

PIERCE

Nebraska

COMPREHENSIVE PLAN

COMPLETED APRIL 2022



RURAL PLANNING

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INTRODUCTION

RESPONSIBILITY TO PLAN

Per Nebraska Revised Statutes (NRS) § 19-901(1), municipal governments in Nebraska are granted the authority to regulate land use within their jurisdiction:

For the purpose of promoting health, safety, morals, or the general welfare of the community, the city council of a city of the first class or city of the second class or the village board of trustees of a village may adopt zoning regulations which regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

AUTHORITY TO PLAN

NRS § 19-901(2) explains that zoning regulations may not be adopted until a comprehensive plan has been completed, recommended by the Planning Commission, and adopted by the City Council or Village Board of Trustees:

Such powers shall be exercised only after the city council or village board of trustees has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations. The planning commission shall make a preliminary report and hold public hearings on its recommendations regarding the adoption or repeal of the comprehensive development plan and zoning regulations and shall hold public hearings thereon before submitting its final report to the legislative body. Amendments to the comprehensive plan or zoning regulations shall be considered at public hearings before submitting recommendations to the city council or village board of trustees.

A public hearing regarding the recommendation of this Comprehensive Plan as held by the Pierce Planning Commission on this date in 2022:

May 16, 2022

The Pierce Planning Commission recommended the adoption of this Comprehensive Plan on this date in 2022:

May 16, 2022

A public hearing regarding the adoption of this Comprehensive Plan was held by the Pierce City Council on this date in 2022:

June 6, 2022

The Pierce City Council adopted this Comprehensive Plan on this date in 2022:

June 6, 2022

BUILDING THE PLAN

The City of Pierce Comprehensive Plan is organized into chapters based upon the guidance and requirements listed within NRS § 19-903:

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:

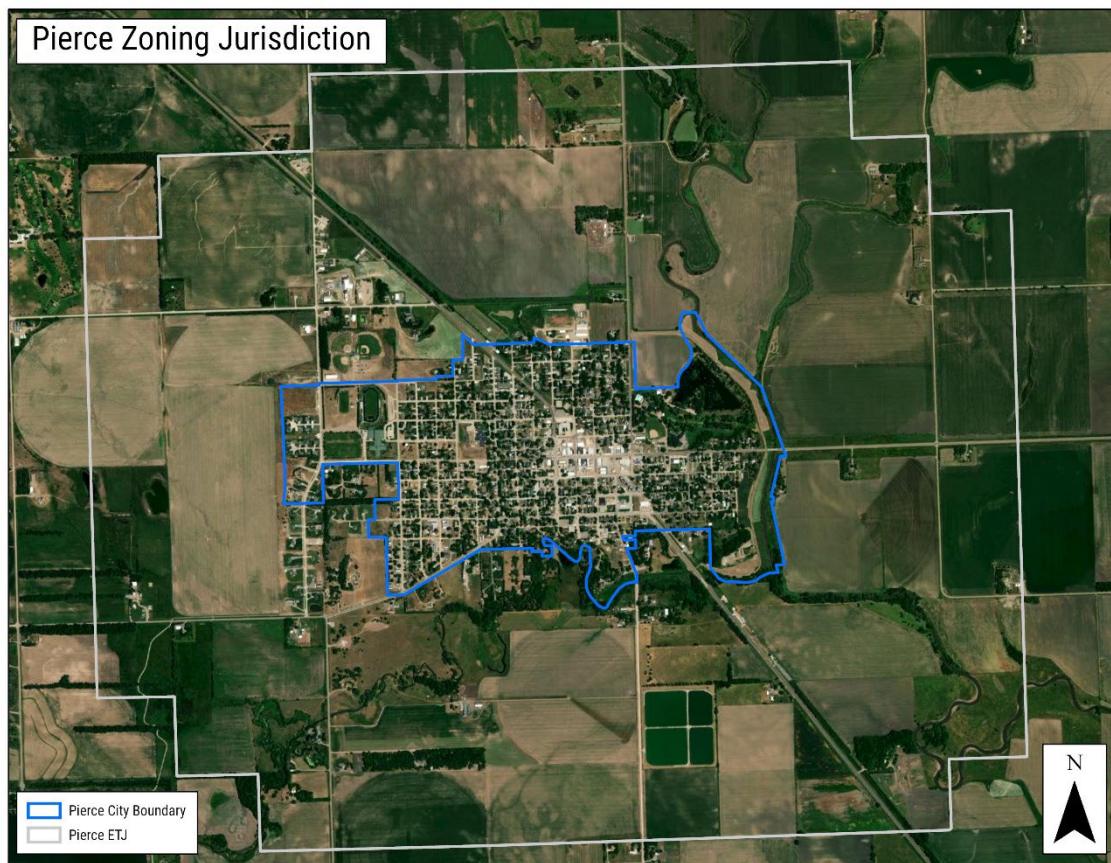
- (1) A [land-use element](#) that designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;
- (2) The general 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 next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be [appropriate subjects for annexation](#) and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

JURISDICTION OF THE PLAN

Per NRS §17-1001 (1), the geographical area covered by the City of Pierce Comprehensive Plan includes all land within a one-mile area encompassing the city, “the extraterritorial zoning jurisdiction of a city shall consist of the unincorporated area one mile beyond and adjacent to its corporate boundaries”.

MAP 1.1 on the following page displays Pierce’s corporate boundary and zoning jurisdiction.

MAP 1.1 City Extra-territorial (ETJ) Jurisdiction



PUBLIC INPUT

ECAP: The Entrepreneurial Community Activation Process provided a framework of education, research, and engagement to assist the Pierce community in better understanding its current and future resident's perspectives and aspirations. An important part of the ECAP process is its strong invitation to residents to help shape the future of Pierce, both its social capital as well as its built environment.



The City of Pierce's comprehensive planning process began in 2020 with the community's participation in the Entrepreneurial Community Activation Process (ECAP). The ECAP was a series of community meetings and a community survey that discussed eight different aspects of an entrepreneurial community:

1. Culture of Change
2. Leadership
3. Infrastructure
4. Digitally Connected
5. Entrepreneurial Support Systems

Professional community development staff employed by the University of Nebraska- Lincoln (UNL) Community Vitality Initiative guided the community through the process that was completed on November 5, 2020.

Discovery Tool Survey: Jordan Rasmussen, Rebecca Vogt, and Marilyn Schlake, from the UNL Community Vitality Initiative, facilitated a steering committee to provide input into the Pierce Discovery Tool Survey. The steering committee was composed of residents representing all aspects of the city. The Discovery Tool Survey was launched on August 31, 2020, and made available until September 18th. A total of 453 participants completed the community survey. The results were compiled and presented at a meeting on October 8th. When appropriate, those survey results are referred to throughout this plan.

ECAP Community Vision Conversations: The ECAP Vision process began with a community meeting on September 21, 2020. The series of meetings were led by UNL Community Vitality staff. The first meeting explored community strengths, values, and ECAP characteristics (listed above). The October 8th meeting described the ECAP process and highlighted the previous meeting's conversations. The October 19th gathering prioritized the ECAP characteristics as they related to Pierce. The October 19th meeting also reviewed survey data from Alumni and high school students. The final meeting held on November 5th was the development of goals, vision, and an action plan based on the highest priority ECAP characteristic.

Community Visions & Goals for Growth: As a result of their holistic ECAP experience, the Pierce Community set goals for growth that are listed on the following page.

Community ECAP Goal: INFRASTRUCTURE Statement

Vision: We value a healthy and vibrant community and business climate with a safe and reliable utility system that meets the needs of all involved. We will meet these needs for customers presently and in future expansion with minimal interruption of service. We will provide these services at a cost that is beneficial for all involved.

Infrastructure Goals

- Public Utilities are available in the new housing development area west of town
- Downtown revitalization continues on main street
- The drainage study opens up new housing areas
- There is a new trail system from town to Willow Creek
- Tax incentives for developers to build new subdivisions, housing, and/or assisted living facilities
- LB840 revolving loan funds to support housing and businesses
- Public transportation is available throughout Pierce County
- Pierce develops a 1st-time homebuyers' program
- Enforcement of zoning regulations

Infrastructure Goal Accomplishments: Housing Accomplishments

- A \$500,000 NAHTF housing grant was awarded to the city in September 2021 to be used for rental units
- ECAP data and open-ended comments in the housing section were used to support the grant application
- PCED county-wide housing study was also used to support the grant application
- PCED contributed a \$100,000 match toward the project to demonstrate local collaboration

Community ECAP Goal: Infrastructure: Splash Pad Project Accomplishments

- The ECAP steering committee is considering renaming itself the Chilvers Park Improvements Committee
- Recommend Chilvers Park, north of the courthouse as the best place for a new splash pad in Pierce
- The committee is considering renovating the basketball court
- Contacted two splash pad vendors – Crouch Recreation and Outdoor Recreation Products
- The committee selected key features that they like that could be included within a new splash pad
- Vendors advised a budget starting point of \$150,000 for this project
- The goal would be to have half of the money for the project raised by September 2022 in order to apply for the Game & Parks Land and Water Conservation Fund grant
- If the grant is awarded, the plan would be to start construction in 2023

Community ECAP Goal: Entrepreneurial Support: Proposed Fresh Food Market Accomplishments

- A fresh food market was identified as a proposed project
- The members met in July 2021 with Charlotte Najares (UNL Food Cooperatives) to discuss food model options
- In November 2021 the group decided to meet once a month for 15-20 minutes during Pierce Chamber meetings to further develop a plan for a fresh food market

RPIC: Under the leadership of Susan Norris, the Executive Director of Pierce County Economic Development (PCED), PCED was successfully awarded a Rural Placemaking Innovation Challenge from the U.S. Department of Agriculture.

IACC: The RPIC grant included funds for Pierce to move on from its ECAP process into the creation of an Inventory and Assessment of its Current Conditions (IACC). The IACC focused more on the physical components of a community and involved: land use, transportation assets, public facilities, energy use, housing development, and broadband services.

Rise our Region: The movement from completing the ECAP and the IACC and then combining the results of both processes into a planning document that will guide the community's staff, leadership, and residents over the next ten years has been named Rise our Region. Pierce will be joined by its neighbor communities in Pierce and Madison Counties to also participate in a local ECAP program, complete an IACC, and then combine the results of both processes into a long-range community planning document.

Future Land Use (FLU) Map Open House: The information created and/or collected through the ECAP and IACC processes were then used to draft a proposed future land use map (FLU). The FLU map will become the basis for the city's land use and zoning decisions over the next ten years and eventually be reflective of the city's zoning map.

The FLU map was drafted and presented to the Pierce Planning Commission and community members on November 15, 2021. Roughly 15 people attended the event. Attendants consisted of residents living in and around Pierce, residents living in the one-mile zoning jurisdiction, and individuals that own land within the city's one-mile zoning jurisdiction.

Attendees were allowed to view the FLU map, ask questions, and give feedback. The final FLU map resulted from the public input received at this event.

DECISION TO PLAN

By creating and adopting this Comprehensive Plan, the Pierce City Council is choosing to actively plan, work toward, and create a healthy community that protects the legacy of past residents, creates a thriving community for current residents, and preserves the natural and built environment for future residents.

Someone is sitting in the shade today because someone planted a tree a long time ago.

~Warren Buffett

Pierce, Fall 2021



DOCUMENTED ECONOMIC AND DEMOGRAPHIC PROJECTIONS

NORFOLK MSA

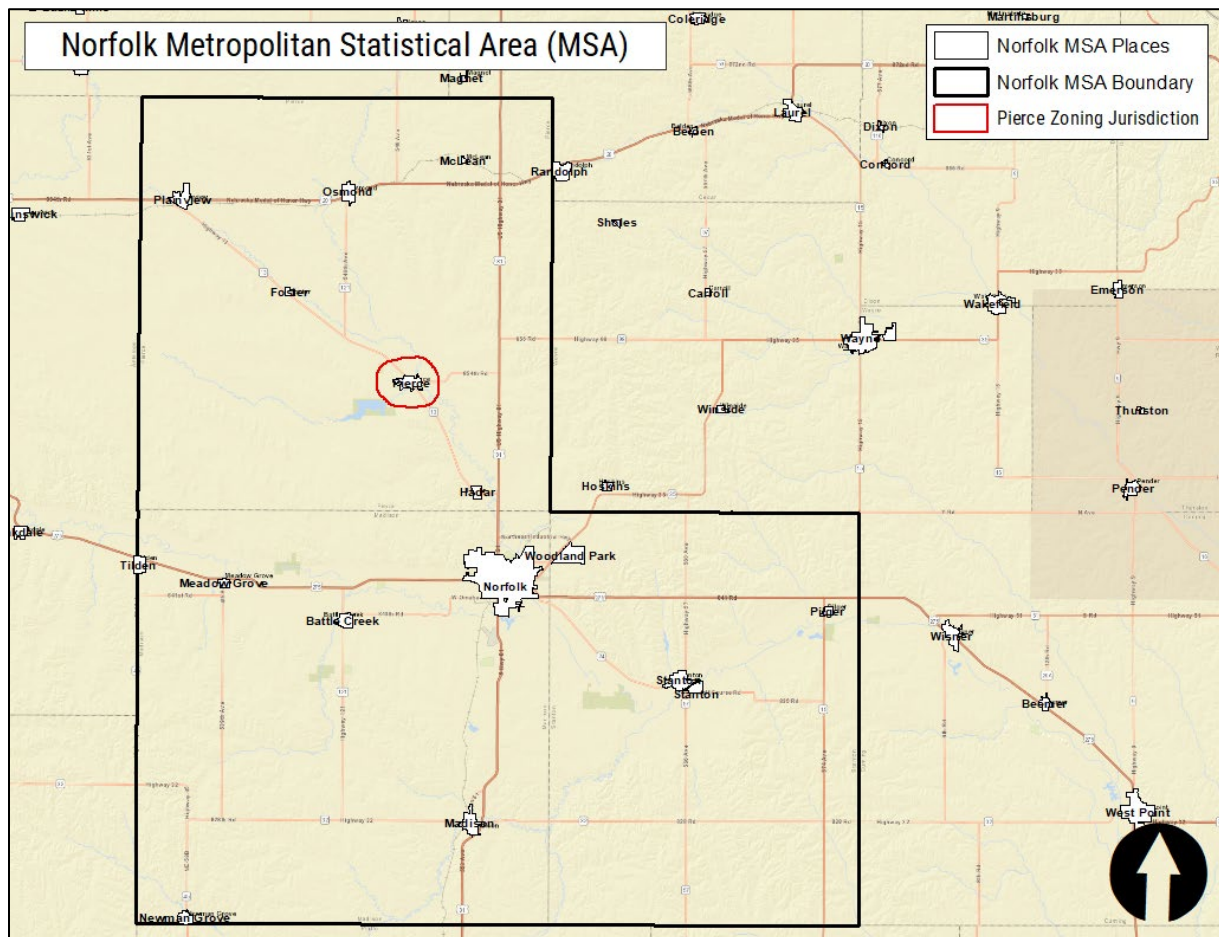
The main source of demographic and economic information guiding this plan was collected from the United States Census Bureau.

Pierce is located within the Norfolk Metropolitan Statistical Area (Norfolk MSA). The Norfolk MSA is shown in Map 2.1 and includes Madison, Pierce, and Stanton Counties.

Growth trends for similar communities provide insight as to how Pierce is growing when compared to other municipalities in the Norfolk MSA with similar populations. Municipalities that are compared to Pierce are listed below.

1. Plainview
2. Neligh
3. Madison

MAP 2.1 Norfolk Metropolitan Statistical Area



DEMOGRAPHIC CHARACTERISTICS

Population trends based on census data: Population counts, and estimates provided by the U.S. Census Bureau are displayed below in order to compare population trends for Pierce and other comparable municipalities in this region. When compared to other regional communities Pierce appears to have had a strong growth rate in the early 2000s. However, the census is estimating that the number of residents has decreased slightly since then.

Over the past 20 years, Pierce's population has generally remained steady. According to the Census, the population counts of the comparable communities in the region are stable with some seeing slight increases while others are seeing slight decreases.

