

## ORDINANCE NO. 25101

WHEREAS, the Village of Stockham has worked to establish a Comprehensive Development Plan;

WHEREAS, the Hamilton County Regional Planning Commission has duly held a Public Hearing and made a recommendation for adoption to the Village Board of Trustees of Stockham, Nebraska;

WHEREAS, the Village Board of Trustees of Stockham, Nebraska, has held the required Public Hearing to collect public input on the proposed Comprehensive Development Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES FOR THE VILLAGE OF STOCKHAM, NEBRASKA:

That the Village Board of Trustees adopt Ordinance No. \_\_\_\_\_ incorporating the Comprehensive Development Plan for the Village of Stockham, Nebraska, including the zoning jurisdiction extending approximately one-mile from the corporate limits of the Village, as recommended by the Hamilton County Regional Planning Commission after the completion of the required Public Hearings.

Passed and Approved this 21st day of April, 2025

VILLAGE BOARD OF TRUSTEES OF  
STOCKHAM, NEBRASKA  
A MUNICIPAL CORPORATION

  
Chair

ATTEST:   
Clerk



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**1**

## **Introduction**

### **Village of Stockham, Nebraska**



# Introduction

## Location

Stockham is located in the extreme southeastern corner of Hamilton County, just north of the Clay County border. As of July 1, 2023, the US Census Bureau estimates the population as 33 residents. Hamilton County is located in central Nebraska, immediately east of Hall County and the city of Grand Island. Stockham and Hamilton County are considered part of the Grand Island Metropolitan Statistical Area (MSA).

The original Stockham townsite was located in Orville precinct on the bank of the Blue River, in the vicinity of the first settlers of Hamilton County. The first buildings were constructed in the early 1870s, including a grist mill, post office, general store, restaurant, and schoolhouse. The original townsite was abandoned and the town relocated when the Fremont, Elkhorn and Missouri Valley Railroad was extended in 1887. Later this rail line became part of the Chicago & Northwestern system. The railroad purchased 320 acres from Joe Stockham. The current village was surveyed and platted, incorporating in September 1888.

Among the first businesses were the Bank of Stockham, P. Moore & Sons, druggists; A.D. Atwood, livery, J.W. Gray, livery and dray; C.E. Tatro, restaurant; and Jo Stockham, hotel. J.W. Gray also ran the post office, stationary and bookstore, and

grocery. The Stockham Reporter was established in 1888 by T.P. Corrick, and in 1890, J.S. Lounsbery became editor. In 1890, the Village Board members were F.J. Sharp, Gustave Buss, H. Hicks, I.D. Evans, E.F. Elmore, W.E. Sharp, and E.M. VanWormer.

Source: Centennial History of Hamilton County, 1967.

## COMPREHENSIVE DEVELOPMENT PLANNING

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

The Comprehensive Development Plan will provide a guideline for the location of future developments and uses within the planning jurisdiction of Stockham. The Comprehensive Development Plan is intended to provide a vision and direction for the future planning period of Stockham.

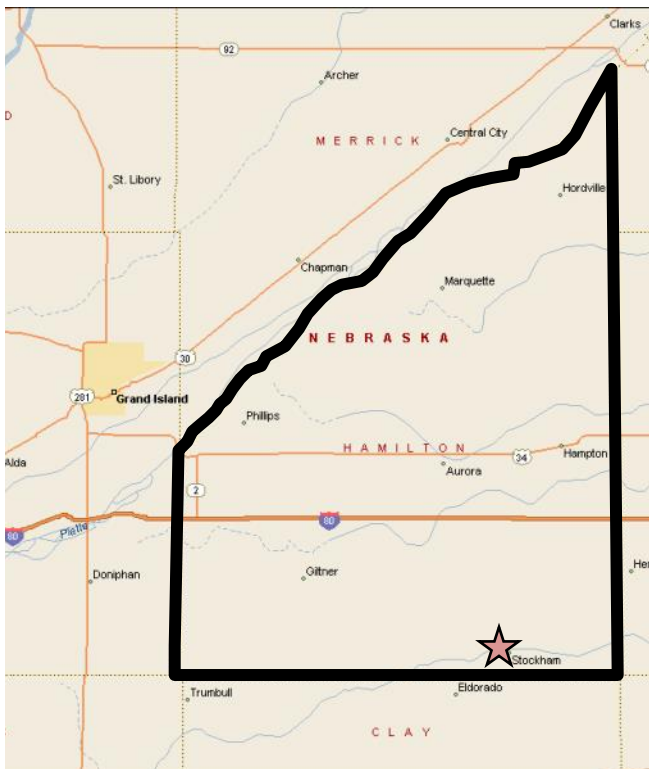
The Comprehensive Development Plan is intended as an information and management tool for community leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land use, population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

## THE PLANNING PROCESS

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

In conjunction, the data collection phase will be occurring. Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Development Plan is a **blueprint**....designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and







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

The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Plan is dependent upon the adoption of the Plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the Village.

## PLAN PREPARATION

The Plan was prepared under the direction of Hamilton County Joint Planning Commission, with the assistance and participation of the Stockham Village Board, Hamilton County Board of Commissioners; County staff; the Plan Review Committee and citizens of Stockham and Hamilton County. The time period for achieving the goals, programs, and developments identified in the Stockham

***The Comprehensive Development Plan is a vision presented in text, graphics and tables representing the desires of the Village and its residents for the future.***

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

Comprehensive Plan is 20 years. However, the community should review the Plan annually and update the document every 10 years (2034), or when major, unanticipated opportunity arises.

Completing updates every ten years or so will allow the community to incorporate ideas and developments not known at the time of the present comprehensive planning process.

## COMPREHENSIVE PLAN COMPONENTS

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903, "shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth." The Comprehensive Plan is comprised of the following chapters and sections:

- Introduction Chapter
- Community Engagement Chapter
- Population Statistics Chapter
- Housing Chapter
- Economics/Economic Development Chapter
- Community Facilities Chapter
- Land Use Chapter
- Transportation Chapter
- Implementation Chapter

***Planned growth will make Stockham more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.***

Analyzing past and existing demographic, housing, economic and social trends permit the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. Also, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions. Therefore, it is important for Stockham to closely monitor population, housing and economic conditions that may impact the community. Through periodic monitoring, the Village can adapt and adjust to changes at the local level. Having the

## Introduction

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ability to adapt to socio-economic change allows the Village to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

The Comprehensive Development Plan records where Stockham has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Development Plan will serve to inform Village officials as much as possible.

The Comprehensive Development Plan is an information and management tool for Village leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period. This information is the basis for Stockham's evolution as it achieves its physical, social, and economic goals.

## JURISDICTIONAL ORGANIZATION

The Stockham Village Board of Trustees, which is a board of elected officials, performs the governmental functions for the Village. The planning and zoning jurisdiction of Stockham, pursuant to Neb. Rev. Stat. §17-1001, may include up to one-mile from the corporate limits of the Village.



## 2 Community Engagement



# Community Engagement

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## COMMUNITY ENGAGEMENT

Community engagement is important to a successful planning effort. The use of public participation makes it possible to have a clearer understanding of how the residents feel regarding different parts of the community. However, there are limited numbers of individuals concerned about the effort either because things are going in a good direction or specific issues do not impact them.

## COMMUNITY ENGAGEMENT

Community engagement in Stockham was designed as a major component of the project and the process included multiple approaches. It was structured in a manner allowing for stakeholders to be involved in numerous ways throughout the process. Some key elements will include:

- Education: Planning 101
- Use of a steering committee
- SurveyMonkey
- Facebook
- Public hearings

### Planning 101

Planning 101 forms the educational foundation for the entire project. In this process, there was one workshop. This workshop addressed:

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?

### Steering Committee Meetings

With the assistance of Hamilton County, a steering committee was decided upon, the County Planning Commission, to provide regular input on all phases of the planning project. This group also provided the internal assistance the planning effort needed to get more people involved in the process.

The steering committee also acts as a sounding board during the entire process; this allows all pieces/Chapters of the plan to be reviewed and commented on at regularly scheduled meetings. The steering committee is one of the more critical components of the process.

### SurveyMonkey

SurveyMonkey, a web based survey tool was utilized for gathering specific input on Hamilton County. The survey process allows individuals to provide input while remaining

totally anonymous. The survey was advertised using specially designed cards, announcements on the project, Facebook page, and on posters hung up throughout the communities.

There was one survey focused on the Villages. The survey used the same questions for each village but a participant was asked to identify a specific village.

The Village of Stockham did not have any responses to the SurveyMonkey survey.

### Facebook

A special Facebook page was established for the Stockham County Comprehensive Plan. The Facebook page served as a means to notify people about the survey as well as providing another medium for asking questions. In addition, the Facebook page provided a location to upload links to parts of the Comprehensive Plan as they were completed and reviewed.

### Town Hall Meetings

The Stockham Town Hall meeting was held on June 13th at 5:30 p.m. at the Village Hall. Attendance at these meetings was limited; however, there was good discussion regarding the future of the community. The following section will provide a summary of the issues discussed.

#### What are the key things the Village should protect in the future?

- Building Codes
- Setbacks
- NFIP- stay in the program
- ETJ- squared off
- Tax levy

#### What are the key things the Village needs to improve upon in the future?

- Livestock animals per acre regulations
- Housing- affordable
- Streets
- Drainage/flooding
- Internet (Hamilton now)
- Cell Service
- Ambulance
- Fire Department



### What do you consider is the greatest threat to Stockham?

- Keeping people/demographic
- Town full of old people again

### If we gave you \$1,000,000 to fix something in Stockham. What would it be?

- Convenience store for area
- Businesses
- Housing- new
- Clean up a few more properties

## GOALS AND POLICES

Planning for the future land uses of the community is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing a better community with a better quality of life. Planning focuses upon ways of solving existing problems within the community, and providing a management tool enabling Stockham citizens to achieve their vision for the future.

***Vision without action is merely a dream***

***Action without vision is just passing time***

***Vision with action can change the world***

***Joel Barker***

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

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

**The Stockham Comprehensive Plan provides a broadly painted picture for the county's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of the Community.**

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

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

**Policies** are measurable, definable steps that lead to the eventual completion of the goal. They are specific statements of principle or actions that imply a direction that needs to be undertaken.

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

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

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies.

## Community Engagement

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- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

### STOCKHAM VISION AND THE PLAN

The Stockham Comprehensive Plan provides a broadly painted picture for the community's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of Stockham.

The core premise embedded in the Stockham Plan 2017 is designed to maintain and enhance the health, safety and welfare of the community during times of change, to promote our ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the importance of the connections between economic, environmental, and social components of the community. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of Stockham.

### STOCKHAM PLAN GOALS/POLICIES

The goals and policies for the Stockham Comprehensive Plan will be contained throughout the following Chapters. Each Chapter shall contain the pertinent goals and policies for the Chapter.

