culture and Recreation Elements

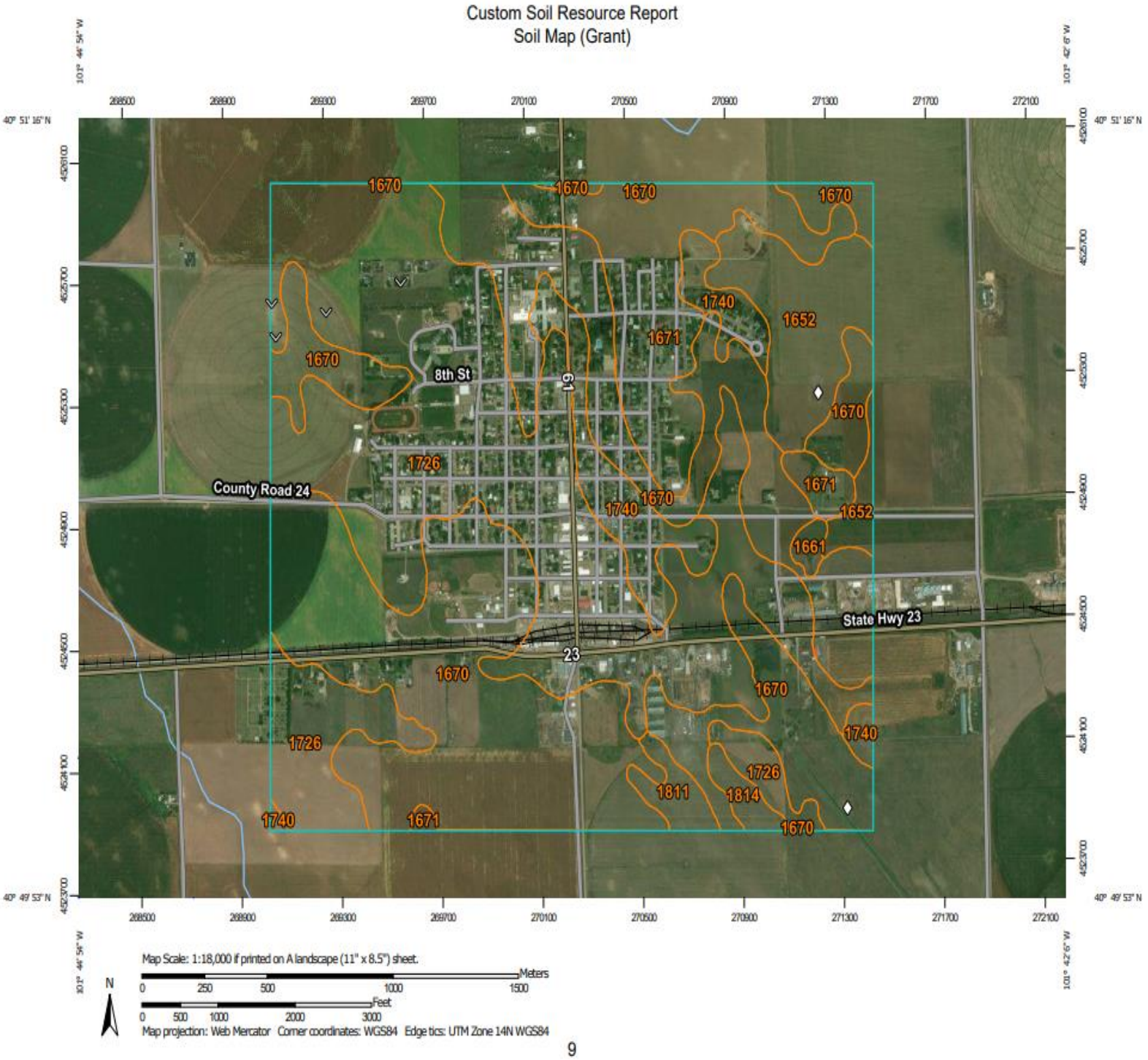
Objectives

- Enhance opportunities for recreation in Grant.
- Encourage continuation of annual town events.