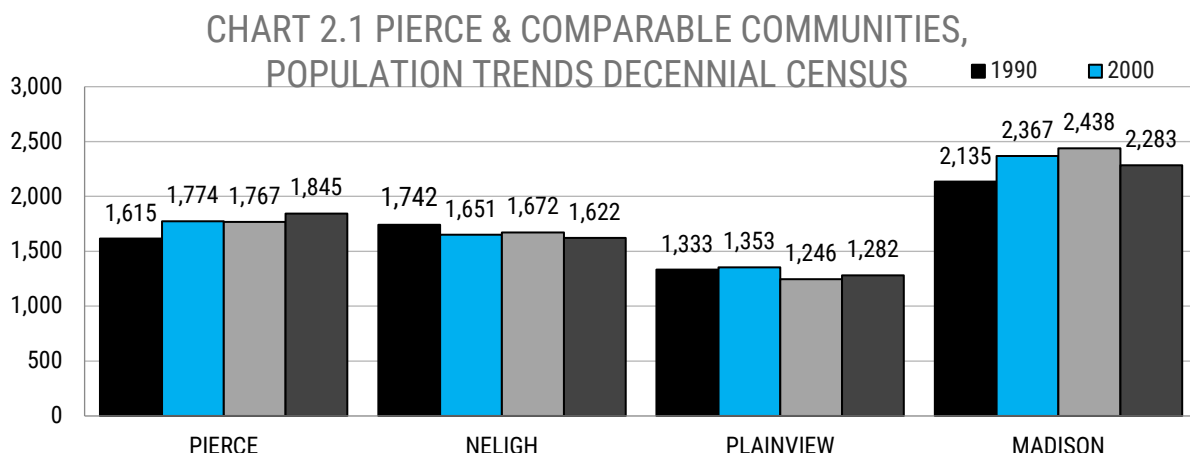


TABLE 2.1a GROWTH RATE PIERCE COUNTY CITIES & COUNTY

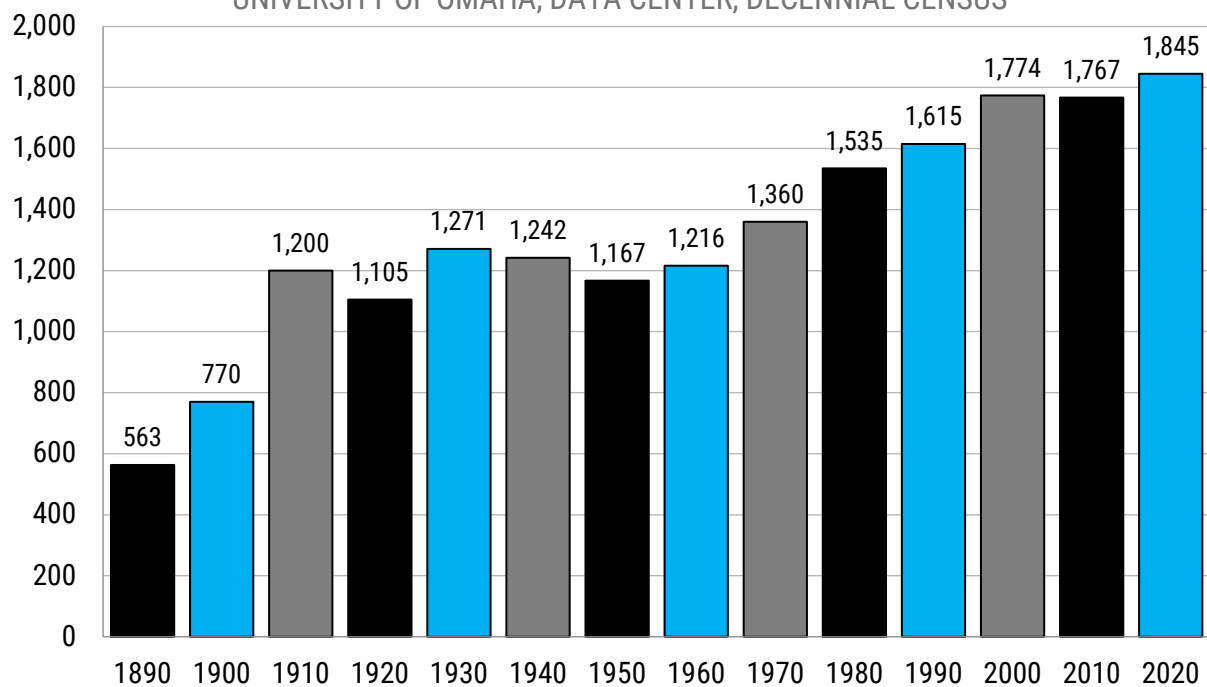
	2000	2010	ANNUAL GROWTH RATE, 2000- 2010	2020	ANNUAL GROWTH RATE, 2010- 2020
OSMOND	796	783	-0.16%	794	0.14%
PLAINVIEW	1,353	1,246	-0.79%	1,282	0.29%
PIERCE	1,774	1,767	-0.04%	1,845	0.44%
PIERCE COUNTY	7,857	7,266	-0.75%	7,317	-0.07%

SOURCE: 2000, 2010 & 2020 DECENNIAL CENSUS

TABLE 2.1b GROWTH RATE PIERCE & COMPARABLE COMMUNITIES							
	1990	2000	ANNUAL GROWTH RATE, 90-00	2010	ANNUAL GROWTH RATE, 00-10	2019	ANNUAL GROWTH RATE, 10-19
PIERCE	1615	1774	0.98%	2105	1.87%	2,013	-0.44%
NELIGH	1742	1651	-0.52%	1672	0.13%	1,622	-0.30%
PLAINVIEW	1333	1353	0.15%	1291	-0.46%	1,398	0.83%
MADISON	2135	2367	1.09%	2688	1.4%	2,561	-0.47%

SOURCE: 1990, 2000, 2010 DECENNIAL CENSUS, 2018 AMERICAN COMMUNITY SURVEY (ACS)

CHART 2.2 HISTORICAL POPULATION GROWTH, PIERCE
UNIVERSITY OF OMAHA, DATA CENTER, DECENNIAL CENSUS



Families are defined by the U.S. Census Bureau as a group of two or more people related by marriage or adoption residing together. **Households** are defined as all people who occupy a housing unit. According to American Community Survey (ACS) estimates, family size has remained steady overall since 2010 while household size shrank in the past 10 years.

Chart 2.3 points to a growing size of households and families while Chart 2.4 is pointing to an increasing number of households in Pierce. Both charts suggest that both the size and number of families are increasing in Pierce.

CHART 2.3 CHANGE IN AVERAGE HOUSEHOLD AND FAMILY SIZE
AMERICAN COMMUNITY SURVEY ESTIMATES

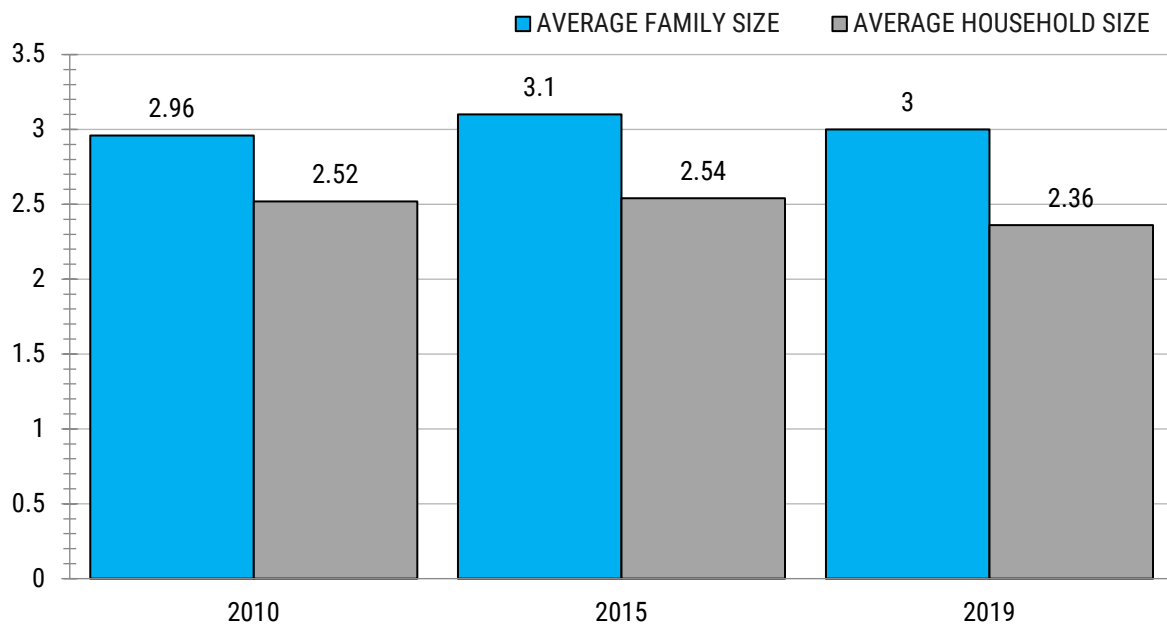
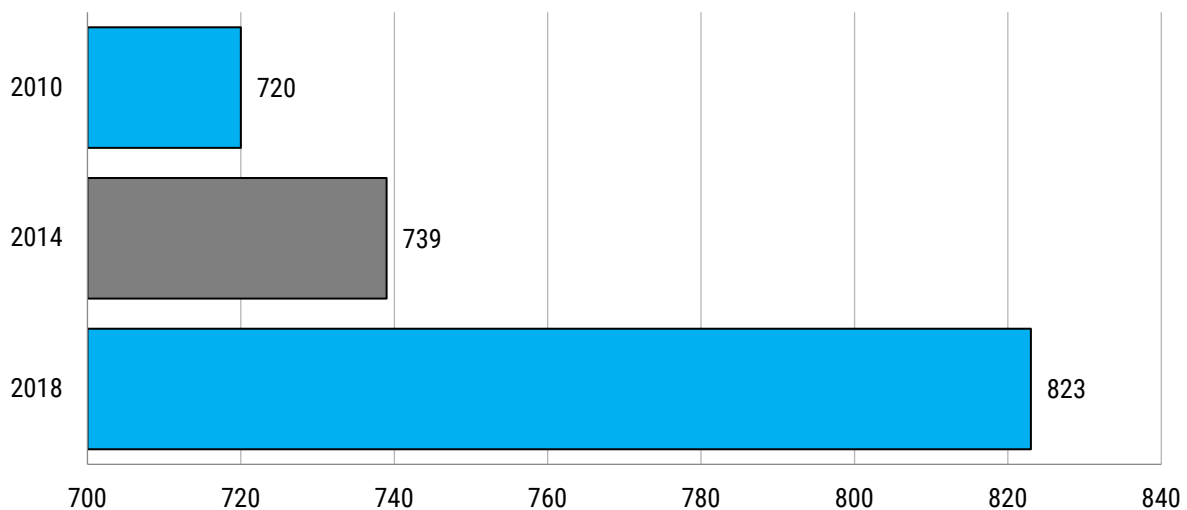


CHART 2.4 NUMBER OF HOUSEHOLDS
AMERICAN COMMUNITY SURVEY



The **median age** in Pierce has declined since 2010. When considering the growing number of households and shrinking median age with Chart 2.6 Pierce School Enrollment, it appears that families are moving into the community with younger (elementary) aged children.

In the 2016-2017 school year the Pierce school district experienced an approximate 6.4% decrease in district enrollment from the 2013-2014 school year.

An increase in the number of students enrolled in the elementary school in the school year 2020-2021 has brought the overall enrollment back to approximately 684 students.

CHART 2.5 CHANGE IN MEDIAN AGE, 2010-2018
DECENNIAL CENSUS, AMERICAN COMMUNITY SURVEY

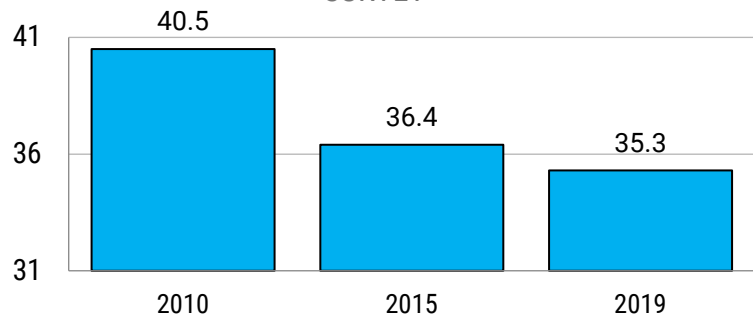
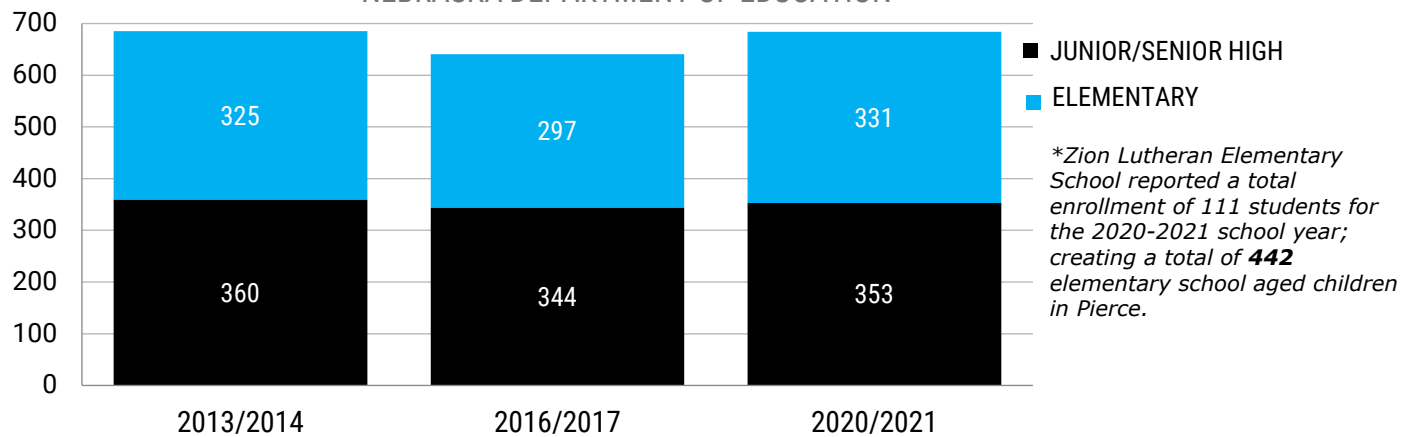
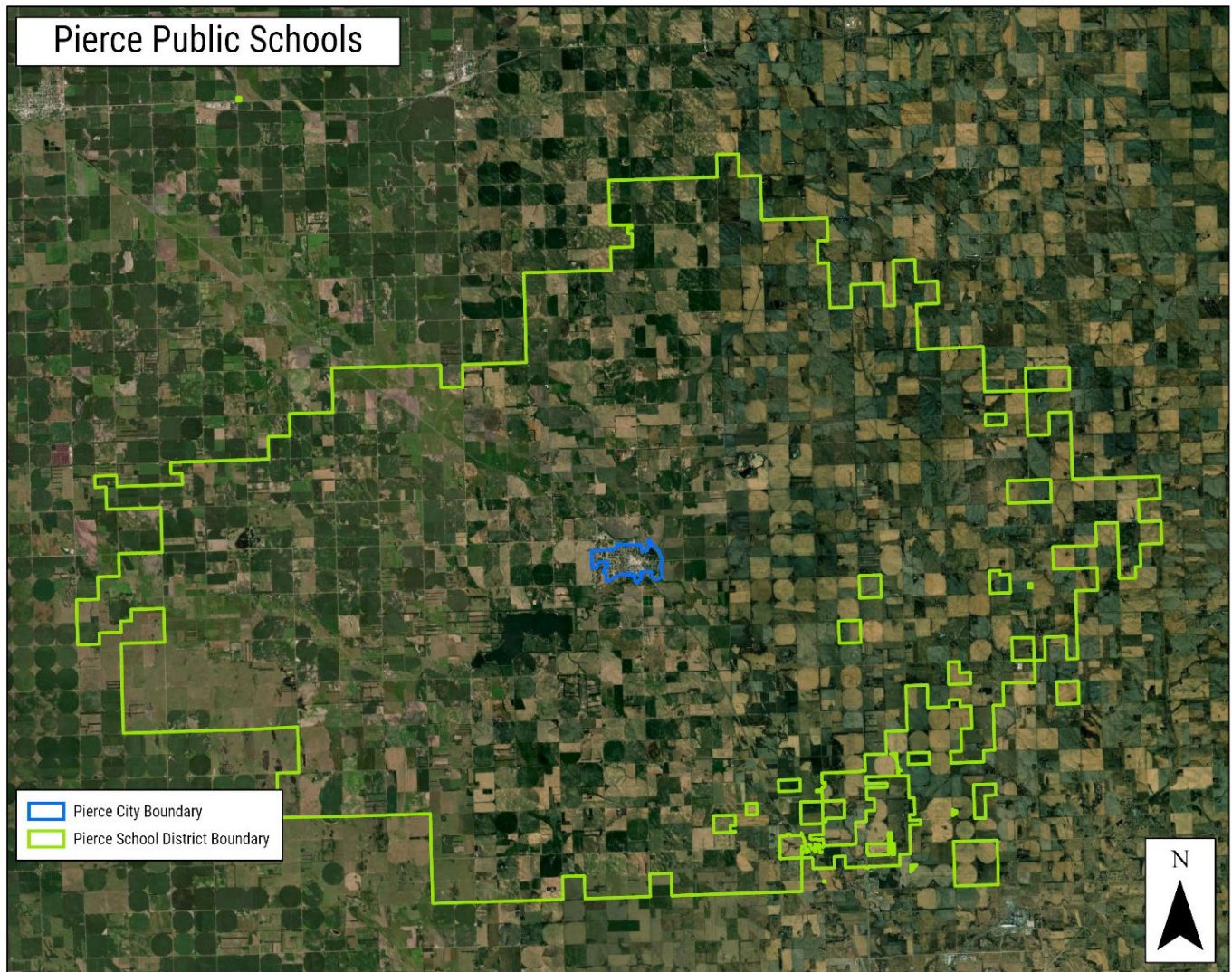


CHART 2.6 PIERCE PUBLIC SCHOOL, ENROLLMENT
NEBRASKA DEPARTMENT OF EDUCATION



MAP 2.2 Pierce Public Schools District



A population pyramid with the widest bars at the bottom of the pyramid is ideal for a community that wants to continue to grow. It shows that there are young families in the area. Pierce's population pyramid is close to resembling the ideal structure. The population pyramid below displays the age cohort breakdown for residents living in Pierce. The source of information for the charts was provided by ACS 2018 estimates.