Goals are intended as a long-range desire; however, as the Plan is implemented and different things in the world around Stockham changes, then the goals need to be modified to address the new direction and factors. Therefore, goals need to be flexible to ensure success and positive outcomes.



# 3

## Population





# Population

## POPULATION PROFILE

Understanding past and existing populations; while applying these to the future is critical. Stockham, including the decision-makers, should understand where the Village has been, where it is, and where it appears to be going. Population impacts all of the major components making up the community including housing, local employment, economics, and fiscal stability.

Developing an understanding of the historic population helps identify where the population is going in the future and aids in determining potential impacts on future housing, retail, medical, employment, and educational needs within Stockham.

Projections provide an estimate for the Village to base future land use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

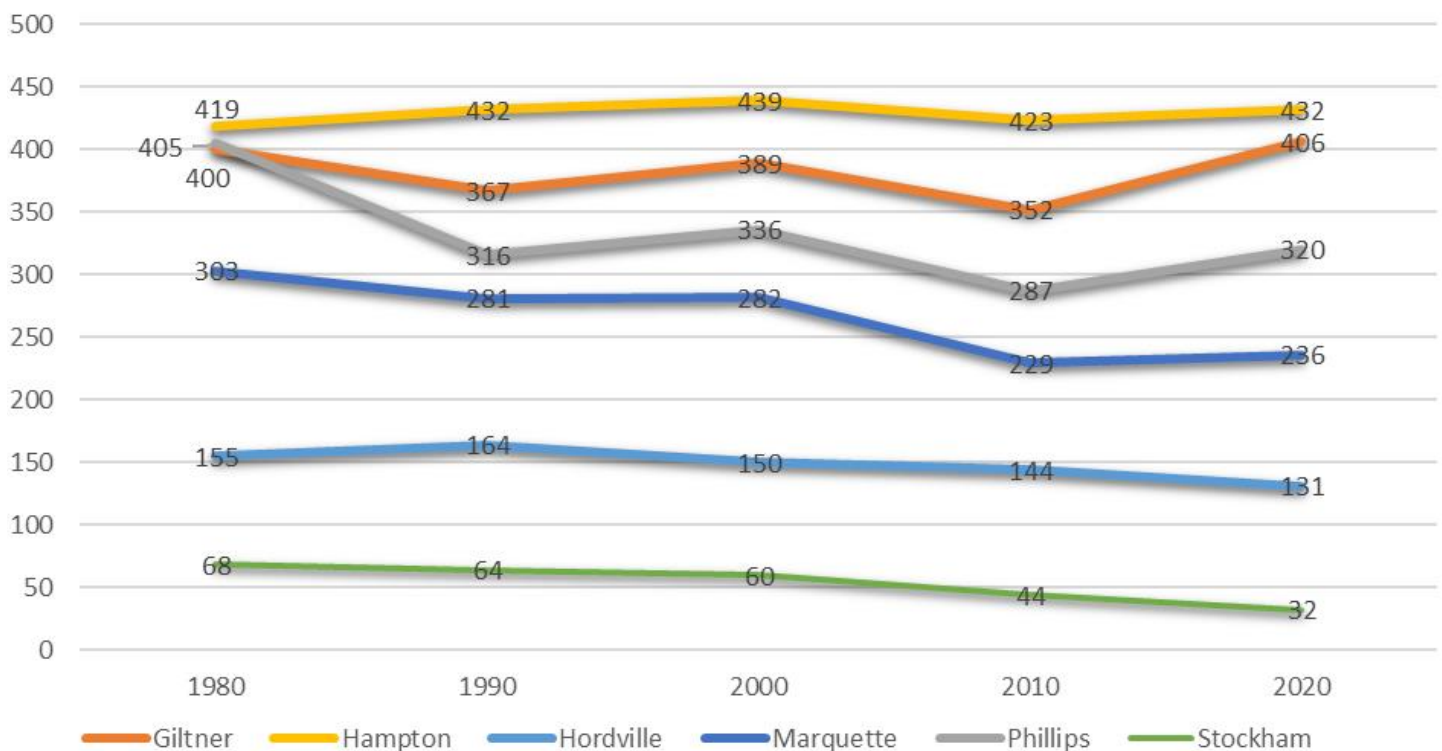
## POPULATION TRENDS AND ANALYSIS

Figure 3.1 contains the historic population since 1980 for Hamilton County Villages. The data provide a look at where the community has been and allows for the eventual projection of populations in the community.

Typically, a mid-decade comprehensive plan update would include the most recent population projections. These numbers are the best a community has at the time. It is critical to understand, these numbers can be and have been underestimated by national and state surveys.

Hamilton County's population peaked at 14,096 in 1890. The peak population in Stockham occurred in 1920 with 239 people. Overall, Hamilton County's population has been fairly stable since 1940, with 9,429 residents in 2020. The village of Stockham's population has decreased substantially over that same period of time, with a period of stability in the 1960s through 1990s. There were 32 residents counted by the US Census Bureau in 2020. The most recent Census estimate was 33 residents as of July 1, 2023.

**FIGURE 3.1: POPULATION TRENDS AND ANALYSIS—HAMILTON COUNTY VILLAGES 1980 TO 2020**



Source: U.S. Census Bureau

## AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine a key dynamic affecting the population of Stockham.

Each age group affects the population in a number of different ways. For example, the existence of large younger age groups (20-44 years) means there is a greater ability to sustain future population growth compared to large older age groups. Understanding what is happening within the age groups of the community's population is necessary to effectively plan for the future.

**TABLE 3.1: AGE CHARACTERISTICS  
STOCKHAM, 2010 AND 2020**

| Male and Female Population |                 |             | 2010-2020       |               |          |
|----------------------------|-----------------|-------------|-----------------|---------------|----------|
| Age In 2010                | 2010 population | Age In 2020 | 2020 population | Cohort Change | % Change |
|                            |                 | 0-4         | -               | 0             |          |
|                            |                 | 5-9         | 3               | 3             |          |
| 0-4                        | 5               | 10-14       | 1               | -4            | -80.0%   |
| 5-9                        | 2               | 15-19       | -               | -2            | -100.0%  |
| 10-14                      | 10              | 20-24       | -               | -10           | -100.0%  |
| 15-19                      | 9               | 25-29       | 1               | -8            | -88.9%   |
| 20-24                      | -               | 30-34       | 3               | 3             | -        |
| 25-29                      | -               | 35-39       | 3               | 3             | -        |
| 30-34                      | 4               | 40-44       | 1               | -3            | -75.0%   |
| 35-44                      | 4               | 45-54       | 3               | -1            | -25.0%   |
| 45-54                      | 10              | 55-64       | 6               | -4            | -40.0%   |
| 55-64                      | 14              | 65-74       | 7               | -7            | -50.0%   |
| 65-74                      | -               | 75-84       | 3               | 3             | -        |
| 75+                        | -               | 85+         | 1               | 1             | -        |
| Total                      | 58              |             | 32              | -26           | -44.8%   |

Source: U.S. Census Bureau 2010-2020

Table 3.1 contains the age group structure for Stockham in 2010 and 2020, as reported in the US Census Bureau Decennial Census. The examination of age structure provides an understanding of where some of the population shifts are occurring.

Reviewing population in this manner permits a detailed analysis of which specific age groups are moving in and out of the community. Negative changes in a group indicate a combination of out-migration and deaths.

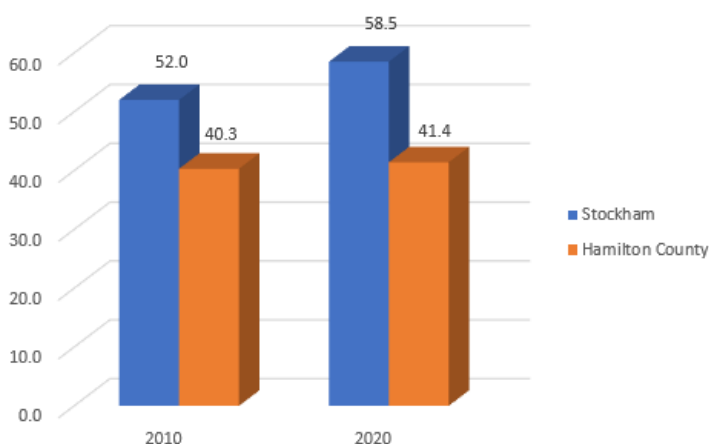
Stockham saw growth in few age groups. The 0-4 and 5-9 groups are always an increase if there were births, since these individuals were not alive for the earlier Census count. Increases were seen in 2020 in 30-39 age cohorts and the 75 and older age cohorts.

There were several age groups from 2010 which declined by 2020. The groups with the greatest loss was the 20-24 age group, which is expected as young people leave for education. However, there was outmigration and reductions in population through deaths across the age spectrum.

## MEDIAN AGE

Between 1950 and 2010, the median age in Hamilton County increased from 32.9 years to 40.3 years. Since then, the median age in Stockham increased from 52.0 years to 58.5 years, a 13% increase. The median age in Hamilton County increased to 41.4 years, a 3% increase.

**FIGURE 3.2: MEDIAN AGE  
STOCKHAM, 2010 AND 2020**

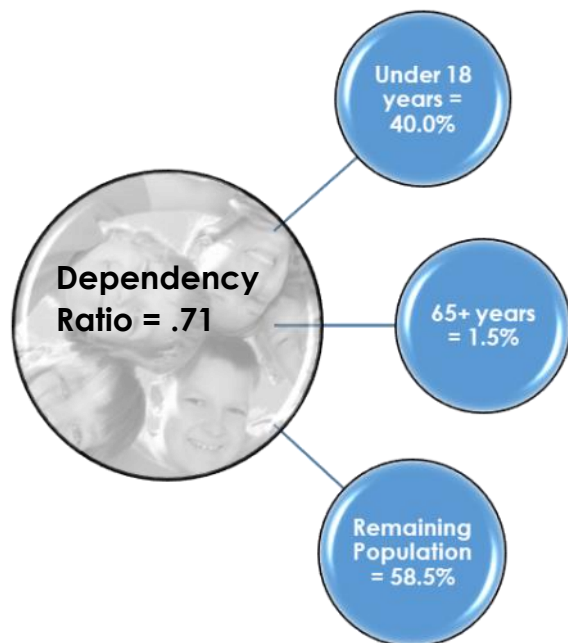


Source: U.S. Census Bureau, 2010-2020

## DEPENDENCY RATIO

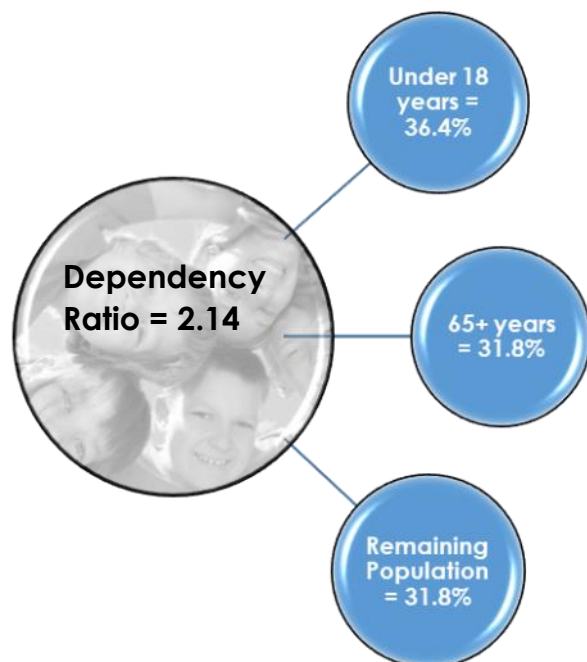
The dependency ratio examines the portion of Stockham supporting age groups historically dependent upon others for survival (those under 18 years and those 65 years and older). See the box below for details on calculating the ratio. The importance of this ratio focuses on number of dependent persons and is there enough employed persons in the community to support these populations as well as themselves.