Action Plans

- Establish future goals for the baseball field area.
- Grant has had great success with many of the events held annually and often draws crowds from surrounding communities. Continuation and growth of these events should continue.

APPENDIX A


Custom Soil Resource Report
Soil Map (Grant)
1670
1740
1652
1671
8th St
16
1726
County Road 24
1661
State Hwy 23
23
1811
1814
Map Scale: 1:18,000 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 250 500 1000 1500
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Map Unit Legend (Grant)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1726	Rosebud loam, 1 to 3 percent slopes	37,341.2	6.6%
1670	Mace silt loam, 0 to 1 percent slopes	20,840.0	3.7%
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	11,741.5	2.1%
1661	Lodgepole silt loam, frequently ponded	4,283.3	.08%
1652	Kuma silt loam, 0 to 1 percent slopes	55,096.6	9.7%
1671	Mace silt loam, 1 to 3 percent slopes	7,627.6	1.3%
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	13,461.9	2.4%
Totals for Area of Interest		**150,392.1**	**25.88%**

Grant, Perkins County, Nebraska

1726—Rosebud loam, 1 to 3 percent slopes

Map Unit Setting

- *National map unit symbol:* 2wz8q
- *Elevation:* 3,130 to 5,280 feet
- *Mean annual precipitation:* 15 to 23 inches
- *Mean annual air temperature:* 46 to 52 degrees F
- *Frost-free period:* 130 to 160 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Rosebud and similar soils:* 99 percent
- *Minor components:* 1 percent
- *Estimates are based on observations, descriptions, and transects of the map unit.*

Description of Rosebud Setting

- *Landform:* Rises
- *Landform position (two-dimensional):* Shoulder
- *Landform position (three-dimensional):* Side slope
- *Down-slope shape:* Convex
- *Across-slope shape:* Linear
- *Parent material:* Eolian deposits over residuum weathered from calcareous sandstone

Typical profile

- *Ap - 0 to 6 inches:* loam
- *Bt1 - 6 to 13 inches:* clay loam
- *Bt2 - 13 to 21 inches:* clay loam
- *Bk - 21 to 31 inches:* very fine sandy loam
- *2Cr - 31 to 79 inches:* bedrock

Properties and qualities

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* 30 to 38 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 5.0
- *Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

Interpretive groups

- *Land capability classification (irrigated):* 3e
- *Land capability classification (nonirrigated):* 3e
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Hydric soil rating:* No

1670—Mace silt loam, 0 to 1 percent slopes

Map Unit Setting

- *National map unit symbol:* 1v0xp
- *Elevation:* 3,000 to 5,000 feet
- *Mean annual precipitation:* 18 to 20 inches
- *Mean annual air temperature:* 50 to 54 degrees F
- *Frost-free period:* 135 to 155 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Mace and similar soils:* 99 percent
- *Minor components:* 1 percent
- *Estimates are based on observations, descriptions, and transects of the map unit.*

Description of Mace Setting

- *Landform:* Plains
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Calcareous loamy residuum weathered from weakly cemented fine-grained sandstone

Typical profile

- *Ap - 0 to 6 inches:* silt loam
- *Bt - 6 to 24 inches:* silty clay loam
- *BCk - 24 to 31 inches:* loam
- *Cr - 31 to 60 inches:* weathered bedrock

Properties and qualities

- *Slope:* 0 to 1 percent
- *Depth to restrictive feature:* 20 to 40 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Low
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Available water supply, 0 to 60 inches:* Low (about 6.0 inches)

Interpretive groups

- *Land capability classification (irrigated):* 1
- *Land capability classification (nonirrigated):* 2c
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Forage suitability group:* Loam (G072XA100KS)
- *Other vegetative classification:* Silty - Veg. zone 2 (072XY036NE_2), Loam (G072XA100KS)
- *Hydric soil rating:* No