The largest age cohorts in the community consist of residents between ages 30 and 39 and children younger than 9.

CHART 2.7, 2018 POPULATION PYRAMID
AMERICAN COMMUNITY SURVEY

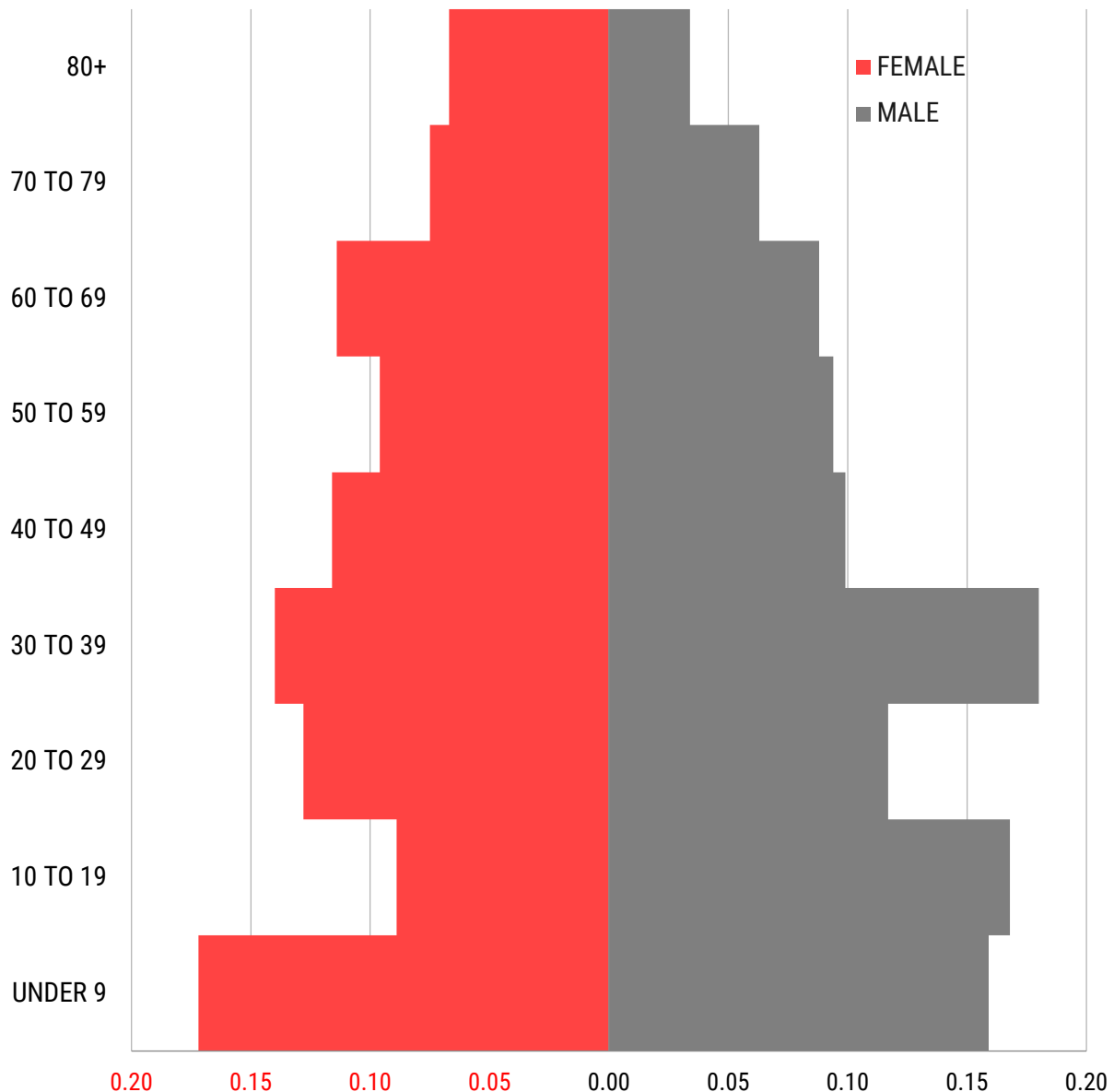
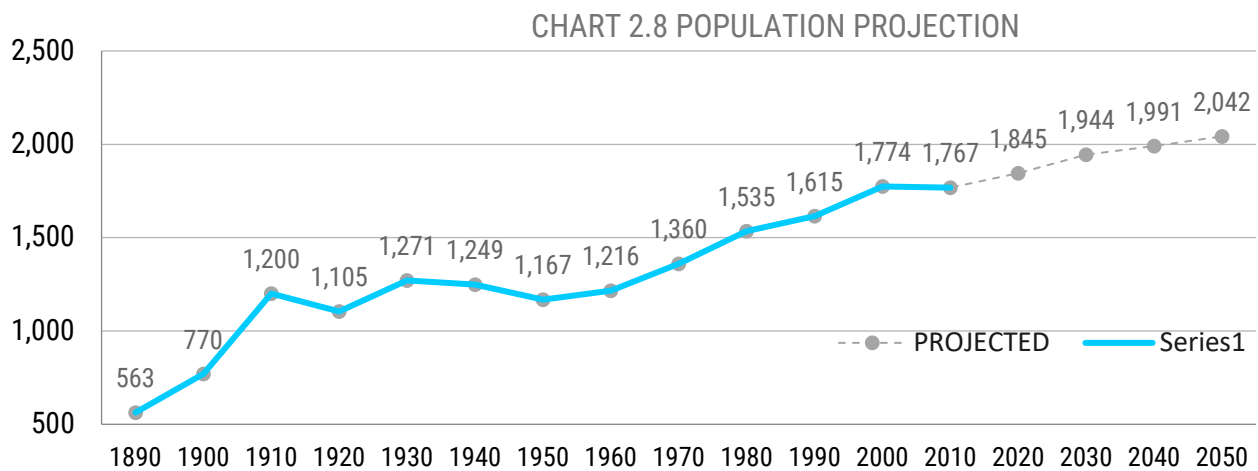


Chart 2.8 below is a simple population projection that estimates the future population counts of the City of Pierce. Series1 represents the city's actual population in 2019. The projected (gray line) represents the projected population. This projection is created based on the assumption that nothing changes regarding intentional growth priorities or initiatives taken by Pierce's leadership or other developers as the projection is based on the simple assumption that history will repeat itself.

Many unknown future factors can impact future growth patterns. However, whenever planning and preparing for future growth, most organizations have come to recognize that history generally proves to be the greatest predictor of future growth.



If the projection is accurate, and the population patterns that have taken place leading up to 2020 will repeat themselves in the next 30 years, Pierce's total population will hit its highest point in 2050 with a population of 2,042. This would result in a net increase of 197 residents that will generate the need for approximately 83 **new housing units**. This prediction is based on Pierce's average household size of 2.36.

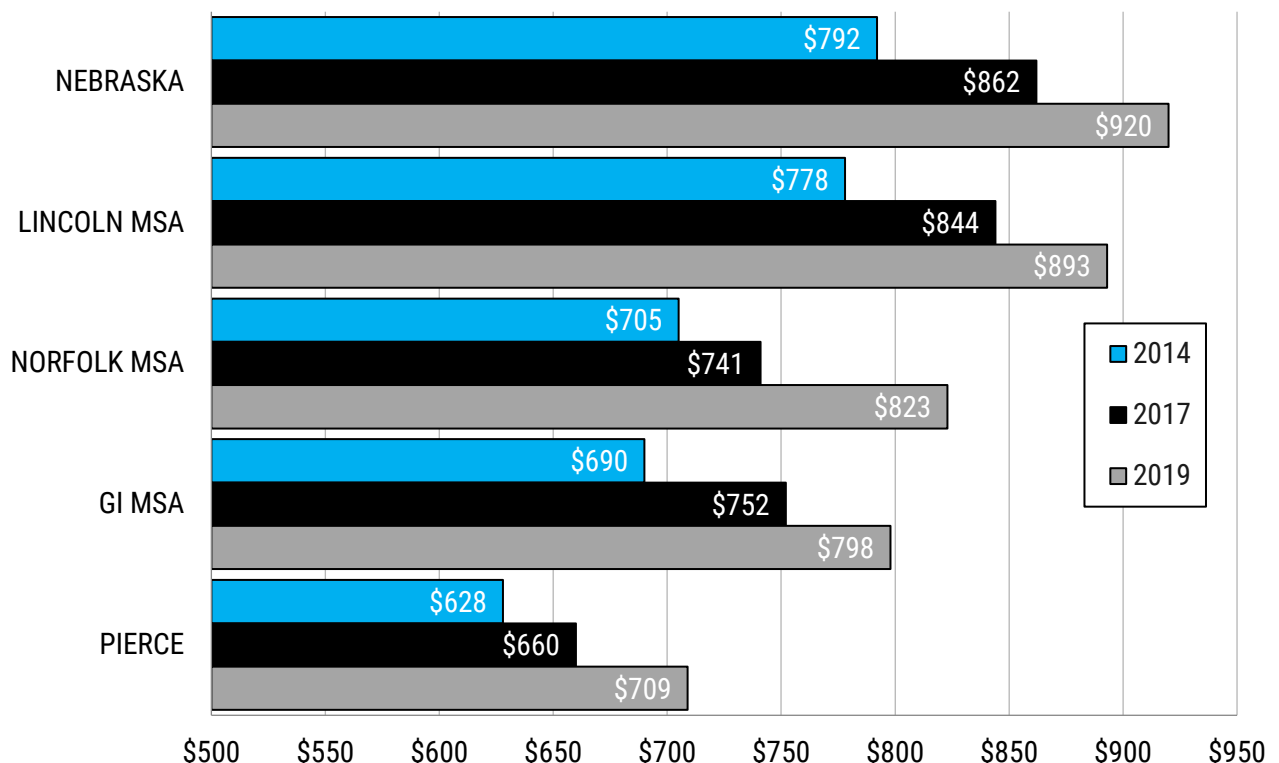
ECONOMIC CHARACTERISTICS

Average Weekly Wage (AWW) information below is based on wages reported to the Nebraska Department of Labor for unemployment insurance.

TABLE 2.2 AVERAGE WEEKLY WAGE (AWW) COMPARISON					
	2014	2017	% CHANGE 2014-2017	2019	% CHANGE 2017-2019
PIERCE COUNTY	\$628	\$660	5.10%	\$709	7.42%
NORFOLK MSA	\$705	\$741	5.11%	\$823	11.07%
GI MSA	\$690	\$752	8.99%	\$798	6.12%
NEBRASKA	\$792	\$862	8.84%	\$920	6.73%
LINCOLN MSA	\$778	\$844	8.48%	\$893	5.81%
SOURCE: NEBRASKA DEPARTMENT OF LABOR, QUARTERLY CENSUS OF WAGES					

Table 2.2 and Chart 2.9 demonstrate that wages are growing in Nebraska. The Norfolk MSA and Pierce County have reported greater increases in AWW compared to the Lincoln MSA, Grand Island MSA, and Nebraska as a whole. The average weekly wages in Pierce County are still the lowest out of all. The Norfolk MSA's AWW was lower than Grand Island's MSA reported AWW in 2017 and then became higher than Grand Island MSA in 2019. From this information, there is evidence that the AWW in Pierce County and the Norfolk MSA are closing the gap between themselves and the State as a whole and Lincoln MSA AWW.

CHART 2.10 AVERAGE WEEKLY WAGE COMPARISONS
(NEBRASKA DEPARTMENT OF LABOR)



The following charts compare the change in median household incomes compared to the change in median home values (owner-occupied homes) and median gross rent (renter-occupied homes).

All data provided for Charts 2.10 and 2.11 is provided by the U.S. Census American Community Survey (ACS) and is an estimate of the combined wages of all wage earners in a household. The ACS collects data on a rolling basis and provides an estimate for each year based on the data collected. Unlike the AWW data for Pierce County, the ACS estimates that a slower increase in earnings took place for households between 2012 and 2014 for the city of Pierce. The ACS also estimates that earnings have begun to increase again.

However, the rise in home values and gross rent is increasing at a much more significant pace. This rise in home values is most likely connected to earlier data that points to an increasing population in the area and an ongoing increase in the price of labor. Increasing wages show that the region is trying to find new workers. Yet, homes are not being added at a pace to keep up with the number of workers being recruited to the area. As jobs are filled by people moving into the region, homes are not being added at the same pace. This chain of events exasperates the lack of housing supply needed to meet the growing demand.

CHART 2.10 MEDIAN HOME VALUES (OWNER-OCCUPIED) & HOUSEHOLD INCOMES
AMERICAN COMMUNITY SURVEY

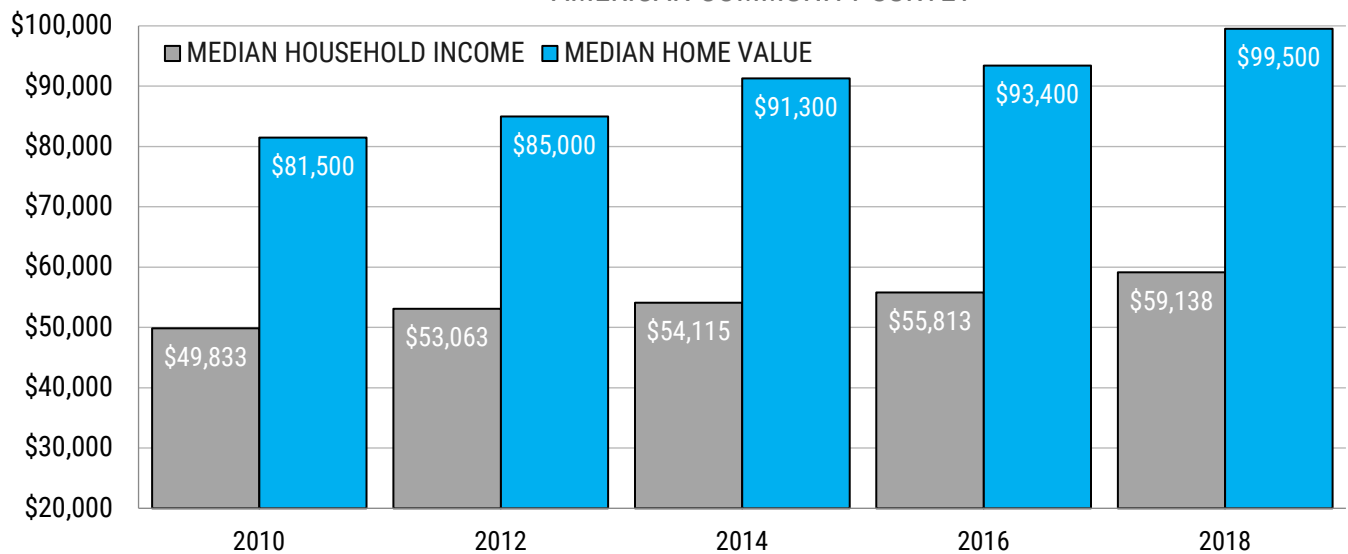
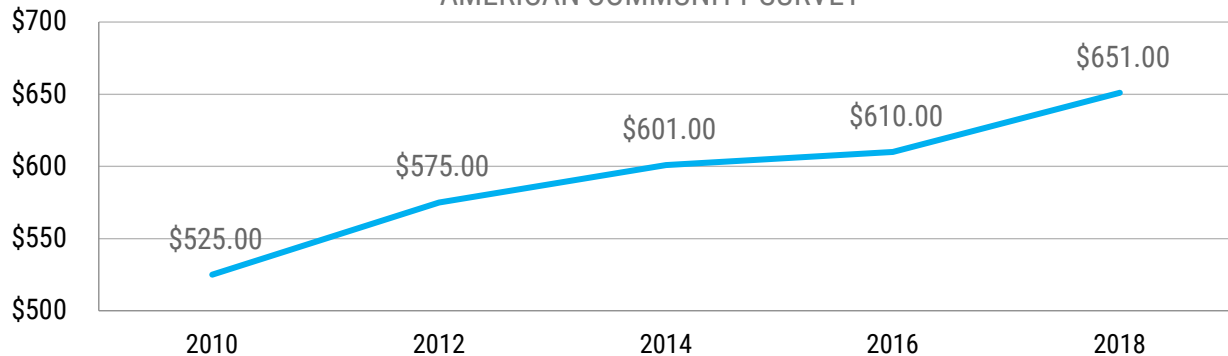


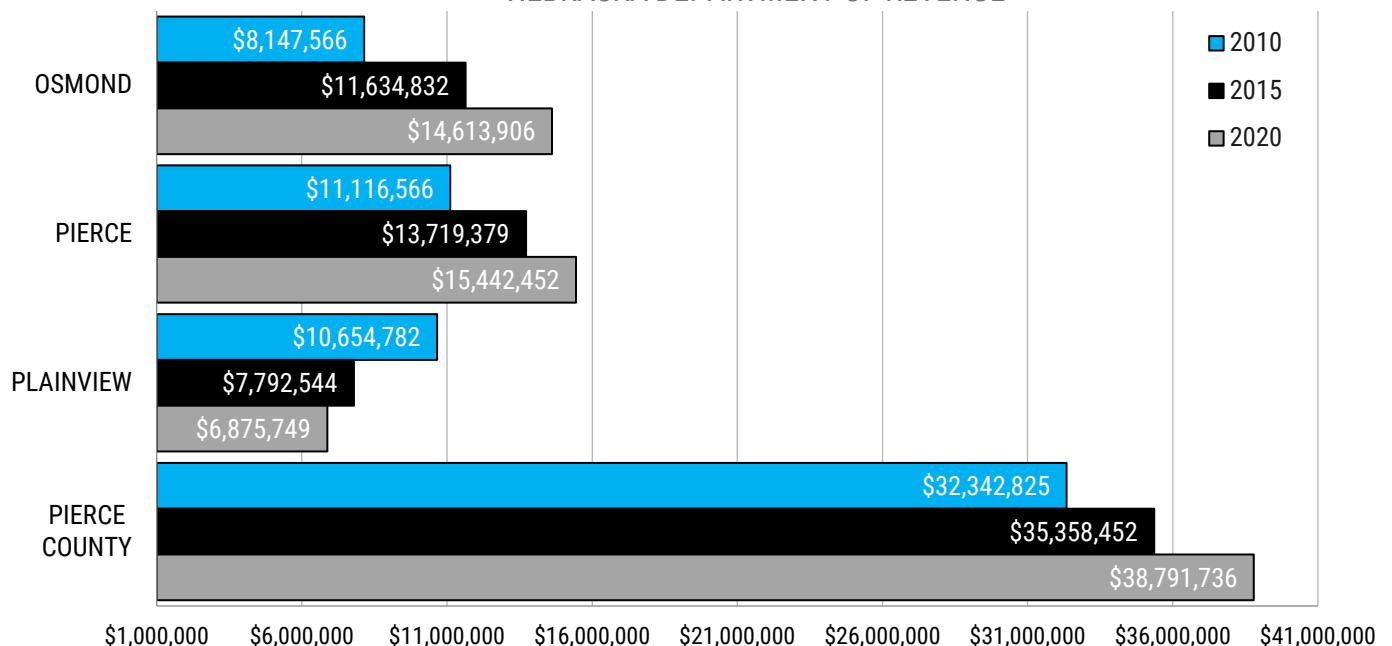
CHART 2.11 CHANGE IN MEDIAN RENT
AMERICAN COMMUNITY SURVEY



Sales tax information collected by the Nebraska Department of Revenue is a good indicator of the amount of economic activity in a community. Table 2.3 and Chart 2.11 below display the change in net taxable sales from 2010 to 2020. Pierce County has experienced a steady increase in the amount of local taxable sales generated with the communities of Pierce and Osmond experiencing increasing sales, while Plainview has seen a steady decrease in sales.