**FIGURE 3.3: DEPENDENCY RATIO  
STOCKHAM, 2011**



Source: American Community Survey, 2007-2011

**FIGURE 3.4: DEPENDENCY RATIO  
STOCKHAM, 2021**



Source: American Community Survey, 2017-2021

## Dependency Ratio

The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

< 1: 1 Independent resident is able to support more than 1 Dependent resident

=1: 1 Independent resident able to support 1 Dependent resident

>1: 1 Independent resident able to support less than 1 Dependent resident

$(\%18 \text{ years and younger} + \%65 \text{ years and older})$   
% of remaining population

Figures 3.3 and 3.4 present the dependency ratios for 2011 and 2021 in Stockham. The portion of persons less than 18 years of age decreased between 2011 and 2021; while the proportion aged 65 years and older increased overall.

In 2011, Stockham had a Dependency Ratio of 0.71; however, by 2021 the Ratio had increased substantially to 2.14. This is the result of a near even split between those under 18, 65 and over, and the remaining working-age population.

## ETHNICITY

Ethnicity is self-reported by respondents to Census surveys. All respondents in Stockham to the American Community Surveys (ACS) for 2007-2011 and 2017-2021 reported their ethnicity as White, non-Hispanic. In 2021, 95% of Hamilton County residents were White and 4% Hispanic. Statewide, 83.5% of Nebraska residents reported as White and 11.5% as Hispanic in 2021.

## VETERANS

In 2021, the ACS reported three residents of Stockham were Veterans. Two served in the Gulf War prior to 9/11, and one served in the Vietnam era. The Margin of Error for the ACS is large in a small community such as Stockham, and these figures may not be highly accurate; however, every effort should be made to recognize residents who have served their nation in the Armed Services.



## POPULATION PROJECTIONS

Population projections are estimates based upon past and present circumstances. The use of population projections allows Stockham to estimate the potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the community will be able to develop a baseline of change from which future scenarios can be generated. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively.

At the present time, these projections are the best crystal ball for predicting future population changes. There are many methods to project the future population trends; the projection technique used below are intended to give Stockham a broad overview of the possible population changes that could occur in the future.

### HAMILTON COUNTY POPULATION TREND

The University of Nebraska-Omaha Center for Public Affairs Research (the State Data Center) develops official population projections for Nebraska counties, based on trends with both natural change and migration rates. The most recent report, composed after the release of the US Census 2020 complete count, projects Hamilton County's population will stay steady to retracting, over the next three decades:

- 8,791 by 2030,
- 8,358 by 2040,
- 7,875 by 2050.

### TREND LINE ANALYSIS

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Stockham, trend lines were reviewed for the decades 2010 to 2020, 2000 to 2020, 1990 to 2020, and 1970 to 2020. These trend lines indicates Stockham will likely see varied levels of population changes between now and 2050.

#### Stockham Trend Analysis

| Year | 2010 to 2020 (Ten-Years) |
|------|--------------------------|
| 2020 | 32 persons               |
| 2030 | 23 persons               |
| 2040 | 17 persons               |
| 2050 | 12 persons               |

| Year | 2000 to 2020 (Twenty-Years) |
|------|-----------------------------|
| 2020 | 32 persons                  |
| 2030 | 23 persons                  |
| 2040 | 17 persons                  |
| 2050 | 12 persons                  |

| Year | 1990 to 2020 (Thirty Years) |
|------|-----------------------------|
| 2020 | 32 persons                  |
| 2030 | 25 persons                  |
| 2040 | 20 persons                  |
| 2050 | 16 persons                  |

| Year | 1970 to 2020 (Fifty Years) |
|------|----------------------------|
| 2020 | 32 persons                 |
| 2030 | 28 persons                 |
| 2040 | 24 persons                 |
| 2050 | 21 persons                 |

## SUMMARY OF POPULATION PROJECTIONS

Using the modeling techniques discussed in the previous paragraphs, a summary of the population projections for Stockham through the year 2050 is shown in Figure 3.5. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series.

**LOW:** The most recent 10-year population trend is the Low Series population projection. This serves as a baseline for planning purposes. If the Village is prepared for the population loss to continue, they will be prepared for more moderate population change.

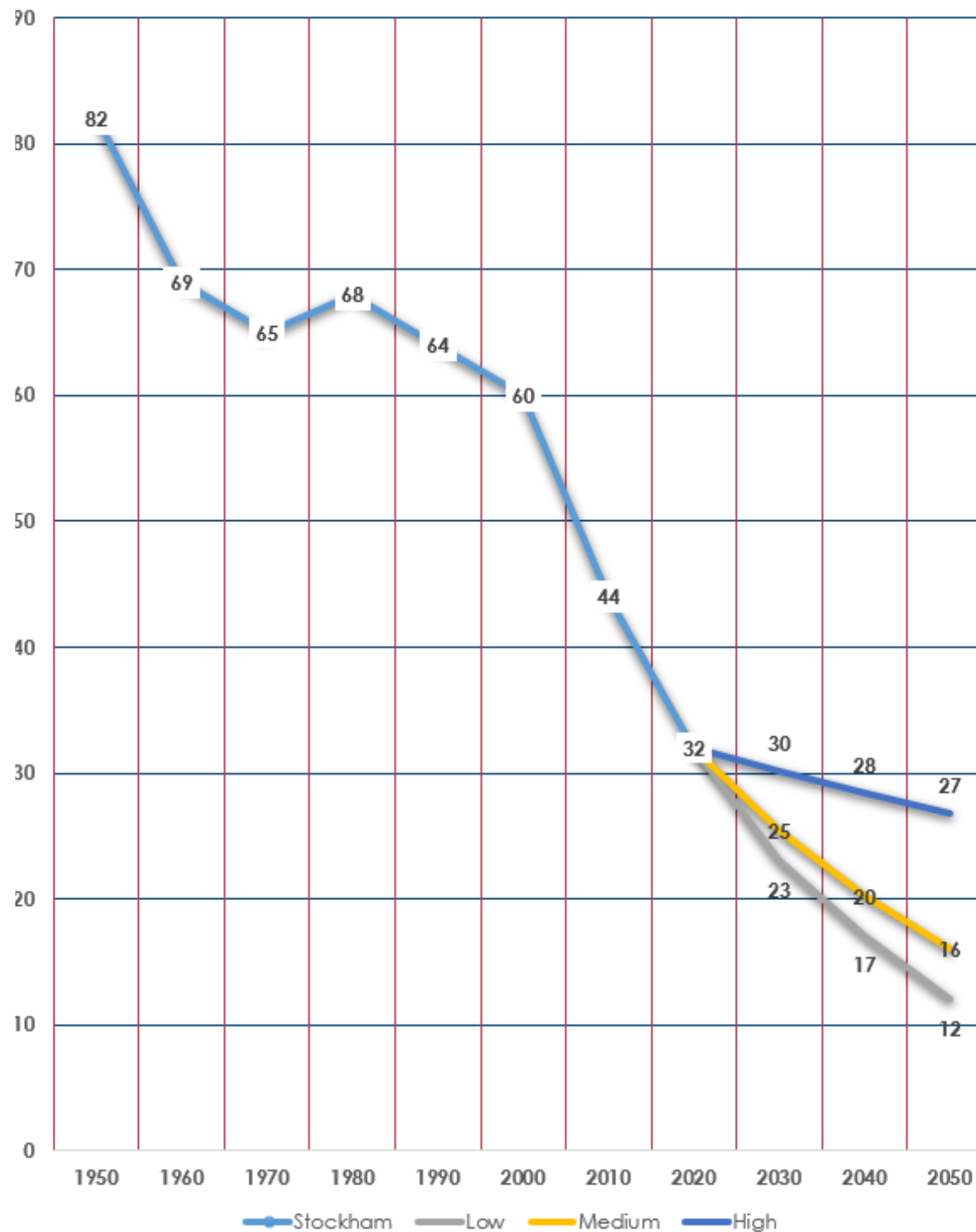
**MEDIUM:** The 30-year population trend serves as the Medium Series, with a population projected at 16 persons in 2050.

**HIGH:** The State Data Center projection was selected for the High Series and may be considered a best-case scenario. This estimate applies the projected countywide growth rate to the village's population, assuming the village maintains a constant share of the county's population. This is an optimistic scenario which can also serve as a goal.

Figure 3.5 presents the population history of Stockham , and identifies the three population projection scenarios for future population growth.

# Population

FIGURE 3.5: POPULATION AND PROJECTIONS  
STOCKHAM, TO 2050



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



# 4

## Housing



## HOUSING PROFILE

The Housing Profile identifies existing housing characteristics and projected housing needs for residents of Stockham. The primary goal of the housing profile is to allow the community to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary, and affordable housing for every family and individual residing within Stockham.

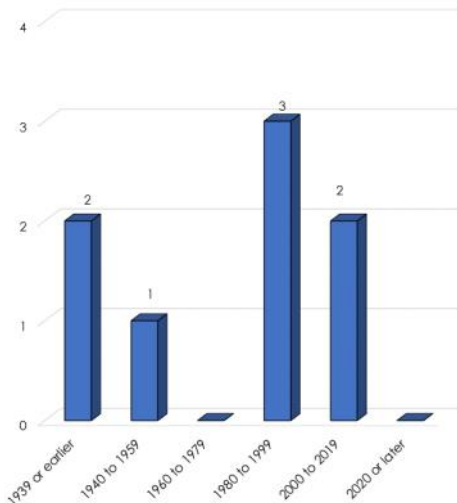
Projecting future housing needs requires several factors to be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes.

The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Stockham and Hamilton County.