1740—Rosebud-Canyon loams, 3 to 6 percent slopes

Map Unit Setting

- *National map unit symbol:* 2wz9n
- *Elevation:* 3,100 to 3,610 feet
- *Mean annual precipitation:* 15 to 23 inches
- *Mean annual air temperature:* 46 to 52 degrees F
- *Frost-free period:* 130 to 160 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Rosebud and similar soils:* 59 percent
- *Canyon and similar soils:* 40 percent
- *Minor components:* 1 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Rosebud Setting

- *Landform:* Hillslopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Side slope
- *Down-slope shape:* Concave
- *Across-slope shape:* Linear
- *Parent material:* Residuum weathered from calcareous conglomerate

Typical profile

- *Ap - 0 to 5 inches:* loam
- *Bt - 5 to 11 inches:* clay loam
- *Bk - 11 to 33 inches:* sandy loam
- *Cr - 33 to 60 inches:* bedrock

Properties and qualities

- *Slope:* 3 to 6 percent
- *Depth to restrictive feature:* 31 to 39 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 5.0
- *Available water supply, 0 to 60 inches:* Low (about 4.7 inches)

Interpretive groups

- *Land capability classification (irrigated):* 3e
- *Land capability classification (nonirrigated):* 3e
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Hydric soil rating:* No

Description of Canyon Setting

- *Landform:* Hillslopes
- *Landform position (two-dimensional):* Shoulder
- *Landform position (three-dimensional):* Side slope
- *Down-slope shape:* Convex
- *Across-slope shape:* Linear
- *Parent material:* Residuum weathered from calcareous conglomerate

Typical profile

- *Ap - 0 to 5 inches:* loam
- *AC - 5 to 13 inches:* loam
- *Cr - 13 to 60 inches:* bedrock

Properties and qualities

- *Slope:* 3 to 6 percent
- *Depth to restrictive feature:* 6 to 19 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* High
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Very low (about 2.5 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 6s
- *Hydrologic Soil Group:* D
- *Ecological site:* R072XY112KS - Shallow Limy
- *Hydric soil rating:* No

1661—Lodgepole silt loam, frequently ponded

Map Unit Setting

- *National map unit symbol:* 2wz9g
- *Elevation:* 2,730 to 5,300 feet
- *Mean annual precipitation:* 15 to 23 inches
- *Mean annual air temperature:* 46 to 52 degrees F
- *Frost-free period:* 130 to 160 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Lodgepole, frequently ponded, and similar soils:* 99 percent
- *Minor components:* 1 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Lodgepole Setting, Frequently Ponded

- *Landform:* Playas
- *Landform position (two-dimensional):* Toeslope
- *Landform position (three-dimensional):* Base slope
- *Down-slope shape:* Concave
- *Across-slope shape:* Concave
- *Parent material:* Loess

Typical profile

- *Ap - 0 to 6 inches:* silt loam
- *Bt1 - 6 to 24 inches:* silty clay
- *Bt2 - 24 to 35 inches:* silty clay
- *Bw - 35 to 39 inches:* silty clay loam
- *C - 39 to 79 inches:* silty clay loam

Properties and qualities

- *Slope:* 0 to 1 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Somewhat poorly drained
- *Runoff class:* Negligible
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* About 0 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* Frequent
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Moderate (about 8.8 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4w
- *Land capability classification (nonirrigated):* 3w
- *Hydrologic Soil Group:* C/D
- *Ecological site:* R072XY115KS - Closed Upland Depression
- *Hydric soil rating:* Yes

1652—Kuma silt loam, 0 to 1 percent slopes

Map Unit Setting

- *National map unit symbol:* 2v9g5
- *Elevation:* 3,150 to 3,640 feet
- *Mean annual precipitation:* 15 to 23 inches
- *Mean annual air temperature:* 46 to 52 degrees F
- *Frost-free period:* 130 to 160 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Kuma and similar soils:* 97 percent
- *Minor components:* 3 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Kuma Setting