TABLE 2.3 CHANGE IN NET TAXABLE SALES, PIERCE COUNTY CITIES					
CITY	2010	2015	% INCREASE	2020	% INCREASE
OSMOND	\$8,147,566	\$11,634,832	11%	\$14,613,906	20%
PIERCE	\$11,116,566	\$13,719,379	6%	\$15,442,452	11%
PLAINVIEW	\$10,654,782	\$7,792,544	-7%	\$6,875,749	-13%
PIERCE COUNTY	\$32,342,825	\$35,358,452	2%	\$38,791,736	9%
SOURCE: NEBRASKA DEPARTMENT OF REVENUE, 2019					

CHART 2.12 CHANGE IN NET TAXABLE SALES, PIERCE COUNTY CITIES
NEBRASKA DEPARTMENT OF REVENUE



The struggle to maintain or increase locally generated sales in Pierce is connected to its convenient drive to a variety of retail options in Norfolk. However, the growing number of residents and households in all of the Norfolk MSA communities point to the potential for small retailers and service-oriented businesses to grow within each of their respective communities.

Pierce has a downtown business district ready to house new and growing local businesses. Sales tax can be an important source of revenue that supplements property tax for a small community like Pierce. Small businesses in Pierce can also provide secondary jobs to family members living in Pierce and working a primary job in Norfolk. Lastly, small businesses can provide services that will make Pierce a more convenient place to live with the opportunity to do business and receive services locally. Attracting and growing small retail and service-oriented businesses is an important priority for the City of Pierce if it wishes to continue growing and offering a high quality of life to current and future residents.

DEMOGRAPHIC AND ECONOMIC KEY TAKEAWAYS

Key takeaways regarding **Demographics** to be considered include the following points:

- **Population Growth:** The City of Norfolk and the Norfolk MSA communities are growing. The number of households and residents is increasing. Though it has experienced a slight loss in population, Pierce’s population is growing at a long-term comparable rate to that of the region. At the same time, the median age is decreasing. Elementary school enrollment at Pierce Public Schools has stabilized and is increasing as the American Community Survey estimates that children 9 years of age and younger are the highest population in the community.
- **High Point:** The number of households in Pierce has increased by nearly 11% from 2014 to 2018.
- **Housing Demand:** If this plan’s population prediction is correct, the Pierce community will need more than 89 new housing units to accommodate the growth by 2030.

Key takeaways regarding **Economics** to be considered include the following points:

- **Cost of labor:** Wages for workers in Pierce County, the Norfolk MSA, and Nebraska as a whole are seeing a steady increase. Wages for Pierce County and the Norfolk MSA workers saw a 2017 to 2019 higher increase in comparison to Nebraska as a whole, the Grand Island MSA, and Lincoln, Nebraska.
- **Housing costs:** Though wages are increasing they do not appear to be keeping up with the cost of housing, which is most likely connected to the lack of quality housing in the area. Home values and gross rents have increased significantly over the past five years. A significant increase in prices almost always points to demand outpacing supply. In this case, the supply of housing is not keeping up with the demand for it. The region’s economy needs workers and workers moving to the region need housing. If Pierce is financially and politically able to attract more residents, the region’s demand for housing suggests that new homes built in Pierce would sell quickly.
- **Community:** Members of the community are coming together to establish goals and take action to serve and grow the community. An ECAP steering committee was established, and action was taken to establish the adoption of LB840 sales tax for economic development and improving public parks through the development of a splash pad.

LAND USE AND ANNEXATION

NRS § 19-903

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



EXISTING LAND USE INVENTORY

City Existing Land Use Inventory

An existing land use inventory was completed in the summer of 2021. The purpose of creating the inventory is to identify the current land use situation in Pierce and then use that understanding to make land use decisions over the next decade. Map 3.1 on the following page represents the existing land use (ELU) inventory for all lands inside the City of Pierce. Table 3.1 and Charts 3.1 and 3.2 provide a breakdown of land use by parcels and by acres.

Pierce is classified by Nebraska Statute as a city and therefore has zoning jurisdiction over all lands inside of the corporate limits and within one-mile of the city corporate limits. For this reason, the land use inventory completed in the summer of 2021 also included those lands within one-mile of the city. The data in Table 3.1 and Charts 3.1 and 3.2 only represent the lands inside of the City of Pierce corporate limits.

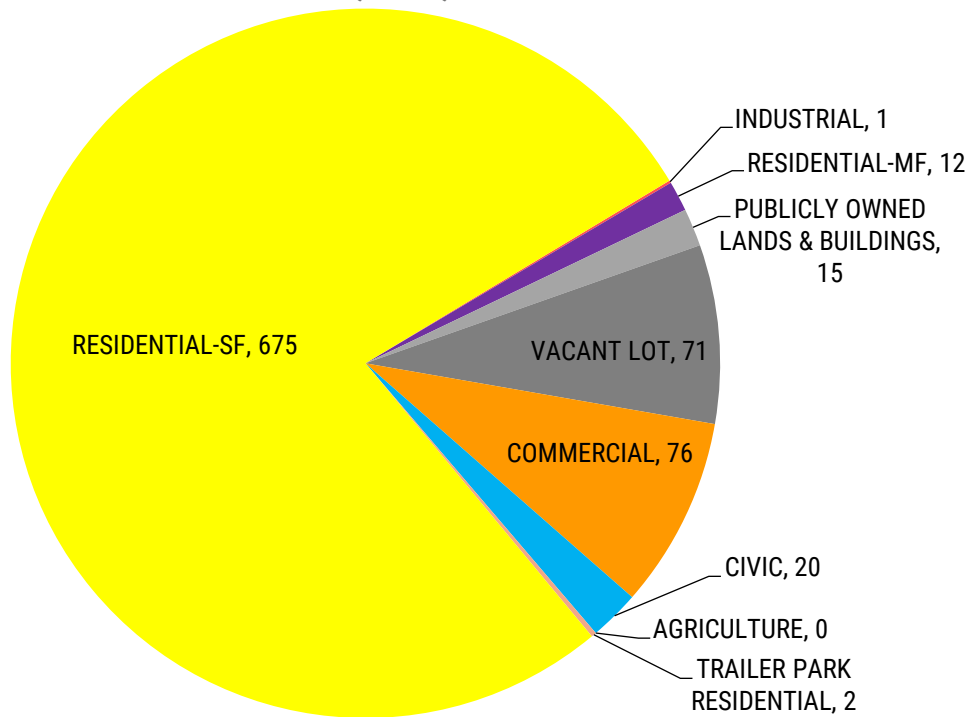
The primary user of land inside Pierce is residential, single-family (SF) homes; this is evident when breaking down the use of land by parcels or acres. The second highest user, commercial lots, includes lots in the downtown business district and the Nebraska Highway 98 corridor. Government is the next largest user of land followed by multi-family residential and various civic uses.

TABLE 3.1 PIERCE CITY EXISTING LAND USE BREAKDOWN

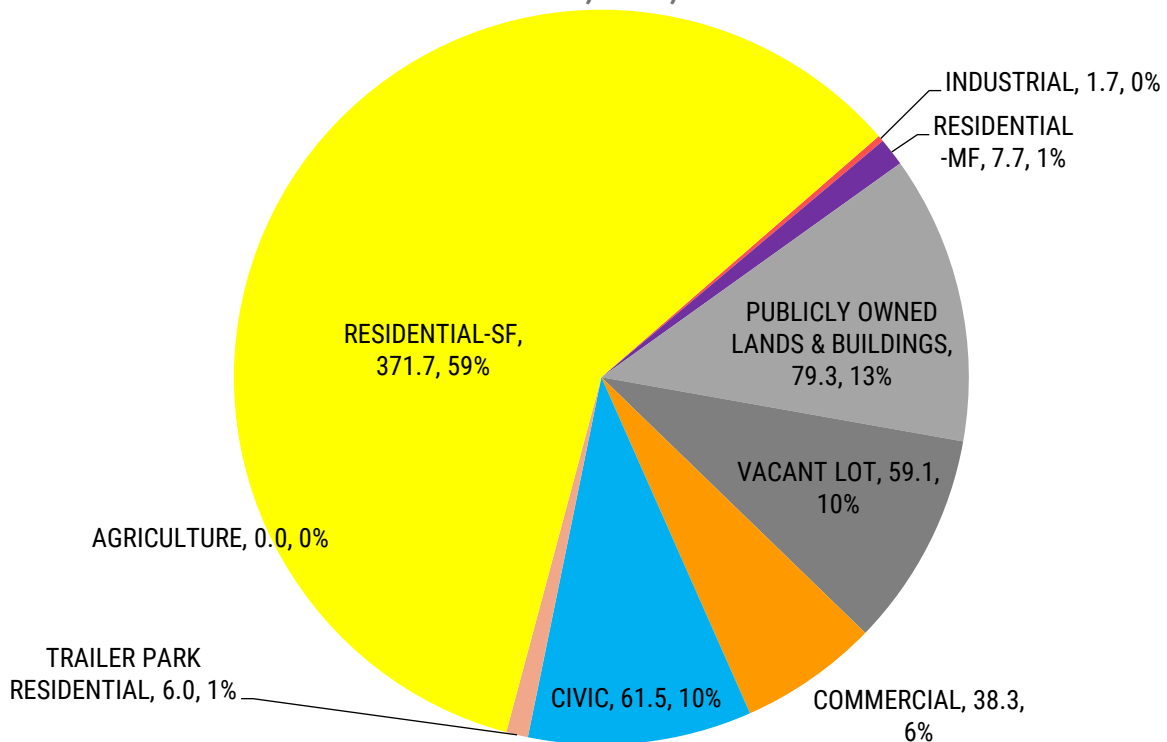
	PARCELS	% OF TOTAL	ACRES	% OF TOTAL
RESIDENTIAL-SF	675	77.4%	371.7	59%
COMMERCIAL	76	8.7%	38.3	6%
VACANT LOT	71	8.1%	59.1	9%
GOVERNMENT	15	1.7%	79.3	13%
CIVIC	20	2.3%	61.5	10%
RESIDENTIAL-MF	12	1.4%	7.7	1%
AGRICULTURE	0	0.0%	0.0	0%
INDUSTRIAL	1	0.1%	1.7	0%
TRAILER PARK RESIDENTIAL	2	0.2%	6.0	1%
TOTAL	872	100%	625.3	100%

SOURCE: FIVER RULE EXISTING LAND USE INVENTORY, JUNE 2021

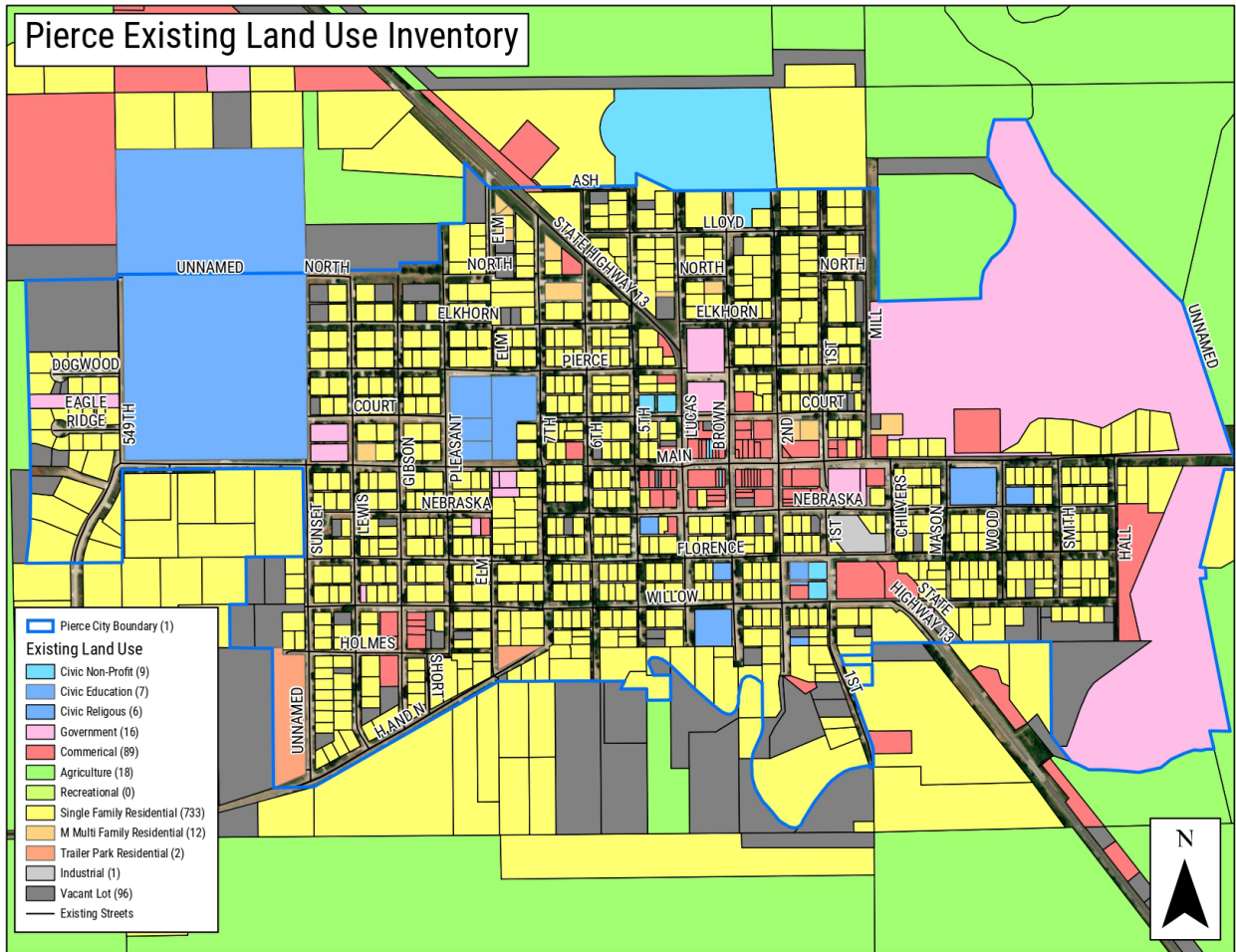
**CHART 3.1 EXISTING LAND USE INVENTORY BREAKDOWN BY PARCELS
FIVE RULE, JUNE, 2021**