## EXISTING HOUSING STOCK

The US Census Bureau counted 21 housing units in Stockham in the 2000 complete count, 19 in 2010, and 18 in 2020. However, the American Community Survey (ACS) only counted 8 dwelling units in their survey of 2017-2021. Census undercounts are an ongoing problem in smaller communities.

**FIGURE 4.1: AGE OF EXISTING HOUSING STOCK STOCKHAM, 2021**



Sources: American Community Survey 2017-2021

An analysis of the age of the housing stock can reveal a great deal about population and economic conditions of the past. Examining the housing stock is important in order to understand the overall quality of housing in Stockham (Figure 4.1).

Stockham has seen only marginal replacement of housing units, while Hamilton County added 3% onto their housing stock between 2010 and 2020.. Due to the age of a majority of housing units in Stockham, there may be a need for rehabilitation and special weatherization programs to bring these homes up to current standards.

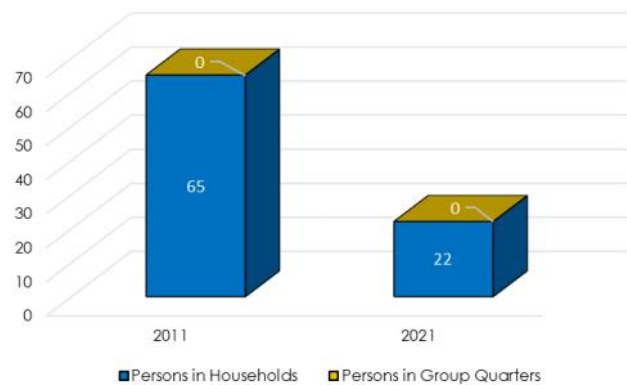
## HOUSING CHARACTERISTICS

Figures 4.2 through 4.9 identify several different housing and household characteristics in Stockham.

### Persons in Households/Group Quarters

There were no people living in group quarters in Stockham in 2011 or 2021, as shown in Figure 4.2.

**FIGURE 4.2: HOUSEHOLD POPULATIONS STOCKHAM, 2011 AND 2021**



Sources: American Community Survey 2007-2011, 2017-2021



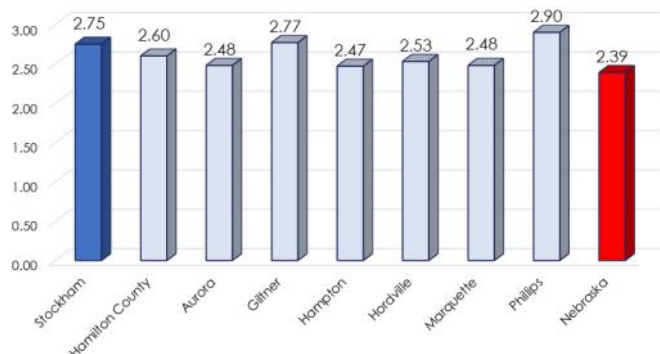
## Persons per Household

Figure 4.3 presents the number of persons per household in Hamilton County, and its municipalities, as well as the State of Nebraska overall. The average persons per household in Stockham was 2.75 persons in 2021. The trend nationally has been towards a declining household size.

The persons per household in the communities in Hamilton County is similar to the county as a whole:

- Auror has 2.48 persons per household
- Giltner has 2.77 persons per household
- Hampton has 2.77 persons per household
- Hordville has 2.53 persons per household
- Marquette has 2.48 persons per household
- Phillips has 2.90 persons per household

**FIGURE 4.3: PERSONS PER HOUSEHOLD, 2021**



Sources: American Community Survey 2017-2021

## Vacant Housing Units

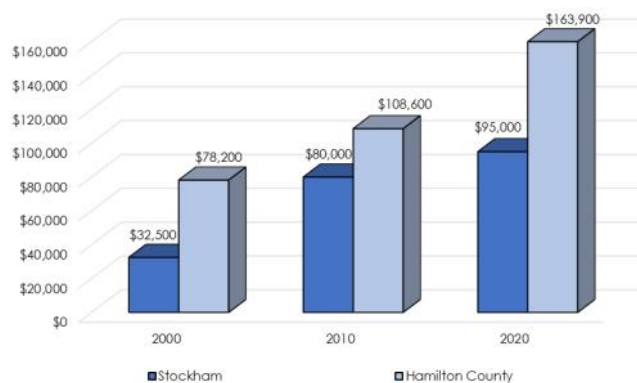
The ACS reported all housing units in the village of Stockham were owner-occupied in 2011 and 2021, and that there were no vacant units in the village.

## Median Value of Owner-Occupied Units

The Median value of owner-occupied housing units in Stockham increased from \$32,500 in 2000 to \$80,000 in 2010, then to \$95,000 in 2020 (Figure 4.4). This was an increase of 192% over 20 years. The median value for owner-occupied housing units in Hamilton County rose by 110% and the State only showed an increase of 86% over the same decades.

The local value of housing increased at a rate greater than the CPI. While housing values in Stockham grew at a much higher rate than the state, the median value of an owner-occupied unit in Stockham is only 58% of the state median.

**FIGURE 4.4: MEDIAN VALUE OWNER-OCCUPIED HOUSING, 2000-2020**

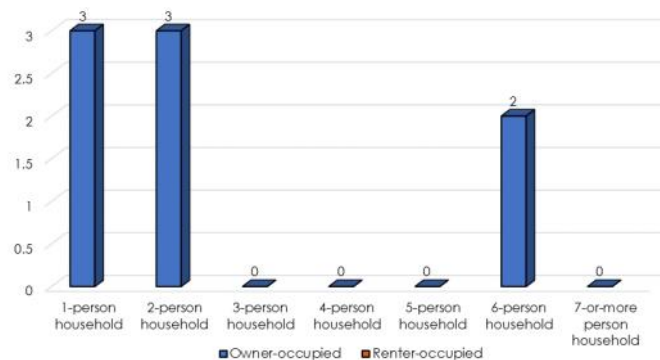


Sources: U.S. Census Bureau, ACS 2007-2010, 2016-2020

## Household Types

Figure 4.5 shows households by number and age of persons in each housing unit. Analyzing these data may give Stockham the opportunity to determine where there may be a need for additional housing.

**FIGURE 4.5: PERSONS BY HOUSEHOLD TYPE STOCKHAM, 2021**



Sources: American Community Survey 2017-2021

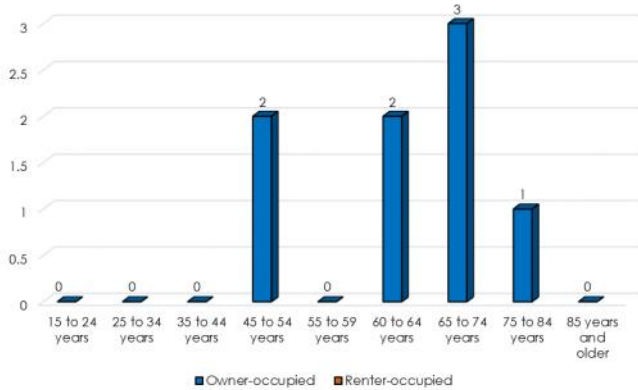
In 2021, there were three one-person households and three two-person households reported in the ACS. There were also two 6-person households reported in the survey.



## Housing

As shown on Figure 4.8, in 2021, the largest home ownership group were those 65 to 74 years of age.

**FIGURE 4.8: AGE BY HOUSEHOLD TYPE  
STOCKHAM, 2021**



Sources: American Community Survey 2010

### Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or that are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold -piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard.

When applied to Stockham, these criteria identify no units as substandard in the ACS reports of 2011 nor in 2021. The community should not assume this data accurately estimates the number of substandard housing units. Housing containing major defects requiring rehabilitation or upgrading to meet building, electrical, or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

## HOUSING GOALS, OBJECTIVES AND POLICIES

### Housing Goal H-1:

The community of Stockham, either alone or in conjunction with the other communities in Hamilton County should complete a Housing Needs Assessment.

#### Objectives and Policies

- H-1.1 The Housing Needs Assessment should examine specific levels of substandard housing as well as needs in owner- and renter-occupied units.
- H-1.2 The Housing Needs Assessment may be eligible for special funding through the Nebraska Department of Economic Development (NEDED) and/or Nebraska Investment Finance Authority (NIFA)

### Housing Goal H-2

Work jointly with public and private sectors, as well as the South Central Economic Development District (SCEDD), the Village of Stockham should implement a housing development initiative as a primary economic development activity.

#### Objectives and Policies

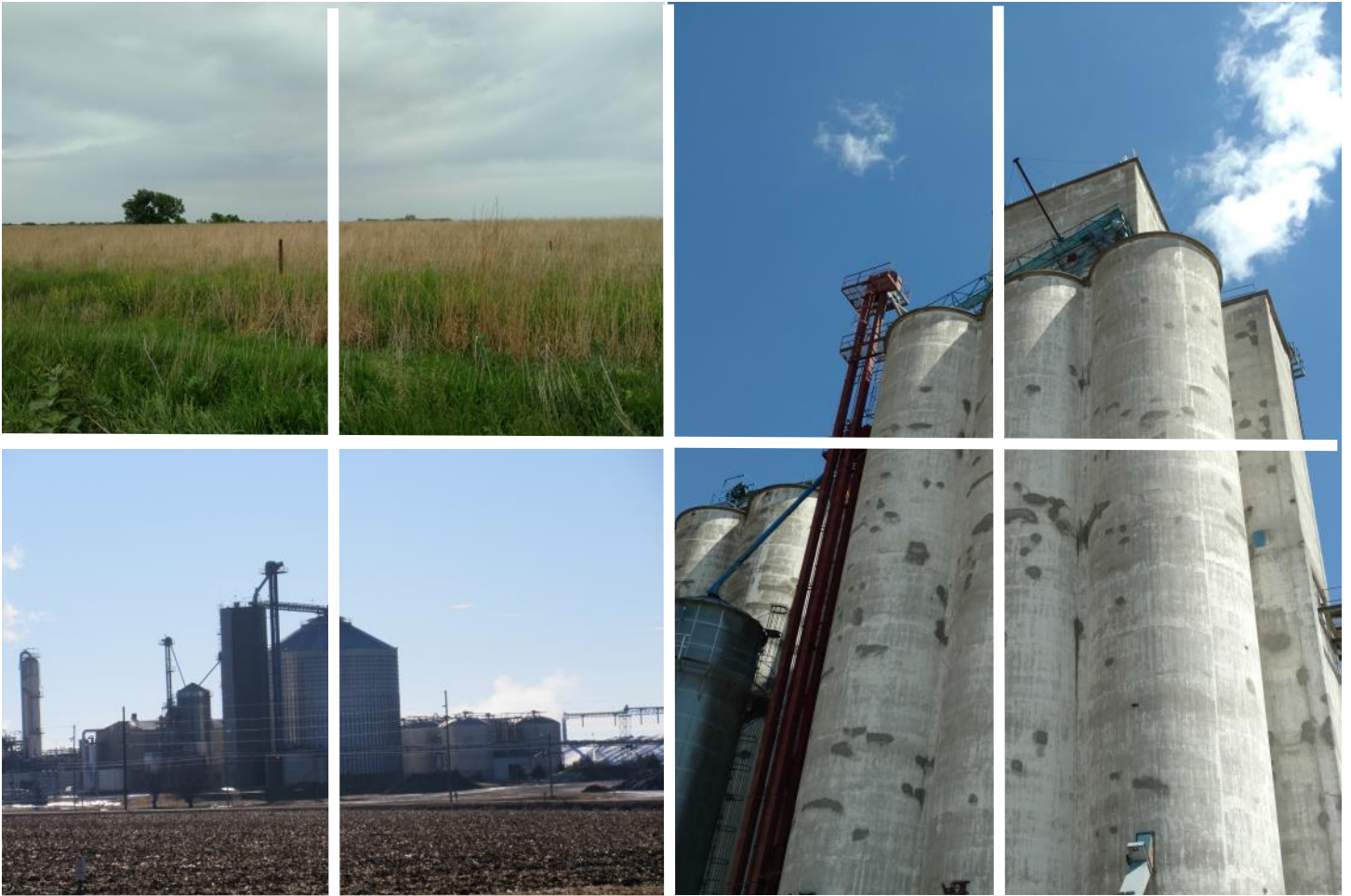
- H-2.1 The community should create further partnerships with local housing developers and local and state funding sources, in an effort to create new housing in the community.
- H-2.2 Plan and implement an Employer's Housing Assistance Program, to encourage major employers in the Stockham area to become directly involved with assisting their employees in becoming residents of the community.