- *Landform:* Plains
- *Landform position (two-dimensional):* Summit
- *Landform position (three-dimensional):* Interfluve
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Loess

Typical profile

- *Ap - 0 to 6 inches:* silt loam
- *AB - 6 to 12 inches:* silt loam
- *Bt - 12 to 30 inches:* silty clay loam
- *2Bk - 30 to 48 inches:* silt loam
- *2C - 48 to 79 inches:* silt loam

Properties and qualities

- *Slope:* 0 to 1 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Negligible
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* High (about 11.4 inches)

Interpretive groups

- *Land capability classification (irrigated):* 1
- *Land capability classification (nonirrigated):* 2c
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Forage suitability group:* Loam (G072XA100KS)
- *Other vegetative classification:* Silty - Veg. zone 2 (072XY036NE_2), Loam (G072XA100KS)
- *Hydric soil rating:* No

1671—Mace silt loam, 1 to 3 percent slopes

Map Unit Setting

- *National map unit symbol:* 1v0xq
- *Elevation:* 3,000 to 5,000 feet
- *Mean annual precipitation:* 18 to 20 inches
- *Mean annual air temperature:* 50 to 54 degrees F
- *Frost-free period:* 135 to 155 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Mace and similar soils:* 99 percent
- *Minor components:* 1 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Mace Setting

- *Landform:* Plains
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Calcareous loamy residuum weathered from weakly cemented fine-grained sandstone

Typical profile

- *A - 0 to 6 inches:* silt loam
- *Bt - 6 to 19 inches:* silty clay loam
- *BCk - 19 to 31 inches:* loam
- *Cr - 31 to 60 inches:* weathered bedrock

Properties and qualities

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* 20 to 40 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Available water supply, 0 to 60 inches:* Moderate (about 6.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2e
- *Land capability classification (nonirrigated):* 2e
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Forage suitability group:* Loam (G072XA100KS)
- *Other vegetative classification:* Silty - Veg. zone 2 (072XY036NE_2), Loam (G072XA100KS)
- *Hydric soil rating:* No

1739—Rosebud-Canyon loams, 1 to 3 percent slopes

Map Unit Setting

- *National map unit symbol:* 2wz8p
- *Elevation:* 3,180 to 3,610 feet
- *Mean annual precipitation:* 15 to 23 inches
- *Mean annual air temperature:* 46 to 52 degrees F
- *Frost-free period:* 130 to 160 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Rosebud and similar soils:* 62 percent
- *Canyon and similar soils:* 35 percent
- *Minor components:* 3 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Rosebud Setting

- *Landform:* Rises
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Side slope
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Residuum weathered from sandstone

Typical profile

- *Ap - 0 to 6 inches:* loam
- *Bt - 6 to 17 inches:* clay loam
- *Bk - 17 to 33 inches:* very fine sandy loam
- *Cr - 33 to 60 inches:* bedrock

Properties and qualities

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* 31 to 39 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Low
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 5.0
- *Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

Interpretive groups

- *Land capability classification (irrigated):* 3e
- *Land capability classification (nonirrigated):* 3e
- *Hydrologic Soil Group:* C
- *Ecological site:* R072XY100KS - Loamy Tableland
- *Hydric soil rating:* No

Description of Canyon Setting

- *Landform:* Rises
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Nose slope
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Residuum weathered from calcareous sandstone

Typical profile

- *Ap - 0 to 5 inches:* loam
- *AC - 5 to 13 inches:* para gravelly loam
- *Cr - 13 to 60 inches:* bedrock

Properties and qualities

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* 6 to 19 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Runoff class:* Low
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Non-Saline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Very low (about 2.2 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 6s
- *Hydrologic Soil Group:* D
- *Ecological site:* R072XY112KS - Shallow Limy
- *Hydric soil rating:* No