**CHART 3.2 EXISTING LAND USE INVENTORY BREAKDOWN BY ACRES
FIVE RULE, JUNE, 2021**



MAP 3.1 City Existing Land Use Inventory-Uses

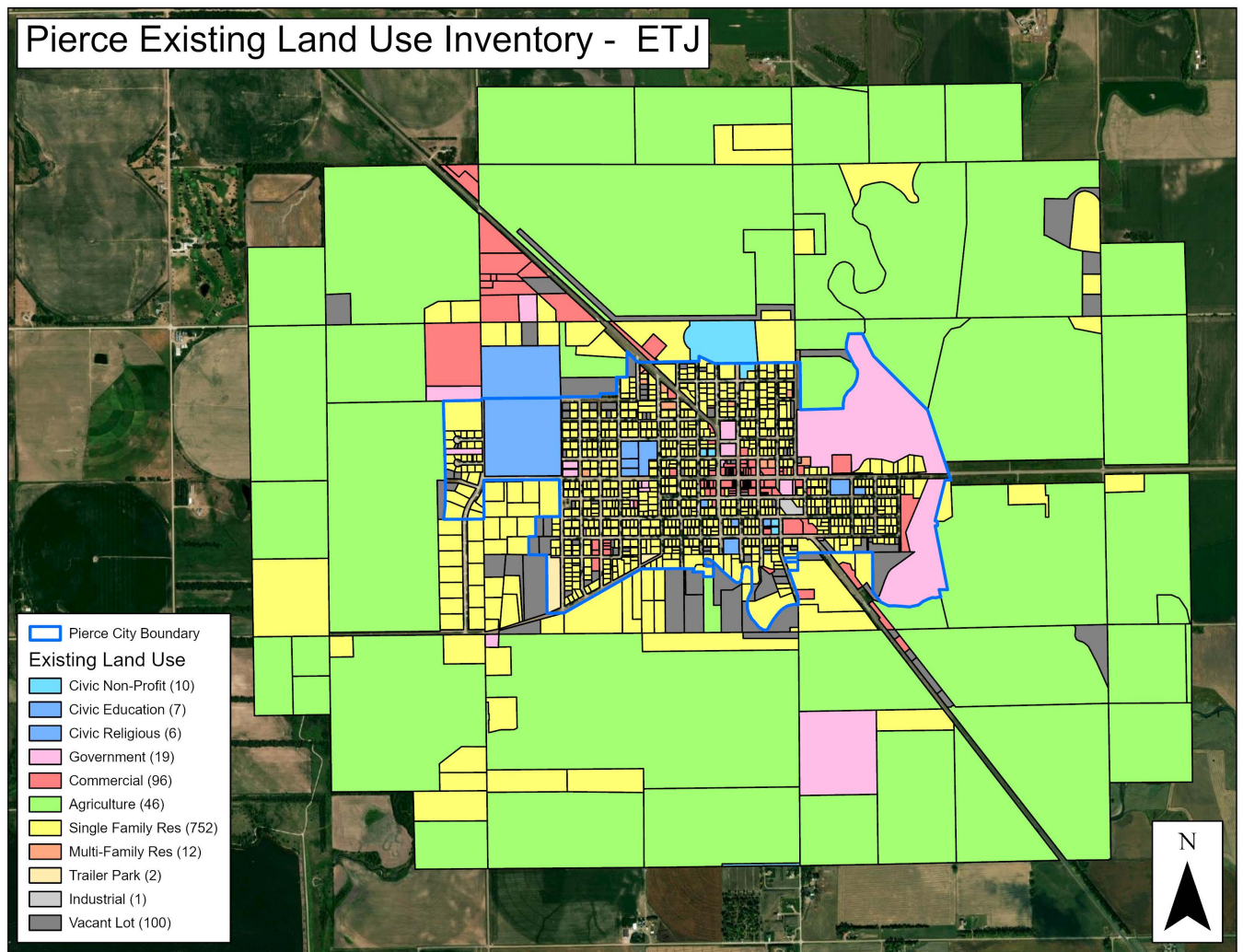


One-Mile Zoning Jurisdiction

The lands outside of Pierce, but within the city's zoning jurisdiction were also included in the land use inventory. Map 3.2 below represents the city's existing land use map when considering the entire zoning jurisdiction. A breakdown of uses within the zoning jurisdiction is not provided within the plan as the overwhelmingly primary user of land is agricultural and the City Council does not foresee it having a significant measurable impact on the lands within its one-mile zoning jurisdiction.

If the City Council does encounter a situation where it could impact the uses in its one-mile zoning jurisdiction it will operate mainly from a stance of conserving lands within the zoning jurisdiction as agricultural or ensuring that lands adjacent to the city can be annexed and served with city-owned utilities.

Map 3.2 Zoning Jurisdiction Existing Land Use Inventory-Uses



STATUS AND CONDITION OF STRUCTURES

Maps 3.3 and 3.4 on the following pages display the results of the land use inventory that was completed in the June of 2021. The status and condition of all structures within the City of Pierce are also identified when the existing land use inventory is completed. This task is completed to identify underutilized properties within the community on lots that are already developed.

The inventory is performed from the nearest public right of way. Properties that are labeled as vacant are categorized based on the way that they appear to the individual completing the inventory. Structures that do appear to be vacant are grouped into one of three categories:

1. **Appears abandoned (AA):** It appears the structure is uninhabitable, has not been utilized in several months, and does not appear to be maintained.
2. **Appears maintained but no evidence of daily use (NEDU):** While the property is maintained (yard is mowed, entries are secure), it does not appear that anybody is utilizing the property daily.
3. **For sale (FS):** There is a sign in the yard or some indicator that the property is actively being marketed to buyers.

Based on the assessments, only 38 out of 687 residential structures (5.53%) were labeled as vacant, with 37 NEDU, 1 AA, and 6 listed for sale. Of the six single-family residential structures being listed as for sale at the time of the inventory, all six appeared to be occupied. No commercial structures were identified as vacant or NEDU. Zero commercial structures were identified as AA and one commercial unit was listed for sale.

In addition to identifying status, properties are categorized by their condition as well. These assessments are based upon the Nebraska Housing Study Lite Toolkit that was developed by the South-Central Economic Development District (SCEDD) to be used as a rating tool for structures. Based on their appearance from the nearest public right of way, structures are grouped into one of three categories:

1. **Fair to excellent:** Structures in excellent condition, have solid roofs and foundations, and contribute positively to Pierce's building stock. Structures in fair condition are structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; they do not detract from the overall neighborhood but do have deferred maintenance issues.
2. **Major wear:** Structures with major wear have substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and other issues such as a sagging porch; these structures appear tired and give a negative impression of the neighborhood.
3. **Dilapidated:** Dilapidated structures are in an overall unsatisfactory condition, with a crumbling foundation, broken windows and doors, and/or a sagging roof. The structure has outlasted its normal life expectancy and is considered a safety and health hazard.

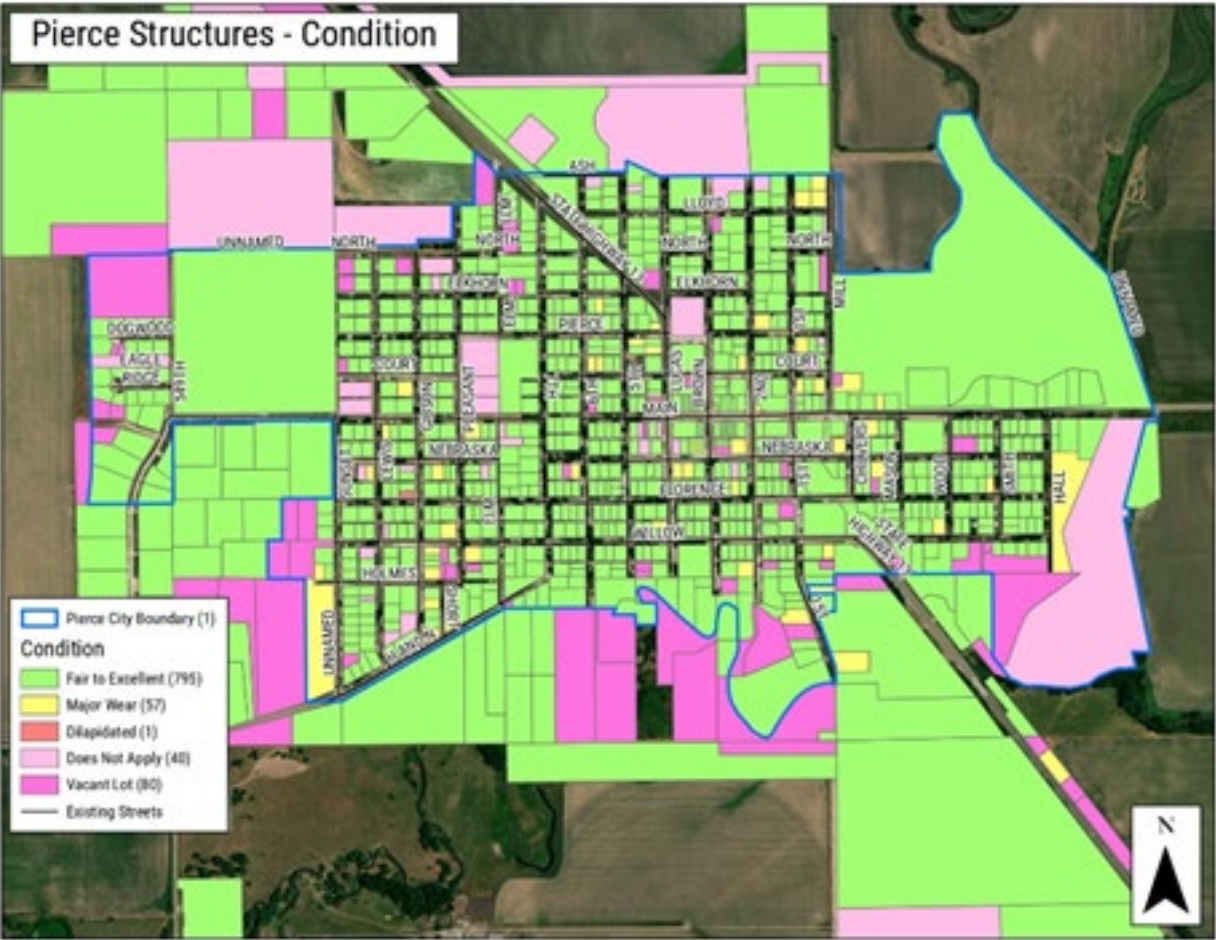
Forty-four out of 687 (6.4%) total residential structures were rated as having major wear while only 1 (0.1%) residential structure was rated as dilapidated. A total of 59 commercial structures were counted; four out of 59 (6.7%) were rated as having major wear, none were dilapidated, and the remaining 55 (92.7%) were rated as fair to excellent

Vacant residential properties and structures rated as having major wear are the best candidates for redevelopment through housing rehabilitation programs. Dilapidated residential structures and lots could utilize Tax Increment Financing to assist with redevelopment. Therefore, if the city wishes to add more residents, it will most likely need to place more consideration on both the redevelopment of substandard existing homes and housing expansion through new construction.

MAP 3.3 Pierce Structures-Status



MAP 3.4 Pierce Structures-Condition



RESIDENTIAL OCCUPANCY RATE	
Occupancy	# Residential Structures
Occupied	676
For Sale	6
Vacant-NEDU	12
Vacant-Appears Abandoned	0
Total Vacant Structures Counted	0
Total Structures Counted	694
Residential Vacancy Rate	2.5%

COMMERCIAL VACANCY RATE	
Occupancy	# Commercial Structures
Occupied	57
For Sale	1
Vacant-NEDU	0
Vacant-Appears Abandoned	1
Total Vacant Structures Counted	0
Total Structures Counted	59
Commercial Vacancy Rate	3.4%

PLANNING FOR NATURAL HAZARDS

The most likely natural hazard that the city can plan for involves flooding hazards. The City of Pierce levee system provides flood risk reduction for critical infrastructure, businesses, and residential areas in Pierce.

- The levee system was constructed by the U.S. Army Corps of Engineers between September 1963 and May 1964
- The levee system is approximately 2.96 miles long
- The levee system provides flood risk reduction from flooding on the Elkhorn North Branch to the north, east and south sides of the city
- Drainage structures through the levee system convey stormwater within the levee to the Elkhorn North Branch channel
- During significant flood events, a closure is installed across Nebraska Highway 13 at the south end of the city
- The city is the local sponsor of the levee responsible for operating and maintaining the levee

Land suitable for development is located within the city's area protected by the levee, which is displayed below in the map provided by the Nebraska Department of Natural Resources. Lands that are colored in blue are those lands that have a 1% chance of flooding annually.

FUTURE LAND USE MAP

Maps 3.5 and 3.6 on the following pages are the proposed future land use (FLU) maps for Pierce's entire zoning jurisdiction. It should guide all land use and development decisions over the next ten years. Should the Pierce Planning Commission and City Council choose to make policy decisions that are not reflected on the FLU map, then the FLU map must be amended to reflect the change in policies.

Map 3.5 represents the vision of the Pierce community by illustrating attributes of the existing land use maps that the city would like to change in the next ten years. The city's vision for annexation as well as redevelopment of already incorporated areas is communicated through the future land use map. The future land use (FLU) map was presented to the Pierce community during an open house and Planning Commission meeting on November 15, 2021. Comments from the community were incorporated into the proposed future land use map.

ACCEPTABLE SUB-USES

Map 3.5 on the following page serves as the city's future land use (FLU) map that will guide the city's residents and leadership in determining the highest and best uses of its land over the next 10 years. The land uses shown on the map are general and considered only private uses of land.

Therefore, the list below provides a reference for public and civic uses. The types of public and civic uses listed below are considered to be acceptable uses of land within each general category.

Acceptable sub-users within each land use category are listed as follows:

Agriculture

City and/or county facilities (parks and recreation/utility/trash storage/landfill/recycling)

Industrial

City and/or county facilities (utility/trash storage/landfill/recycling)

Commercial

Public and or non-profit/civic uses (religious/educational/office/library/community center/parks and recreation)

Residential

Public and or non-profit/civic uses (religious/educational/library/community center/parks and recreation)

POLICY STATEMENTS

The future land use (FLU) map reflects the following policy statements that represent the Pierce community's vision for future growth.

Residential growth: The City of Pierce recognizes the unmet demand for housing and the negative impact it is having on the community's ability to attract young families and provide employees for area businesses. According to information and maps provided by the City Engineer (Gilmore & Associates Inc.), the lands that are on the west edge of the city would be the most affordable to develop. This is due to the water and sanitary infrastructure that already exists near the area making it easier for future utility extensions. This area is also out of the flood hazard zone. The housing lots in this area are geared more toward larger dwelling units while infill lots closer to the center of the city would serve smaller lots for affordable housing options.

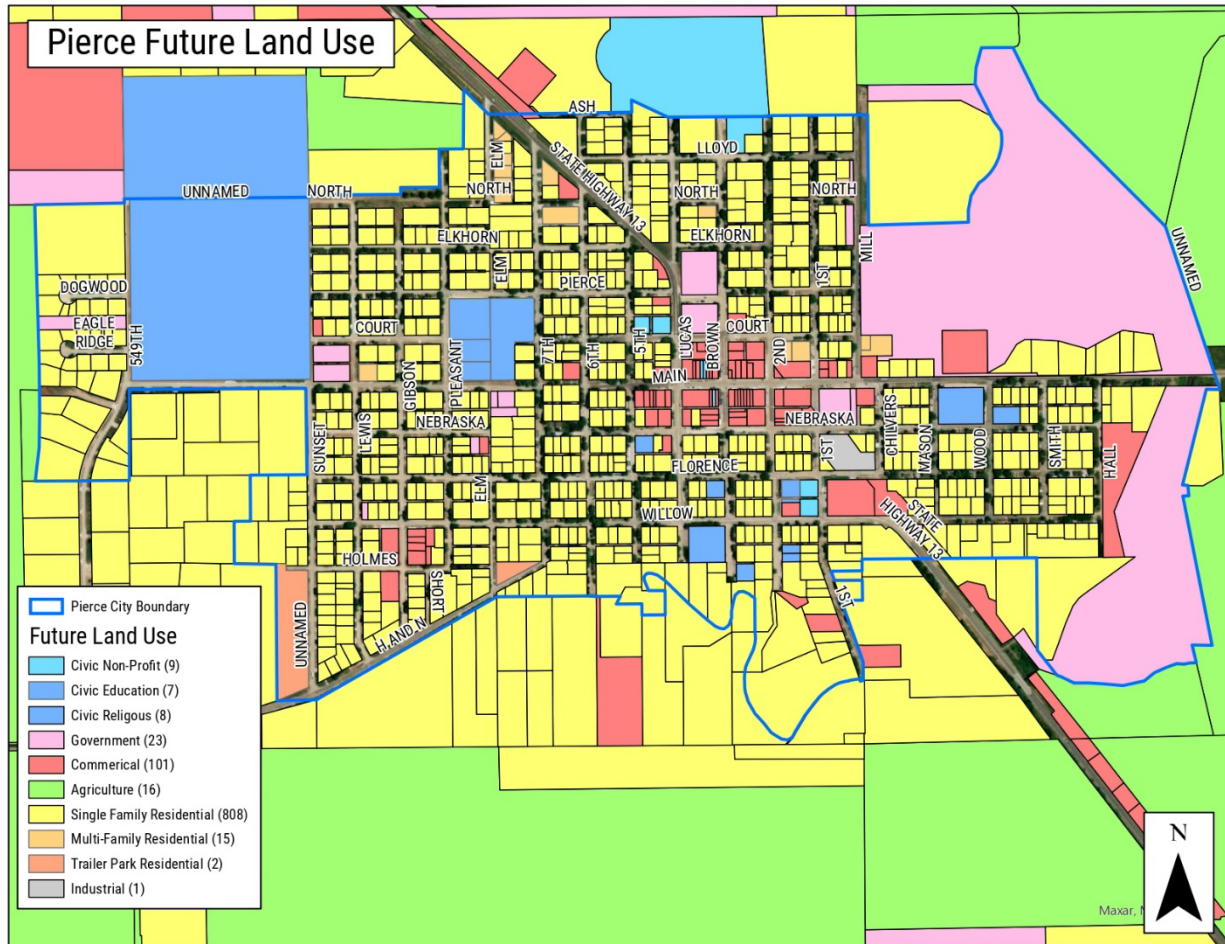
The FLU map also shows no residential or commercial development of the lands within the extraterritorial zoning jurisdiction. This reflects the council's policy to pay special attention to how developments will impact the ability of the city to expand by adding neighborhoods that are annexed and connected to services.