### Housing Goal H-3

Housing rehabilitation programs and activities in the Village of Stockham should strive to protect and preserve the existing housing stock of the community.

#### Objectives and Policies

- H-3.1 Create a housing rehabilitation program, for both owner and rental housing units with emphasis on meeting the housing needs of the elderly, low income families and housing for persons with special needs.
- H-3.2 Stockham should work with South Central Economic Development District on a housing nuisance abatement program.



**5**

## **Economy and Economic Development**



## Economy and Economic Development

### ECONOMIC AND EMPLOYMENT PROFILE

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

#### Income Statistics

Income statistics for households are important in determining the earning power of households in a community. The data within show household income levels for Stockham in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

Figure 5.1 indicates the number of households in each income range for Stockham for 1999, 2009, and 2019. These figures were reported by the decennial Census in 2000, and the American Community Survey (ACS) in 2010 and 2020.

In 1999, the household income range most commonly reported was \$35,000 to \$49,999, which accounted for about half (48%) of all households.

In 2009, the income range reported most was \$50,000 to \$74,999, which represented 61% of the all households. In 2019, the largest group reported household income of \$35,000 to \$49,999 once again.

The median household income for Stockham was \$31,250 in 1999, which was approximately \$8,000 less than the State median income of \$39,250. By 2009, the median household income increased to \$65,000 or an increase of 108%. The CPI for this period was

FIGURE 5.1: HOUSEHOLD INCOME, STOCKHAM, 1999-2019



Source: U.S. Census Bureau, 2000, American Community Survey 2006-2010, 2016-2020

23.5%, which indicates household incomes in Stockham exceeded inflation. In 2019, median household income had contracted to \$40,000 in the village, while statewide the figure increased to \$63,015.

### Per Capita Income

Per Capita Income (PCI) is reported by the US Bureau of Economic Analysis (BEA) at the county level, based on Total Personal Income. In 2022, PCI in Hamilton County was \$66,564, which ranked number 15 in Nebraska and higher than the statewide PCI of \$64,268. Hamilton County's PCI was up from \$60,059 in 2020.

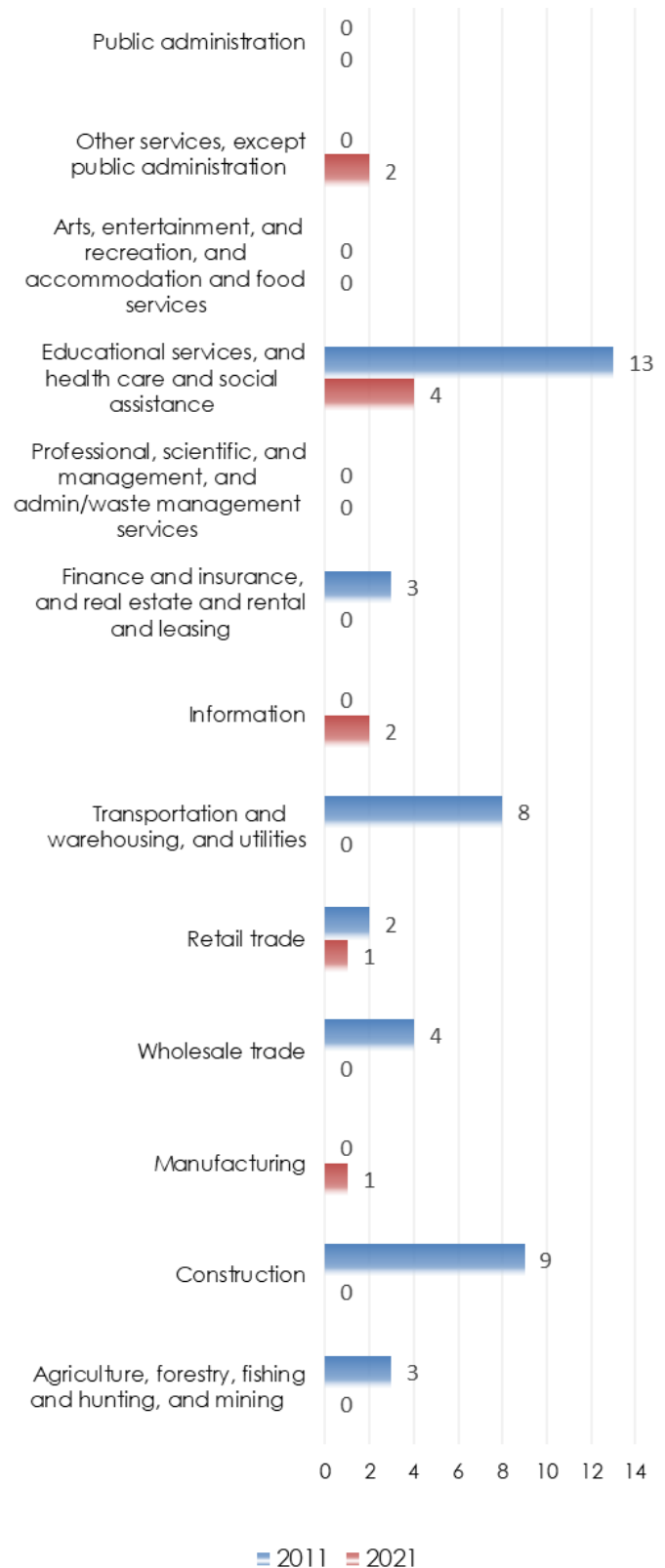
### Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industries contributing to the local economy, as well as identifying particular occupations employing residents. Figure 5.2 indicates which industries Stockham residents were employed in during the 2011 and 2021 ACS periods.

The employment sector with the most employees in 2011 was Educational services, followed by Transportation and warehousing. In 2021, the largest employment sector continued to be Educational services., although no one reported employment in Transportation at that time.

The ACS also reports employment by occupation. In 2011, the largest number of Stockham residents were employed in Sales and office occupations (13 or 31%). In 2021, Production, transportation, and materials moving was the largest occupational category.

**FIGURE 5.2: EMPLOYMENT BY INDUSTRY  
STOCKHAM, 2011 AND 2021**



Source: American Community Survey 2007-2011, 2017-2021



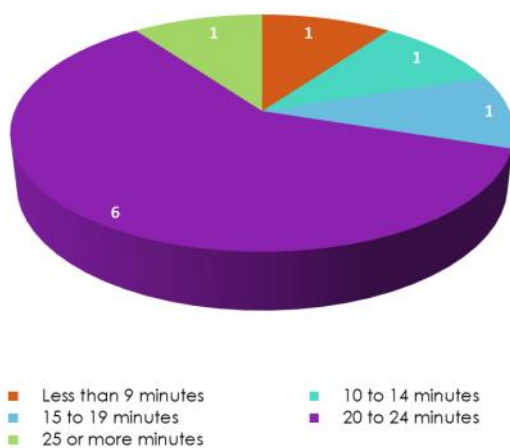
## Economy and Economic Development

### COMMUTER TRENDS

Figure 5.2 show the commuter characteristics for Stockham in 2010. Travel time to work is another factor that can be used to gauge where Stockham's workforce is employed.

Figure 5.2 shows how many residents of Stockham travel to work in each of several time categories. In 2021, 70% of commuters were traveling 20 minutes or more to work each day.

**FIGURE 5.2: TRAVEL TIME TO WORK - STOCKHAM, 2021**



Source: American Community Survey 2005-2010

### ECONOMIC DEVELOPMENT

The economy plays a key role in sustaining quality of life within a community. The benefits of a healthy economy reach far beyond the business sector. Local capital investment and job creation leads to quality schools, infrastructure, fire and police protection, parks and the support of countless additional community facilities and services.

The importance of economic development is apparent in Stockham's development of various programs to support economic survival and growth. The purpose of the Economic Development section of this Comprehensive Plan is to present simple goals and policies leading to and supporting a strong and vibrant future.

This section focuses primarily on entrepreneurialism, business retention and expansion, tools and

strategies, labor and workforce training, infill and redevelopment, and infrastructure and land supply. The goals and objectives stated within this chapter are to be considered a community-directed guide for future economic development activities.

### ECONOMIC DEVELOPMENT IN STOCKHAM

The primary local advocate of economic development in Stockham is the Village Board. However, there can be assistance as needed from South Central Economic Development District (Holdrege), Southern Public Power District, Nebraska Public Power District (public utility) and Nebraska Department of Economic Development (state agency). The Village needs to continue to use these partners to their fullest in order to maximize future needs and economic development efforts.

Economic development activity does not require a constant attempt to lure the "one big" manufacturing company to the community. In Stockham, economic development becomes about survival in both the short- and long-term. The community has plenty of ground to lure a big manufacturing company to town but there is typically a limited workforce available to supply the necessary labor pool.

The future of Stockham and its economic viability rely on a few key elements. These elements include:

- The retention of youth within the community
- The retention of the school system locally.
- A strong agricultural economy
- Entrepreneurship by locals
- Supplying basic goods and services locally
- Quality infrastructure
- Quality housing stock

### RETENTION OF YOUTH

The survival of any community is dependent upon maintaining its population base. As Stockham goes through this planning period, the population base of the community may be greatly challenged. As the residents from the "Greatest Generation" and the "Baby Boomers" age and begin to move into nursing facilities and die off, the need for a replacement population will be critical. There are fewer people in the remaining population groups such as the "Gen X", "Gen Y", and "Gen Z" to replace those in the prior groups.

The retention of the youth and/or the attraction of younger couples with children will be critical to the future of Stockham. This will require the community to

be perceived and act in a manner that has a quality of life desired by these groups. The best way to start is to ask the youth in the community what is and will be important to them in the future. What will it take to get them to move back to Stockham? The younger population are the future leaders of the community, they need to provide the insight necessary to make Stockham a population survivor.

### A STRONG AGRICULTURAL ECONOMY

Unfortunately, a lot of Stockham's fortunes and misfortunes ride a lot on the agricultural economy; this is not uncommon in rural areas of Nebraska and the Great Plains. Through an economic development process, the village needs to find other areas of economic stability even if they are smaller in nature.

### ENTREPRENEURSHIP BY LOCALS

One of the best and safest means to grow a community's economy is through the entrepreneurial spirit. Most communities are looking for the next big business or industry to relocate to their community. In today's economy these type of economic development wins are fewer and fewer apart.

Local entrepreneurs can be the biggest windfall a community can see. These people are typically loyal to the local area and likely will give back to the community. However, the biggest mistake that occurs with local entrepreneurs is that the locals do not support the business for some reason or another. Locals either:

- Don't want a local to succeed due to jealousy
- Can find what their selling cheaper in the town 20 to 30 miles down the road
- Don't like the individual for one reason or another.

Local entrepreneurs are more likely to:

- Give back and support the community as opposed to the out of town operation
- Pay local property taxes
- Support the local school activities in physical and monetary support

It is ironic when communities similar to Stockham were founded, the entire commercial aspects of the community were likely entrepreneurs. Again, in the 21st Century, the future of these communities may rely on locally grown and nurtured individuals.

Finally, there is one additional factor weighing heavily on the success of the entrepreneur, financial backing. New business start-ups have difficulty finding

the proper financial support to be successful. There is a listing of potential business assistance programs at the end of this chapter, but one of the most critical can come from local investment clubs and individuals that believe in the entrepreneur and the entrepreneurial process.

### SUPPLYING BASIC GOODS AND SERVICES LOCALLY

The more the local economy can support itself through key goods and services such as grocery, fuel, pharmacies, hardware, restaurants/bars, etc. the more it has to offer its residents. One key factor to this issue is the critical mass required to support businesses. When examining communities that have been successful one major item stands out, the ability for a local business to supply more than one specialty; for example the pharmacy that not only contains over the counter drugs and other toiletries but also has some clothing, gifts, etc. the business is not dependent on making it on only one item.

### QUALITY HOUSING STOCK

Stockham is currently a "bedroom community" to several area communities including Aurora and Grand Island. Bedroom communities, like Stockham, have a great role to play in rural Nebraska, they offer a different and typically a better quality of life. The key quality of life components include:

- A quieter place to live without the "white noise" found in more urban areas
- Cleaner, prouder residents
- A safe environment with minimal levels of crime
- An environment where people look out for their neighbors and friends

## ECONOMIC DEVELOPMENT GOALS/POLICIES

### TOOLS AND STRATEGIES

Business retention, expansion and recruitment efforts work toward maintaining a stable economy. Business retention and expansion programs address the issues that might affect decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and facilities, permitting procedures, property taxes and training programs. Recruitment programs largely focus on attracting industrial/primary users as a major economic development strategy. Retaining, expanding and attracting industrial businesses is important because these companies generally provide higher-paying jobs and do not sell directly to the end-user, creating an economic multiplier effect throughout the local economy.

# Economy and Economic Development

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## Economic Development Goal 1

Create a healthy and stable local economy by retention, expansion and recruitment of businesses.

### Policies

- ED-1.1 Encourage continued cooperation between Stockham's governmental and civic organizations for identification and support of bolstering local economic development.
- ED-1.2 Perform business retention/expansion surveys with assistance from SCEDD and NEDED for every primary/industrial company within the village at a minimum of once every two years.
- ED-1.3 Prioritize visits with corporate office headquarters of local primary employers once every two years.
- ED-1.4 Encourage public/private partnerships for creative financing of local economic development and affiliated projects.
- ED-1.5 Investigate the development of a local loan fund for the support of entrepreneurialism.
- ED-1.6 Develop policies on the use of Tax Increment Financing regarding business retention and expansion.
- ED-1.7 Work cooperatively with local businesses to develop business transition plans so retirements do not also mean a loss of a business in the community.

### ENVIRONMENT

Stockham's citizens recognize that economic development should not come at the expense of environmental quality, which itself is recognized as an important component of community. A balanced approach to environmental sustainability advocates a balance between utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

## Economic Development Goal 2

Recognize the importance of environmental quality and acknowledge protection of the environment will contribute to economic vitality.

### Policies

- ED-2.1 Recognize environmental quality and economic development are objectives.
- ED-2.2 Encourage recruitment of lower-impact, environmentally friendly businesses.
- ED-2.3 Encourage programs that promote sustainable business practices such as recycling, pollution control and low-energy consumption.

- ED-2.4 Review and amend zoning regulations to ensure the environmental stability and protection of all uses, including primary uses.

### Regulation

Stockham encourages an environment that offers flexibility, consistency, predictability and clear direction to advance economic opportunities.

## Economic Development Goal 3

Provide consistent, fair and timely regulations that are flexible, responsive and effective in promoting local economic development.

### Policies

- ED-3.1 Contract with SCEDD to enforce nuisance codes.
- ED-3.2 Encourage the streamlining of the permitting processes to ensure timeliness in processing of permitting and zoning application to create a competitive advantage in the attraction of new or expansion of existing businesses.
- ED-3.3 Perform development review to ensure proposed developments are consistent with community vision and Stockham's zoning code.

### QUALIFIED LABOR FORCE

Qualified labor is essential to recruit and retain business locally. The basic cornerstone in the development qualified labor force is educational opportunity. Stockham citizens should encourage the constant evaluation, growth and responsiveness of K-12 education. Partnerships between business and the educational community should be nurtured to further the process of aligning community business needs with a trained workforce.

## Economic Development Goal 4

Promote a qualified labor force that is globally competitive and responds to the changing needs of the workplace.

### Policies

- ED-4.1 Support the cooperation between Stockham and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.
- ED-4.2 Continue support of K-12 education to include skills-based training and creative partnerships with businesses.

## Economy and Economic Development

- ED-4.3 Advocate for greater partnership between community, community college and local school district for enhanced workforce training.
- ED-4.4 Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets in deficiencies in the skill sets found within the local labor pool.
- ED-4.5 Work with Central Community College to develop customized training programs to meet business needs.
- ED-4.6 Encourage the region's community colleges to continue offering courses that position students to be prepared for employment opportunities found in the modern, technology and information age.
- ED-4.7 Advocate for legislative change to provide a funding mechanism for technical skills training in the local high schools.
- ED-4.8 Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.

### INFILL AND REDEVELOPMENT

Encourage infill and redevelopment as an economic development tool to revitalize under-utilized areas. Infill development is the process of developing or redeveloping vacant land or under used parcels of land within the community that are already provided with urban infrastructure services. Infill development policies help utilize existing utilities and services before considering costly service extensions. The policies relating to infill and redevelopment encourage infill development in areas that are already provided with services.

### Economic Development Goal 5

Facilitate infill and redevelopment through the use of incentives and special development strategies.

#### Policies

- ED-5.1 Identify and designate specific areas for infill and redevelopment.
- ED-5.2 Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incent re-use and infill within areas slated for redevelopment.
- ED-5.3 Allow for focused public investment to address the difficulties of development on small and/or nonconforming lots.
- ED-5.4 Prioritize demolition of vacant, delinquent and/or unsafe facilities.

- ED-5.5 Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.

### ADEQUATE INFRASTRUCTURE AND LAND SUPPLY

Infrastructure availability is one of the most critical factors in economic development. Sewer, water, transportation, electric, natural gas, and communications facilities must be available or easily obtained. For attracting industrial/primary uses, an adequate supply of usable industrial land unencumbered by conflicting land uses and/or environmental constraints is important.

### Economic Development Goal 6

Ensure adequate amounts of usable industrial and commercially viable land in which new businesses may locate.

#### Policies

- ED-6.1 Encourage the identification of sites suitable for new primary/industrial development.
- ED-6.2 Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.
- ED-6.3 Maintain an inventory of identified, usable industrial and commercial land that is sufficient to meet the projected demand and encourage marketability of the region.
- ED-6.4 Create and grow partnerships between government, the educational community, civic organizations and businesses to deal with economic issues at all levels and particularly those that impact permitting and expediency of development.

## ECONOMIC DEVELOPMENT RESOURCES

The Village of Stockham has several tools at their disposal with regard to economic development. One of the best tools is the membership in South Central Economic Development District. The District can be a major asset in the development of grant applications through the Nebraska Department of Economic Development and other sources.

### TAX INCREMENT FINANCING

Another tool that is available to the Village is the use of Tax Increment Financing (TIF). In order for the Village to use TIF the Village Board would need to have a Blight and Substandard Study completed. The Village would be able to declare up to 100% of the corporate limits as blighted and substandard.



## Economy and Economic Development

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Tax Increment Financing (TIF) in Nebraska is authorized within the State Statutes under the Community Redevelopment Act. The use of TIF has been established for the purpose of the public sector being capable to partner with the private sector on redevelopment/development activities. TIF is a means where a municipality may capture new tax revenues that are generated by a specific project, specifically, within the corporate limits. The "Increment" is the difference between the current taxes generated and the anticipated or new taxes that will be created from said project.

Funding under TIF projects is limited however to being used for activities deemed to be public infrastructure or in the public's best interest. Prior to a community using TIF as a funding mechanism, the governing body must complete a number of statutory requirements. These requirements include the authorization of a blight and substandard study to be conducted, findings that specific statutory conditions exist, and a declaration of blight and substandard conditions by the governing body.

Upon a declaration of blight and substandard conditions, the governing body must have a general redevelopment plan generated that discusses how the blight and substandard conditions will be addressed. However, once a redevelopment/development project is proposed and the governing body expresses interest, the general redevelopment plan must be amended to deal with specifics associated with the proposed project. The specific redevelopment plan is basically a contract between the municipality and the developer. The contract spells out what will be paid for by the municipality, what means of upfront financing will be used on the project, the terms of the agreement, not to exceed 15 years, and others as deemed appropriate. At this point, TIF funds can be authorized and the project started.