Commercial land development: The existing land use (ELU) inventory noted that only one commercial property is currently for sale. High-quality commercial lands should be preserved for high-quality commercial opportunities, especially those that generate sales tax.

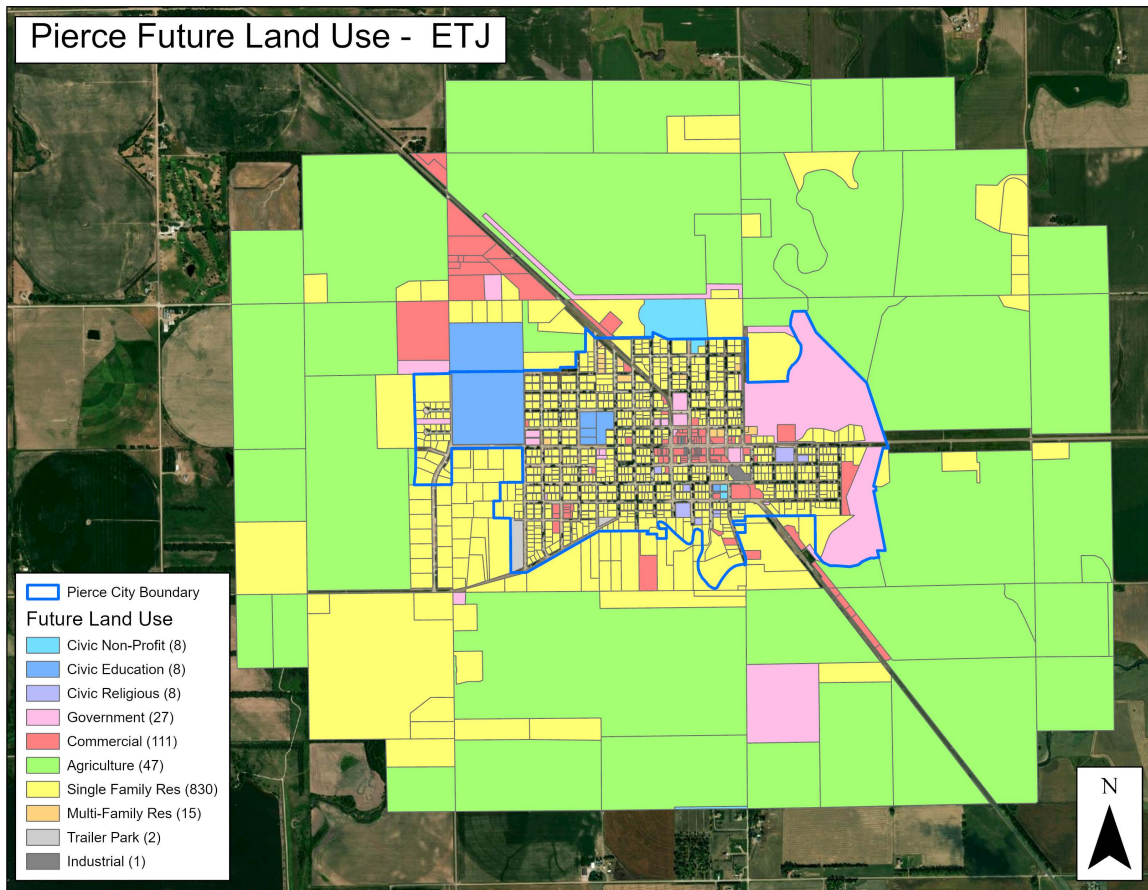
High-quality commercial lands are those located along Nebraska Highways 13 and 98. New commercial businesses and expanding local businesses should be located along this corridor, which has been marked by the FLU map as commercial. The ELU also counted several underutilized commercial properties and vacant lots. To bring these commercial properties to their full potential, the city will need to approach zoning regulation decisions for these properties with flexibility. The city will want to encourage business development and look for ways to regulate the appearance of these properties in a manner that ensures they are attractive while also enabling local businesses to be profitable. The city can utilize programs such as the Community Development Block Grant's Downtown Revitalization program to fund a commercial façade improvement program. The development and adoption of a Local Option Municipal Economic Development Act (LB840) program can be utilized to collect and appropriate local sales tax dollars for economic development purposes.



MAP 3.5 City Future Land Use Map



MAP 3.6 ETJ Future Land Use Map



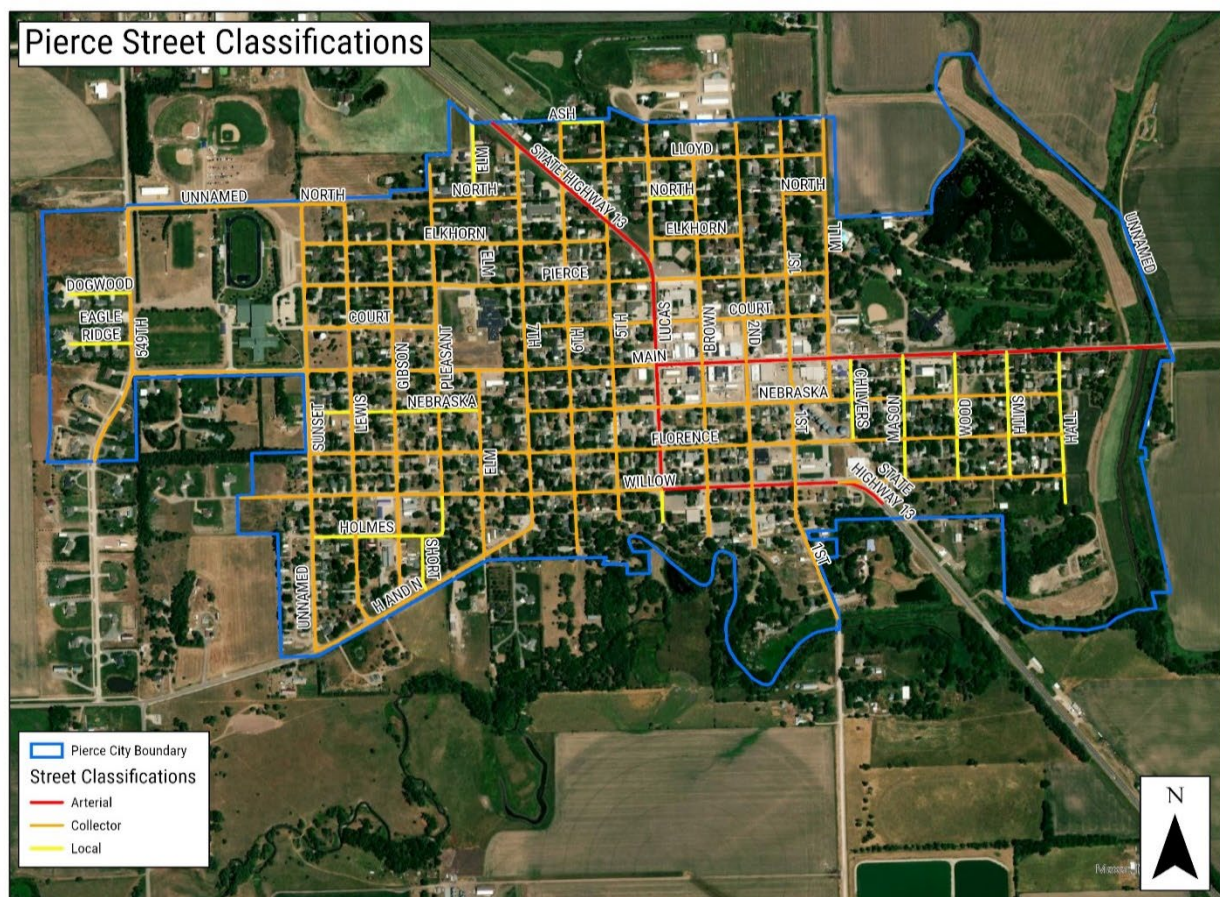
NRS § 19-903(2)

TRANSPORTATION ROUTES

Streets Classification:

- Arterial Streets
- Collector Streets
- Local Streets

MAP 4.1 Pierce Streets Classification



MAP 4.2 Pierce Through Streets



Rights of Way and Corridor Preservation

Map 4.1 displays the classifications of the streets in and around the City of Pierce. Map 4.2 displays the through streets map, which consists of the arterial and collector streets in and around Pierce. Both maps communicate two important policies to be considered by the city's leadership when making development decisions:

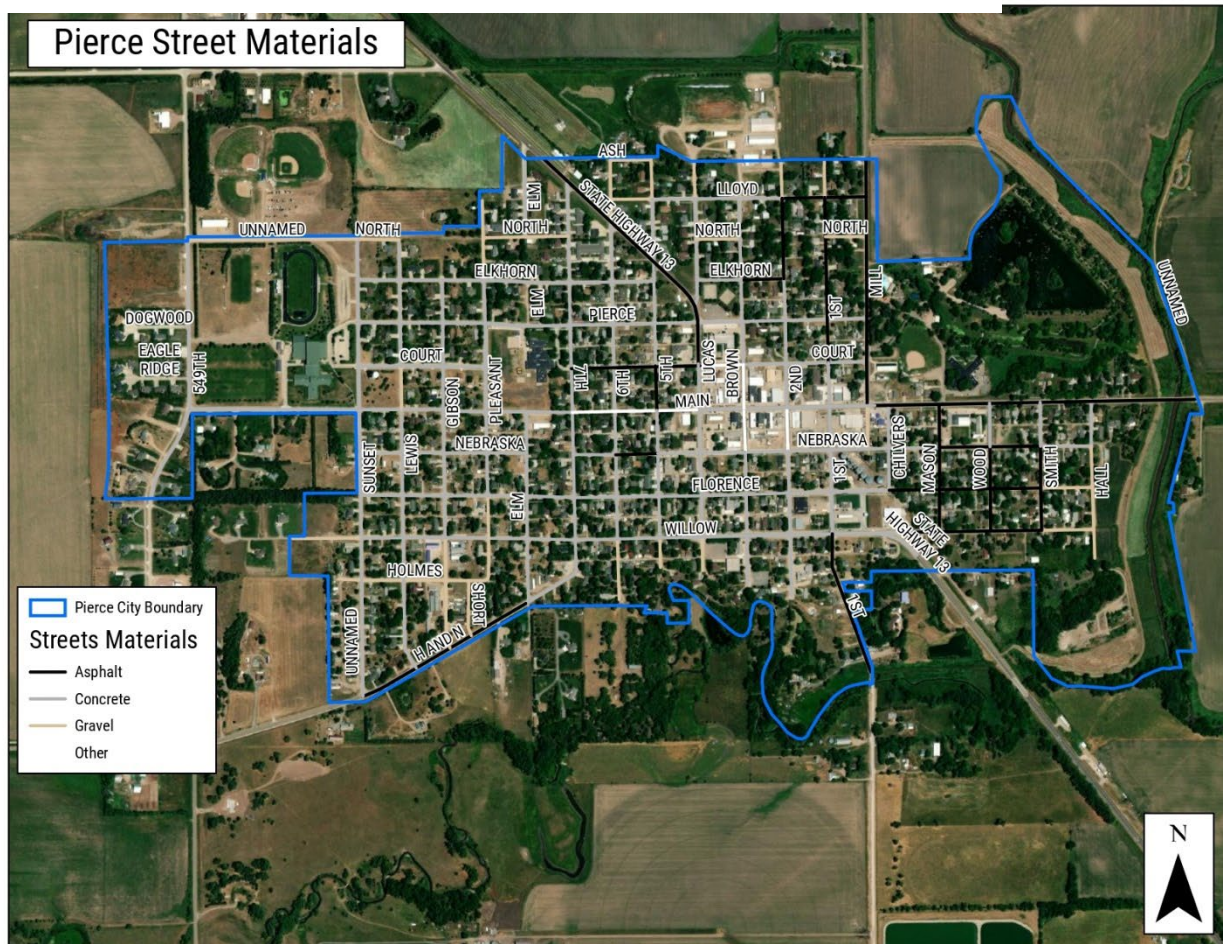
1. Preserve rights of way: Through streets are important to affordable housing. If the city hopes to see additional housing developments, street rights of way and easements previously platted should be preserved and continue to be owned by the city.
2. Corridor appearance: The appearance of arterial roads and collector streets should be a consideration as it is the main view visitors will have when looking into the community. Appropriate setbacks and design guidelines should be considered when making land use decisions for properties along these corridors.

Streets and Sidewalks

Streets: The following maps, Map 4.3 and Map 4.4 were completed at the same time as the existing land use (ELU) inventory and display the material and condition of the streets in Pierce.

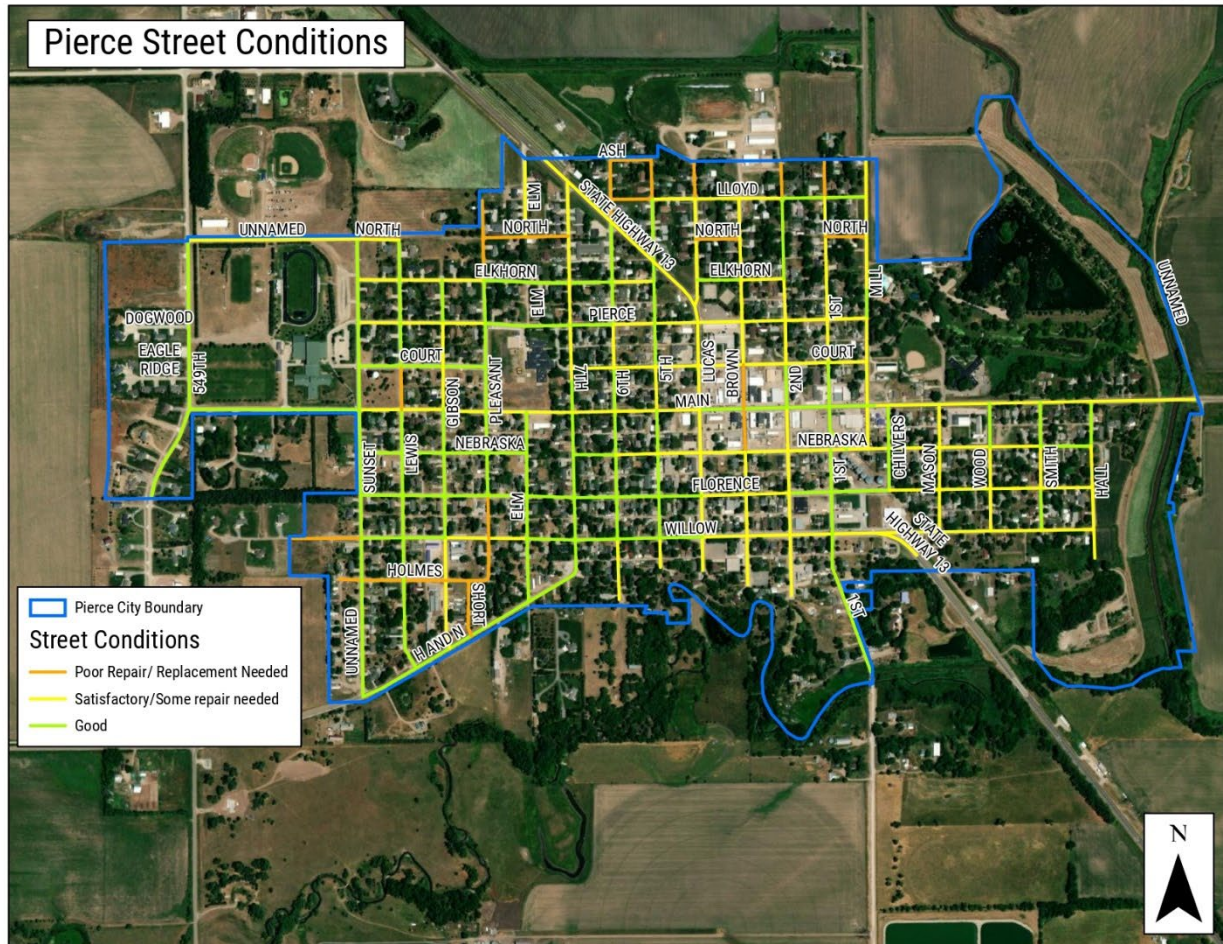
Long-term maintenance of a street is an important budgeting decision for any municipality, as this budget item can consume the majority of the city's budget. The city's street network consists of a combination of concrete and gravel streets. Concrete streets are the largest upfront investment but will have the lowest maintenance cost long term. The streets in the downtown district and those carrying the most traffic into and out of the city are concrete while several local, residential streets, are gravel material.

MAP 4.3 Street Materials

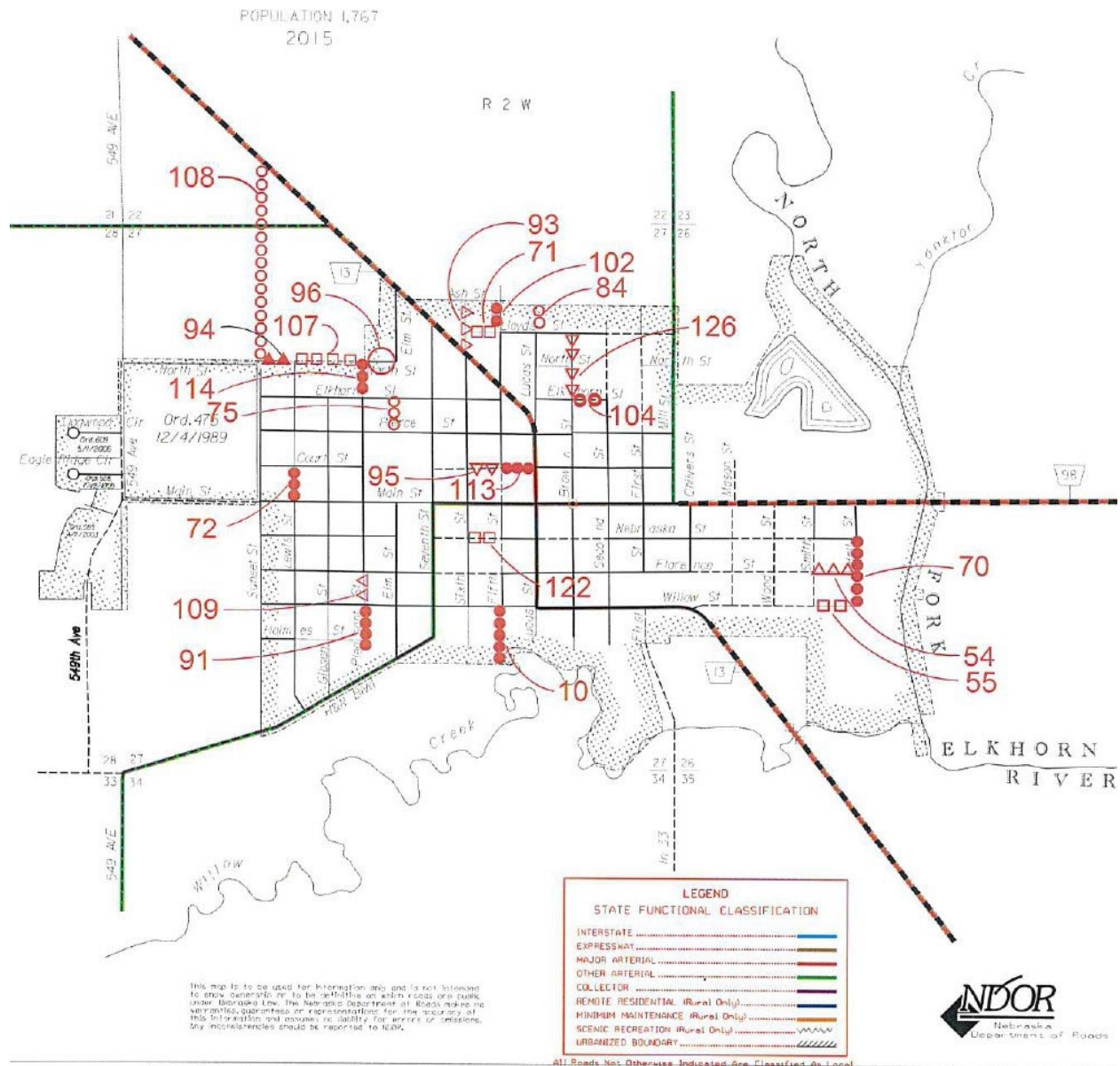


The streets in Pierce are mainly concrete streets rated in satisfactory or good condition. Streets on the southwest and southeast edge of town that are gravel were rated the poorest. These streets most likely carry the lightest amount of traffic and may not be a budget priority for the city.

MAP 4.4 Street Conditions



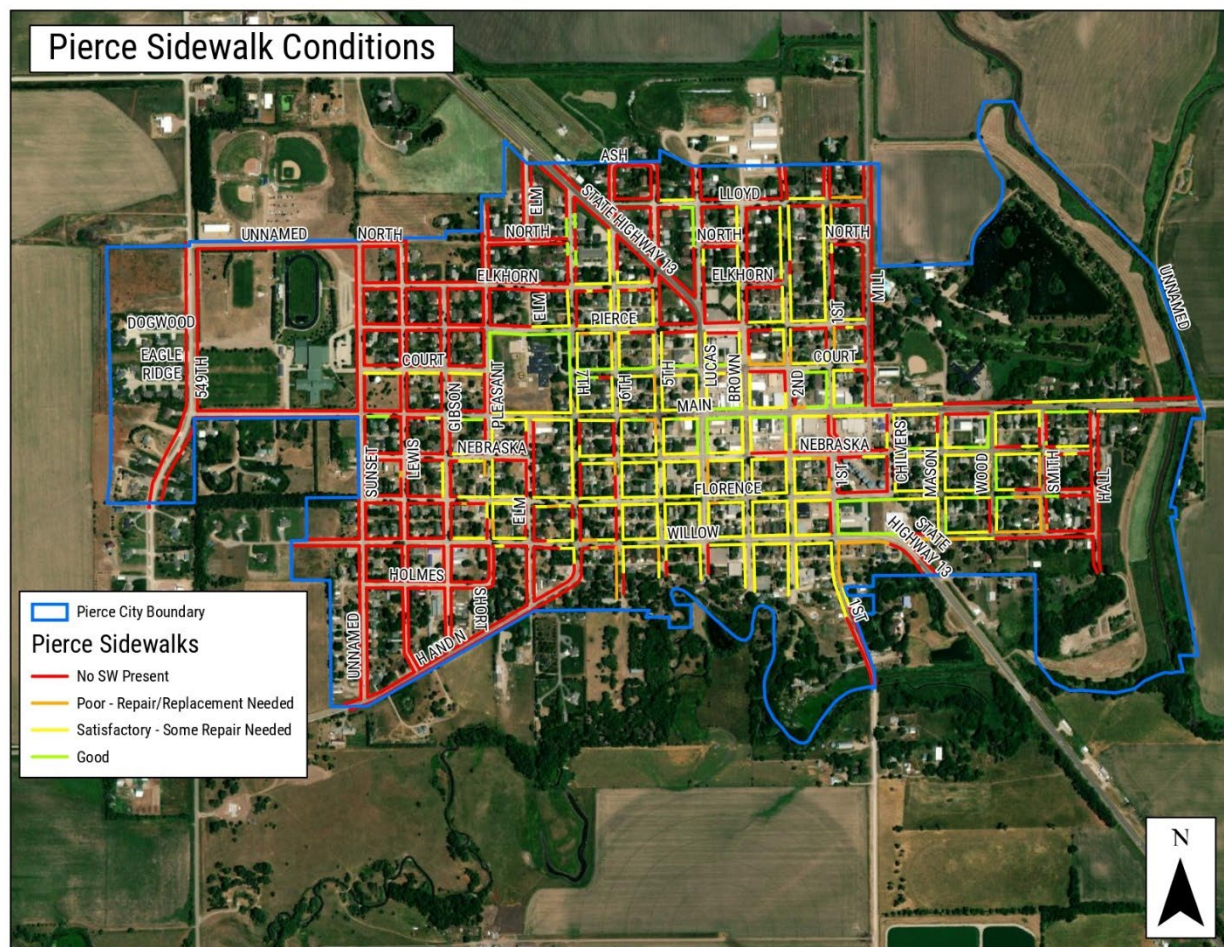
One and Six Year Plan: The Nebraska Department of Transportation (NDOT) encourages municipalities to annually complete a one-and-six-year plan for local street projects. NDOT will then distribute funds to that municipality to support the completion of these projects. In the fiscal year 2021-2022, the Municipal Highway Allocation projection for the city is \$184,549 for highway allocation. Gilmore & Associates Inc. is the city engineer and completes the plan for the city council each year, with the latest plan being approved on November 9, 2021. Several factors will affect the eventual completion of the projects in the plan. While these projects may not be completed in the next one to six years, the streets in this plan demonstrate the council's priorities concerning street projects.



Sidewalks: The Nebraska Highway's 13 and 98 corridors, the central residential area, and the downtown business district account for most of the sidewalk system for pedestrians and cyclists in Pierce. Portions of the sidewalk system in these areas were rated as satisfactory with some repair needed for safe travel. A sidewalk system is often not present adjacent to newer residential areas and gravel streets. The newest housing areas in Pierce were constructed without sidewalks. In a community the size of Pierce, due to the absence of sidewalks, residents and vehicles often are sharing the street. This lack of a sidewalk system can compromise pedestrian safety in high traffic areas near the school, library, recreational facilities, and residential areas.

The city developed a safe sidewalks route leading from the downtown business district west to the school and east to Gilman Park. There are additional sidewalks planned to lead through Gilman Park to the swimming pool. There is also a trail system on the southwest edge of the city leading to the Willow Creek Recreational Areas. Throughout the city there are areas in need of repairs or replacement and key blocks are missing adequate sidewalks. A city sidewalk study would be beneficial for creating pedestrian pathways, and improving access to and from the business district, residential areas, community park facilities, schools, and library.

MAP 4.5 Sidewalk Conditions



TRANSPORTATION-KEY TAKEAWAYS

Pierce's city leaders should consider the following statements when making transportation decisions that will impact the city's future land use characteristics.

Maintain Collector Street Rights of Way: The City of Pierce has little to no control of Nebraska Highways 13 and 98. However, several collector streets carry vehicles through Pierce going north and south as well as east and west. The ability to develop along through streets that are not impeded by floodways or private developments [such as cul-de-sacs] will impact the type and amount of affordable housing that can be constructed.

Therefore, to support the city's goals to add affordable housing, these through street rights of way need to be maintained and/or acquired.

Preserve Commercial Corridors: State Highways 98 and 13 are important assets for the Pierce community. It is the community's front porch, and the source of judgments passersby will make when traveling along these routes. Some of these passersby may be potential future residents as such, these corridors must be preserved and well maintained. It is also a source of customers for businesses as well as a natural location for those businesses to serve residents.

The properties along these corridors must be reserved for the types of businesses that will bring commerce to Pierce and provide services and secondary jobs to residents. All businesses along these highway corridors must be required to maintain their properties and understand that their appearance will impact the ability of the city to attract other new businesses as well as residents.

Account for Pedestrian Transportation: The city's sidewalk system needs improvement in residential neighborhoods and along local streets. For a small city, vehicles and pedestrians may be comfortable sharing roadways; therefore, the city does not need to make residential sidewalks a priority. However, pedestrian accessibility and safety along the highways and along routes that connect pedestrians to the rest of the city should be maintained and improved. Key pedestrian destinations include the downtown district, Pierce Public Schools, city parks, swimming pool, and ballfields. A community goal set through ECAP was a trail system. A trail system that travels through the city could repair or replace deteriorated sidewalks. The city could conduct a walkability study to determine the most important pedestrian routes for recreation and transportation. That study would enable the community to move forward with a trail system as well as a sidewalk repair and replacement program. Future projects identified include a future walking trail from Gilman Park west to the Safe Routes walkway. Another walking trail from south of the high school connecting with the Lower Elkhorn NRD trail is a 10-year project.

PRESENT AND PROJECTED COMMUNITY FACILITIES

NRS § 19-903(3)

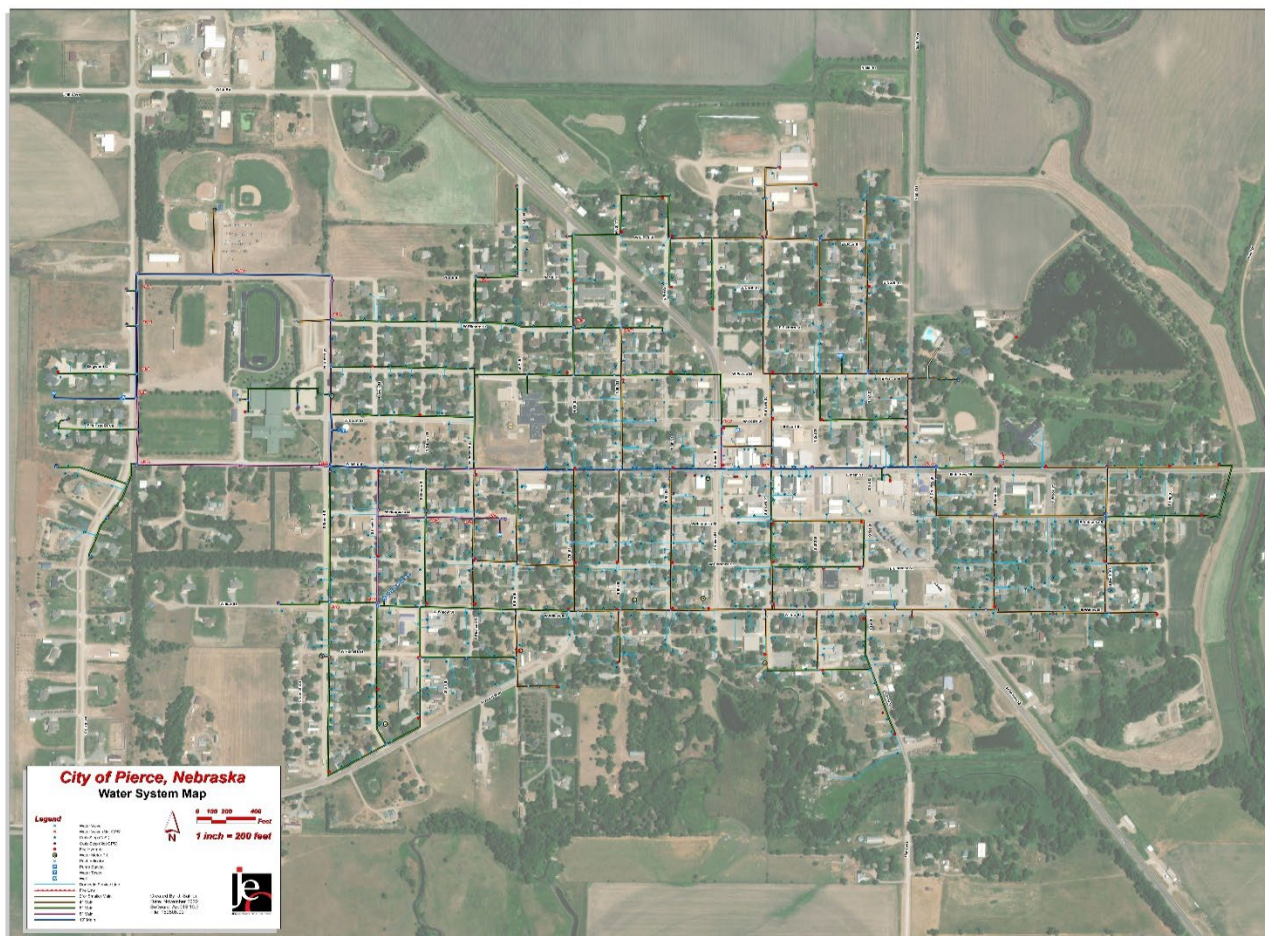
The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services.

DOMESTIC WATER AND SANITARY SEWER SYSTEM

Providing utility services in the form of water and sanitary can be an important revenue generator for a city. This is only possible if its customer base is growing and the rates charged to customers are, at a minimum, covering the cost of providing clean water and sanitary sewer services. The City of Pierce has experienced stability in the number of residential and commercial water customers, up slightly from 769 total accounts in 2016 to 772 total accounts in 2021. Sanitary sewer customers also remained stable with 734 in 2016 down to 732 in 2021. From 2016 to 2021 annual city water usage increased 2.78% from 87,404,102 to 89,836,778 gallons. Historically the peak water usage season is June through October which accounts for 70% of annual water usage.

Gilmore & Associates Inc of Columbus, NE serves the city as the utilities civil engineer and maintains the records that contain information about the city's overall water and sanitary system. Map 5.1 shows the location and size of the water and sewer mains.

MAP 5.1a Water Lines



The city's water system consists of four production wells with all wells being currently used for water production. The water tower is located at West Court Street and Sunset Street. The water quantity and quality are adequate to meet current use and have the capacity to accommodate future growth.

The wastewater treatment facility consists of a four-cell lagoon system, located north of the intersection of County Road 863 and 537th Avenue, south of Nebraska Highway 13. During normal operations, wastewater enters the north two cells, which act as primary cells, and then is released into the south two cells, which act as the secondary or final cells. Before release, the city requests authorization from the Nebraska Department of Environment and Energy to release wastewater into North Fork Elkhorn River. The city recently replaced all of the gate valves which has improved the efficiency and operation of the system. The wastewater treatment system is adequate for the current population and future growth.