### OTHER POTENTIAL FUNDING SOURCES

USDA Rural Development – Nebraska  
Web: <https://www.rd.usda.gov/ne>

UNK Center for Entrepreneurship and Rural Development  
Web: <https://www.unk.edu/academics/cerd/index.php>

SCC Entrepreneurship Center  
Web: <https://www.southeast.edu/business-and-community/business/entrepreneurship-center/index.php>

Nebraska Business Development Center (NBDC)  
Web: <https://www.unomaha.edu/nebraska-business-development-center/index.php>

Center for Rural Affairs  
Web: <http://www.cfra.org>

Community Development Resources  
Web: <http://cdr-nebraska.org>

The Food Processing Center – University of Nebraska  
Web: <http://fpc.unl.edu>

Nebraska Enterprise Fund  
Web: <http://www.nebbiz.org>

Buy Fresh, Buy Local Nebraska  
Web: <http://www.buylocalnebraska.org>





**6**

## **Stockham Community Facilities**





## COMMUNITY FACILITIES

State and local governments provide a number of services to their citizens and are referred to as public facilities. Public facilities represent a wide range of buildings and services built and maintained by the different levels of government. Such facilities are provided to insure the safety, wellbeing and enjoyment of the residents of Stockham. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services are contained in the Facilities Chapter. Alternatively, in some instances, there are a number of services not provided by the local or state governmental body and are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are in integral part of the community.

## Community Facilities Plan

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

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

- Recreation
- Historic Sites
- Education
- Fire Protection
- Law Enforcement
- Communication
- Public Utilities
- Health Care

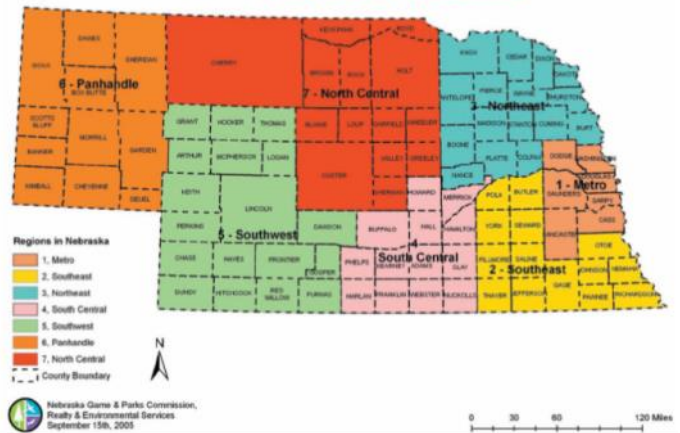
## RECREATION

Stockham and Hamilton County are located in Region 4 / South Central within the Nebraska Game and Parks Commission. The Region includes 13 counties in Southern Nebraska.

## COMMUNITY PARKS AND FACILITIES

Stockham has a limited amount of park space within the community due to its population and size. There is some playground equipment and basketball court located near the Village office and fire station

FIGURE 6.1: NEBRASKA GAME AND PARKS REGIONS



## REGIONAL RECREATION

Regional recreational areas are a combination of state, federal, and major private facilities that attract people into the Hamilton County and Stockham area.

The following is a brief description of the facilities operated by Hamilton County and Nebraska Game and Parks Commission in and around Hamilton County.

### Tooley Park

Tooley Park is a county owned and operated park located along the Platte River. The park is west of Marquette and contains 16 acres of ground. The park offers camping, nature walks, Platte River access, canoe and kayak landing and fishing.



Tooley Park

### Mormon Island State Recreation Area

Located approximately 30 miles west of Stockham, Mormon Island State Recreation Area is a convenient place for outdoor fun. Mormon Island has handicap-

accessible fishing piers, modern camping, great fishing, great swim beaches and abundant picnicking opportunities. Mormon Island West has 42 surface acres of water, and the middle island has 19 surface acres of water. (Source: Nebraska Game and Parks Commission)



**Mormon Island State Recreation Area**  
Source: Nebraska Game and Parks Commission

### Windmill State Recreation Area

Windmill State Recreation area is one of the jewels of the Nebraska Game and Parks Commission in the state's unique chain of lakes along Interstate 80 near Gibbon in Buffalo County, about 60 miles from Stockham. Situated at the Gibbon Interchange between Kearney and Grand Island, the area draws its name from the old-time windmills situated in the park. The oldest windmill is a 1880 Standard that was used to pump water for steam locomotives in Fleming, Colo. All have been restored to working order. (Source: Nebraska Game and Parks Commission)



**Windmill State Recreation Area**  
Source: Nebraska Game and Parks Commission

### Other Regional Attractions, Parks, and Recreational Opportunities around the Stockham area

(Source: Nebraska Game and Parks Commission)

- Alexandria State Recreation Area
- Blue River State Recreation Area
- Cheyenne State Recreation Area
- North Loop State Recreation Area
- Sherman Reservoir State Recreation Area
- War Axe State Recreation Area

### GOLF COURSES

The following is a brief description of the local golf courses near Stockham:

| <u>Course</u>           | <u>Community</u> |
|-------------------------|------------------|
| Aurora Country Club     | Aurora           |
| Valley View County Club | Marquette        |

### Historical Sites

#### Farmers' Valley Cemetery, Hamilton County

The Farmers' Valley Cemetery, east of Stockham, was founded in 1876 on land donated by John Brown, is the final resting place of many pioneers of Hamilton County. On three sides winds the Big Blue River, along whose banks the first settlers in the county built their soddies and log houses. Among the historic graves here are those of nine Civil War veterans; Marion Littlefield, killed by Indians at Pebble Creek; Mary Kaily and her child, frozen in the 1873 Easter Blizzard; and Perry Reed, Nebraska State Senator. (Source: [www.e-nebraskahistory.org](http://www.e-nebraskahistory.org))

### Education

#### PUBLIC SCHOOLS

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

*Class 1 Dissolved by Legislative action*

**Class 2** Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.

**Class 3** Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.

**Class 4** Any school district with territory having a population of 100,000 or more and less than



## Stockham Community Facilities

200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.

**Class 5** Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.

**Class 6** Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

### Aurora Public Schools

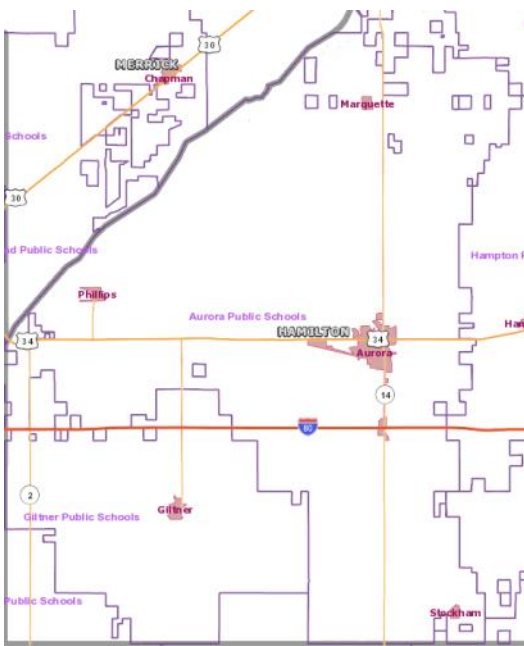
Aurora Public Schools serves the City of Aurora as well as a large portion of central Hamilton County, including the Villages of Marquette, Phillips and Stockham. There are four public schools managed by Aurora Public Schools, serving 1,223 students. Minority enrollment is 8% of the student body (majority Hispanic), which is less than the Nebraska state average of 32%. The student:teacher ratio of 13:1 is less than the state average of 14:1.

The Districts four facilities include:

- Aurora Elementary School
- Aurora High School
- Aurora Middle School
- Aurora Preschool

(Source: <https://aurorahuskies.org>)

**Figure 6.2: Aurora Public Schools Boundaries**



Source: US Census Tigerweb

### Early Childhood Programs

The Central Nebraska Community Action Partnership provides Early Childhood Programs to 12 counties in Central Nebraska, including Hamilton County. Further, Aurora Public Schools operates Aurora Preschool, which serves children who have special needs.

(Source: <https://www.education.ne.gov> & <https://aurorahuskies.org>)

### Parochial Schools serving Hamilton County

Besides the public school districts serving Hamilton County, there is one parochial school serving residents in Hamilton County. Hampton Lutheran School in Hampton is operated by the Lutheran Church Missouri Synod and serves 47 students in grades PK to 6. (Source: [hamptonlutheran.org/](http://hamptonlutheran.org/))

### Post-Secondary Education

There are no post-secondary educational facility located in Hamilton County. The residents of Hamilton County and the surrounding area have a large selection of in-state post-secondary schools to select. Some of these include:

- University of Nebraska-Lincoln
- Nebraska Wesleyan
- Union College
- Southeast Community College
- Central Community College
- University of Nebraska-Kearney
- University of Nebraska-Omaha
- Creighton University
- University of Nebraska Medical Center
- College of St. Mary
- Grace College of the Bible
- Metropolitan Community College
- Methodist College of Nursing and Allied Health
- Midland Lutheran College

### Fire Protection

#### Fire and Rescue

Stockham is served by the Aurora Fire Department and Henderson Fire Department. Aurora Ambulance Service provides advanced and basic life support emergency and non-emergency transport to all of Hamilton County, hospital to hospital transport and nursing home transfers as well as tiered response to other basic life support services.

(Source: [www.co.hamilton.ne.us](http://www.co.hamilton.ne.us))

**TABLE 6.1: SWORN OFFICERS, 2020-2022**

| Agency               | 2020           |           | 2021           |           | 2022           |           |
|----------------------|----------------|-----------|----------------|-----------|----------------|-----------|
|                      | Sworn Officers | Per 1,000 | Sworn Officers | Per 1,000 | Sworn Officers | Per 1,000 |
| Hamilton Co. Sheriff | 9              | 1.9       | N/A            | -         | 9              | 1.9       |
| Aurora Police Dept   | 11             | 2.2       | 9              | 1.8       | 10             | 2.0       |
| Adams Co. Sheriff    | 18             | 2.7       | 18             | 2.7       | 16             | 2.4       |
| Clay Co. Sheriff     | 8              | 2.1       | 7              | 1.9       | 6              | 1.6       |
| Fillmore Co. Sheriff | 6              | 1.1       | N/A            | -         | 6              | 1.1       |
| Hall Co. Sheriff     | 29             | 2.9       | 30             | 3.0       | 30             | 3.1       |
| York Co. Sheriff     | 12             | 2.0       | 14             | 2.4       | 13             | 2.3       |
| State Average        |                | 3.6       |                | 3.7       |                | 3.6       |

Source: Nebraska Crime Commission, Commission on Law Enforcement and Criminal Justice. N/A—not available

## Law Enforcement

### Hamilton County Sheriff's Department

Stockham is served by the Hamilton County Sheriff's Department, which provides policing services to a majority of the county as well as support and operation of the county courts and jail facilities. (Source: [www.co.hamilton.ne.us/sheriff.html](http://www.co.hamilton.ne.us/sheriff.html))

Based upon data from the Nebraska Commission on Law Enforcement and Criminal Justice, the Hamilton County Sheriff's Department has had 9 full-time sworn officers since at least 2014 (Table 6.1). When examining the number of sworn officers per 1,000 people, the Hamilton County Sheriff's Department had an average of 1.9 sworn officers per 1,000 people in from 2020 to 2022, which is below the 3.6 to 3.7.