MAP 5.1b Sanitary Sewer Lines



Providing electrical utility services to city residents and the neighboring rural area is an important revenue generator for the City of Pierce. This is only possible if its customer base is growing and the rates charged to customers are, at a minimum, covering the cost of reliable electric utility services. The City of Pierce has experienced stability in the number of residential, rural, and commercial electric customers, with 1,018 total accounts in 2016 and 1,019 total accounts in 2021. From 2016 to 2021 annual electricity usage decreased 4.5% from 18,195,452 Kwh to 17,367,942 Kwh. Historically peak usage seasons are the winter heating season of January through March and the summer irrigation season of July through September.

[illegible]

COMMUNITY SERVICES

In addition to water and sanitary services, the following services are also provided to residents by the City of Pierce.

Police Department: The Pierce City Police Department is located near the city offices and employs a Chief of Police and two full-time police officers. The city provides funding for personnel costs and equipment.

Pierce Public Library: The Lied Pierce Public Library is located at 207 West Court Street. It is open 6 days a week and provides adult and children's programming. The library is led by an appointed board, library director, and two librarians. The Pierce Library Foundation owns the 0.75-acre site which includes a parking lot, a grassy open area, and a 6,500-square-foot building that was constructed in 2002.

Trash Collection: The City of Pierce contracts with M&M Sanitation that provides pick up of household garbage with the city utility department processing billing and payments. The city does have a disposal site that accepts construction debris, including brick and concrete materials. A city-owned and operated tree and yard waste disposal site is located one and a half-mile west of the city and is available for use by city residents.

COMMUNITY SERVICE PARTNERSHIPS

The following community amenities and services are not controlled by the City of Pierce, yet they provide important services that complete the community. Their existence and partnership with the city are important to the city's ability to reach its population growth and quality of life goals.

Electricity: Nebraska Municipal Power Pool provides wholesale electricity to the City of Pierce, with the city owning and maintaining the distribution system and customer billing services. The city plans to make improvements to the existing distribution system, including an additional circuit for the substation west of the city.

Natural Gas: Black Hills Energy provides natural gas to the community through a franchise agreement with the city. The company owns and maintains the distribution system and handles all customer billing services.

Schools: Pierce Public Schools provides kindergarten through 12th-grade education. The community also has Zion Lutheran parochial elementary school, and two preschools.

Telecommunications and Broadband: Pierce Telephone Company provides telephone, broadband, and cable television services. Sparklight is also available for broadband and telephone services.

United States Post (USPS) Office: A post office is located at 122 North Lucas Street on the northwest edge of downtown Pierce.

Pierce Volunteer Fire Department and Ambulance Rescue: The Pierce Fire Department covers an area of 168.5 square miles with a population of 2,400 people in southeast Pierce County. The department consists of 40 volunteer firefighters and 25 EMTs. The department is a 100% volunteer organization and provides professional emergency fire and rescue services to the City of Pierce and the Pierce Rural Fire District.

Healthcare: Healthcare providers located within the City of Pierce include primary care medical offices, a pharmacy, a dental office, physical therapy, and a chiropractor office. Additional medical services are available 15.5 miles away in Norfolk including Faith Regional Hospital and many specialist clinics.

Economic Development: Pierce is a member of Pierce County Economic Development. The leadership and guidance provided by this organization have led to many positive community growth events in the past five years.

PUBLIC LANDS AND BUILDINGS

The City of Pierce owns multiple facilities, which include the city office, public library, two community parks with playground equipment, basketball court, tennis courts, softball fields, baseball field, recreational vehicle waste dump station, camper pads, swimming pool, and park shelter.

The Pierce Volunteer Fire Department and Ambulance Rescue are housed in a facility that hosts vehicles, gear, equipment, and a meeting room.

MAP 5.3 Pierce City-Owned Properties



PARKS AND RECREATION

Access: Gilman Park Arboretum was established in 1993 and became affiliated with the Nebraska Statewide Arboretum in 1996. The arboretum is 14-acres around Bill Cox Memorial Lake featuring over 325 species or cultivars of woody plants and landscaped gardens containing over 80 varieties of perennials and grasses along a paved 1.2-mile walking path. Gilman Park also offers a variety of attractions and accommodations including playgrounds with a handicap swing and toddler play area, a ball field complex, a shelter house, picnic areas, a swimming pool, and a camping area. There are four camper spaces in the camping area which is located west of the parking lot from Bill Cox Lake. There is electricity and water available May-October.

The Pierce Municipal Swimming Pool located in Gilman Park is open Memorial Day weekend through the first week of August. The pool also has a baby pool and two diving boards. The swimming pool was constructed in 1994.

Chilvers Park is located north of the county courthouse between Brown Street and Lincoln Street. This 1.9-acre park includes basketball courts, tennis courts, a recreational vehicle dump station, and a parking lot. This is the site of a proposed splash pad as well.

The City field sports complex consist of a baseball field and two softball fields located near the northwest edge of the city on 26.8 acres of land owned by Pierce School District #2.

Pierce Historical Society Museum is in Gilman Park and boasts five buildings filled with memories of the past. Staffed by volunteers, the museum is open every Sunday from June to August between 1:30 pm and 4:30 pm or by appointment. The original Pierce Train Depot, District 7 School House, and Frank Kratochvil Blacksmith Shop are three of the buildings on display at the museum.



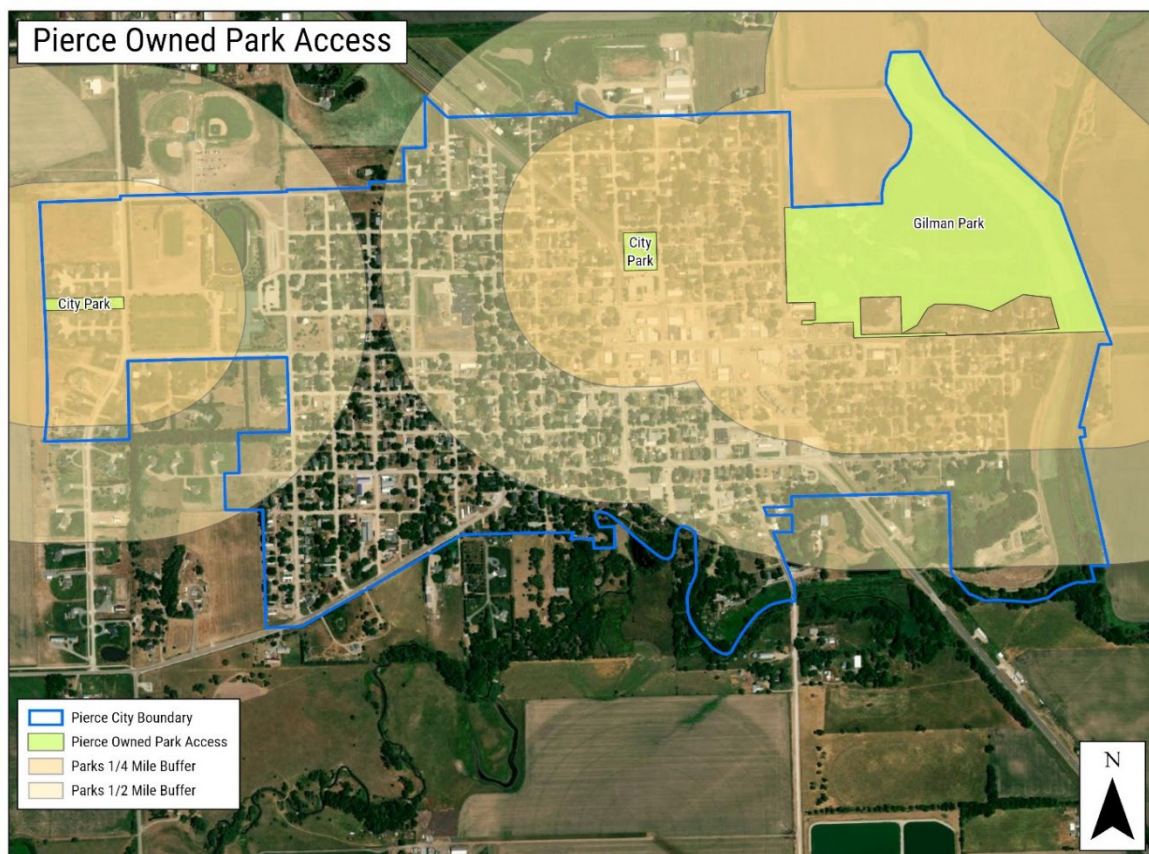
Amount: As a general guide, the American Planning Association (APA) recommends a community has two acres of park space for every 100 residents. With a population of approximately 2,013 residents, Pierce should aim for 40.26 acres of park space. Currently, the city has roughly 53.1 acres of park space. While APA recommendations are currently met, further prioritizing of additional park space should be considered with the addition of housing and residents.

PARK	TOTAL AREA (ACRES)
Chilvers Park	1.9
Gilman Park	51.2
Total acres of park space in Pierce	53.1
The recommended amount of park space	40.26
The current surplus of park space	+9.84

Map 5.4 below displays the location of the parks as well as a half-mile radius around each park. According to American Planning Association (APA) community planning standards, residents should live within one-half to one mile of park space. The majority of residents are living within a half-mile of parks, while a small proportion of residents are more than 2 miles away from a park.

Residents in northeast Pierce are the furthest away from a park. If the city is successful in implementing its residential growth goals communicated in its FLU map, it will add residential developments to the west and southwest side of town. If these developments take place, more park space in that area should be prioritized due to increased population and the distance from existing park facilities.

MAP 5.4 Pierce City Parks Access



PRESENT AND PROJECTED COMMUNITY FACILITIES-KEY TAKEAWAYS

Pierce's city leaders should consider the following statements when making decisions regarding the facilities that it owns and the services that it provides that will impact the city's future land use characteristics.

Water and Sanitary Investments: The city and city engineer should annually evaluate the water and sanitary system to determine upgrades that over time will eventually impact the city's ability to continue attracting residents and businesses. In 2022, the city is planning to replace a 4-inch water main with a 6-inch main along 6th Street south of Willow to the edge of city limits.

Community Center: The ECAP program brought forth the community's desire for a new community center. The strategic planning process can be utilized to enable residents and city leadership to organize and begin planning efforts to determine the feasibility of a new community center. This project is a priority for Pierce over this document's planning period.

Park Access: Pierce currently has a park acreage surplus of roughly 9.84 acres. However, as the community grows to the west and south, some of these areas are located more than one-half mile from park space. As the city adds more houses to the edges of town, it will need to consider whether to continue upgrading its current parks or look for new park spaces that may be smaller but would be in closer proximity to new neighborhoods. During the ECAP program, the community expressed an interest in park upgrades to its existing parks. The city and community leaders are planning to construct a splash pad in Chilvers Park.

Pierce Volunteer Fire Department and Ambulance Rescue: The Pierce Fire Department has discussed the need for upgrading the department building. As firetrucks increase in size and additional equipment is required, additional space is needed to efficiently service and store equipment. A new facility needs to be located in an area with good road access and cannot be within a 500-year flood hazard area.

ENERGY ELEMENT

NRS § 19-903(4)

When a new comprehensive plan or a full update to an existing comprehensive plan is developed, 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.

ENERGY PRODUCTION AND CONSUMPTION IN NEBRASKA

According to the U.S. Energy Information Administration, the industrial sector is the largest consumer of energy in Nebraska.

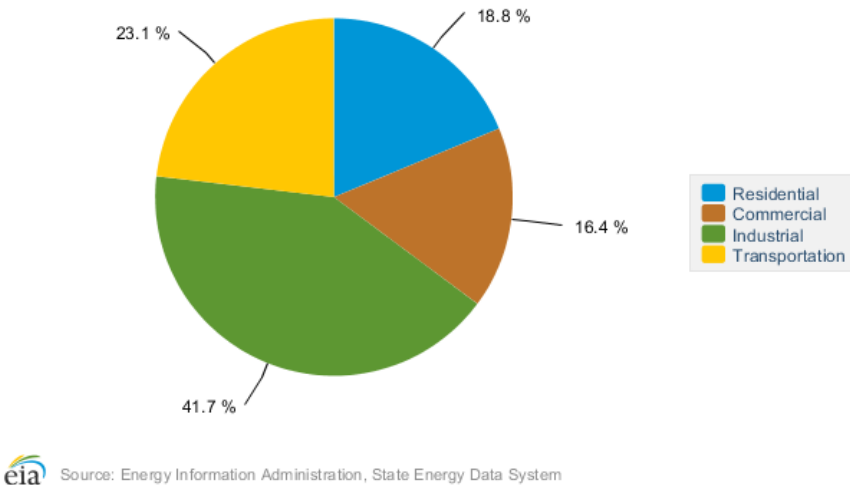
Agricultural and food processing activities are considered a part of the industrial sector, which groups Nebraska within the top ten energy consumers in the country.

The primary users of energy within Pierce also include; residential, commercial, and transportation.

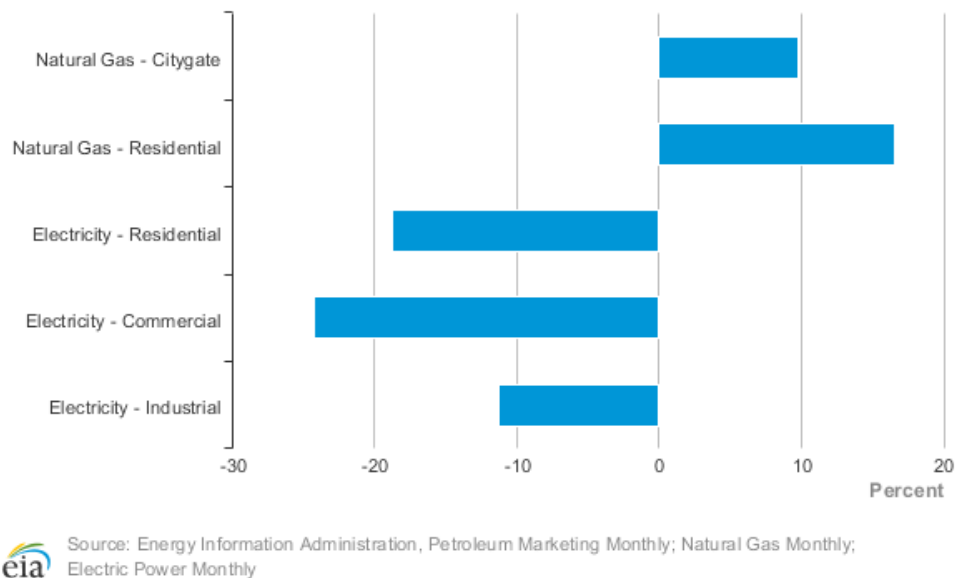
When comparing Nebraska energy prices to prices throughout the entire United States it can be assumed that the City of Pierce has an adequate supply of energy resources available at competitive prices.

Lower energy costs can be a recruitment tool for new residential, commercial, and industrial development.

Nebraska Energy Consumption by End-Use Sector, 2019



Nebraska Price Differences from U.S. Average, Most Recent Monthly



Electricity Production in Pierce

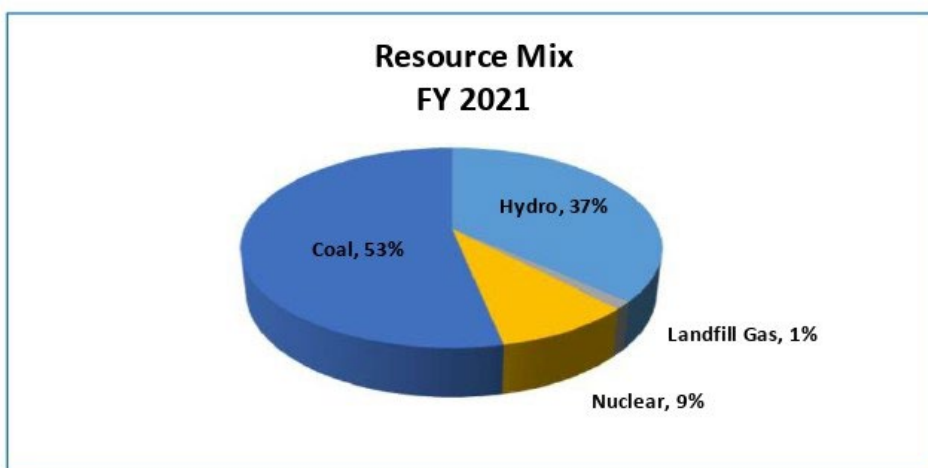
Nebraska Municipal Power Pool (NMPP) provides wholesale electricity to the City of Pierce, with the city owning and maintaining a distribution system and customer billing services. NMPP's primary sources of energy are coal, nuclear, and wind generation, which is displayed in Chart 6.2.

The primary sources of energy for residents and businesses in Pierce are provided by Nebraska Municipal Power Pool (electricity) and Black Hills Energy (natural gas).

ELECTRICAL SYSTEM

From 2016 to 2021 annual electricity usage decreased 4.5% from 18,195,452 Kwh to 17,367,942 Kwh. Historically peak usage seasons are the winter heating season of January through March and the summer irrigation season of July through September.

Chart 6.2, NMPP's SHARE OF ENERGY RESOURCES



ENERGY ELEMENT-KEY TAKEAWAYS

City of Pierce Electric Utility: The city should annually evaluate the distribution system and plan for improvements to the existing distribution system which will maintain safety and reliability for consumers.

Locally generated power: Residential wind and solar power generation systems have grown as a source of energy and should continue to grow. The demand for locally generated power could impact the city within its zoning jurisdiction. The city will need to make policies regulating renewable energy facilities that should be considered when implementing land use policies.