The ratio of law enforcement officers per 1,000 persons in the population for any given area is influenced by many factors. The determination of law enforcement strength for a certain area is based on such factors as population density, size and character of the county, geographic location, funding, and other conditions existing in the area. The data indicate Hamilton County has been maintaining a ratio of 1.9 sworn officers per 1,000 people over a period of time. Table 6.1 also shows the number of sworn officers and officers per 1,000 persons in the surrounding counties.

## Communication

### Telephone Services

Hamilton Communications provide telephone service in Stockham.

### Radio Stations

While there are no commercial radio stations based in Stockham, the area receives many commercial radio frequencies based in surrounding areas such as Grand Island, Hastings, Kearney, Columbus, and Lincoln.

### Television Stations

Presently there are no local television stations located in Hamilton County. The over the air stations that serve the area originate out of Kearney and Lincoln.

### Broadband/Internet Service Providers (ISP)

High speed fiber Internet service is provided in Stockham by Hamilton Communications. Windstream Nebraska provides licensed fixed wireless service in the area.

### Newspapers

The residents of Hamilton County are served locally by the Aurora News-Register.



Several newspapers provide daily circulation:

- Lincoln Journal Star
- Omaha World-Herald
- Grand Island Independent

## Public Utilities

### Electricity

The Nebraska Public Power District provides power to Stockham via the Southern Power District.

### Natural Gas

Natural gas supplies in Stockham is provided by Black Hills Energy.

### Solid Waste

Sanitation collection is provided by private haulers.

## Health Care

**Memorial Community Health**, based in Aurora, is a private, nonprofit corporation providing health care services to residents of central Nebraska through Memorial Hospital, Memorial Health Clinic, Memorial Community Care and East Park Villa. Memorial Community Health is a not for profit, non-tax supported, 501(c)(3) organization which opened in February 1964. Memorial Community Health is a member of the American Hospital Association, the

## Stockham Community Facilities

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Nebraska Hospital Association, the Nebraska Nursing Home Association and the Nebraska Assisted Living Association. Memorial Hospital's Emergency Care Department provides full time immediate evaluation, stabilization and treatment to more than 2,000 patients annually. Memorial Health Clinics schedule more than 21,000 office visits per year.

### FACILITIES GOALS AND POLICIES

#### Parks and Recreational Goals

##### **Parks and Recreation Goal 1**

Development of a Village-wide trails system will aid in the long-term recreational and walkability needs as well as creating a tourism destination for the Village.

##### **Parks and Recreation Policies and Strategies**

- PR-1.1 The Village should complete a long-range trails Master Plan in order to identify specific locations, routes and amenities to connect.
- PR-1.2 The Village should work with the NRD's to determine potential funding for the planning and construction of recreational trails within the Village.
- PR-1.3 A trail system should work to connect different entities within the Village together as well as connect to other regional trails in the area.

##### **Parks and Recreation Goal 2**

Stockham will continue to work closely with different entities including the community's and NRD to maintain and enhance the existing parks, camps, riverfront, and lakes.

##### **Parks and Recreation Policies and Strategies**

- PR-2.1 The Village should continue promoting the areas recreational destinations.
- PR-2.2 The Village should continue to promote local agri-tourism.

#### Educational Goals

##### **Educational Goal 1**

Quality education is a vital component of positive growth. Although the Village's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

##### **Educational Policies and Strategies**

- EDU-1.1 Continue to cooperate with the school systems in expanding public uses of educational facilities.

- EDU-1.2 The school districts should review all new development proposed within the zoning jurisdiction of Stockham so they can accommodate future school populations.

##### **Educational Goal 2**

The Village should coordinate with the school districts to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the school curriculum and facilities.

##### **Educational Policies and Strategies**

- EDU-2.1 Cooperate with school systems on any future expansion or the development of new joint facilities.
- EDU-2.2 Work with students to continually identify new facilities needed in the future.

#### Public Safety Goals

##### **Public Safety Goal 1**

The goal of Stockham (residents) is to maintain fire protection, rescue and ambulance programs by exploring programs and alternative services to insure optimum service levels and public costs.

##### **Public Safety Policies and Strategies**

- PS -1.1 The different fire and rescue organizations and the Village should continue to work to maintain quality equipment levels.
- PS-1.2 The fire departments should continue to expand fire safety education and prevention throughout the Village.

##### **Public Safety Goal 2**

The goal of Stockham is to maintain quality law enforcement throughout the Village.

##### **Public Safety Policies and Strategies**

- PS-2.1 Continue to identify specific ways to work cooperatively with the County Sheriff regarding protection in the Village.
- PS-2.2 Continue to support minimum standards regarding equipment used by law enforcement.

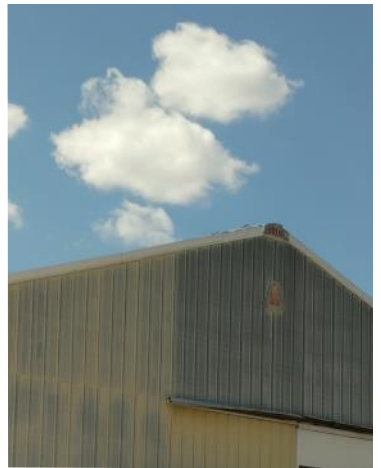
##### **Public Safety Goal 3**

The goal of Stockham is to maintain regulations to protect the general health and safety of all residents.

##### **Public Safety Policies and Strategies**

- PS-3.1 Establish regulations protecting the Village residents from the secondary effects of adult entertainment.





7

## Land Use





INTRODUCTION

Any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Stockham Land Use Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Stockham Land Use Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

STOCKHAM LAND USE ELEMENTS

The elements of the Stockham Land Use Chapter include:

- Existing Land Use, and
- Future Land Use Plan

Both of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

EXISTING LAND USE

The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the village faces during the course of the planning period.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Stockham have been influenced by topography and manmade features such as railroad lines. These likely continue to

influence development patterns today and will do so throughout the course of the planning period.

EXISTING LAND USE CATEGORIES

The utilization of land is best described in specific categories with broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

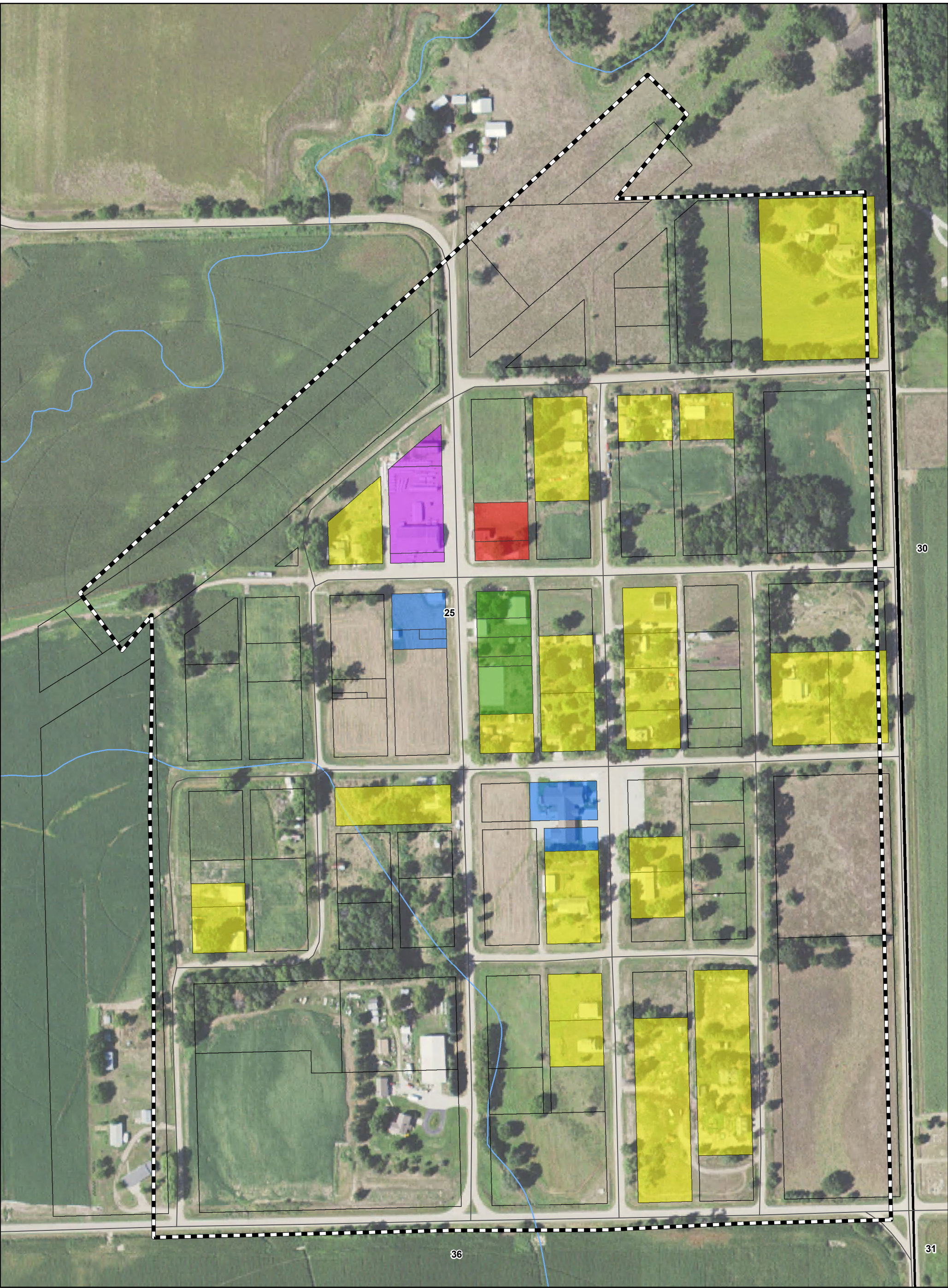
- Single Family Residential 
- Multi-Family Residential (includes Duplexes and Apartments) 
- Manufactured Housing (including Trailers and Mobile Homes) 
- Commercial 
- Industrial 
- Public (including City facilities and schools) 
- Parks & Recreation (including Open Space) 
- Vacant/Agricultural 

Not all categories are in use. These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

EXISTING LAND USE - CORPORATE LIMITS

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





# HAMILTON COUNTY, NEBRASKA

## - EXISTING LAND USE -

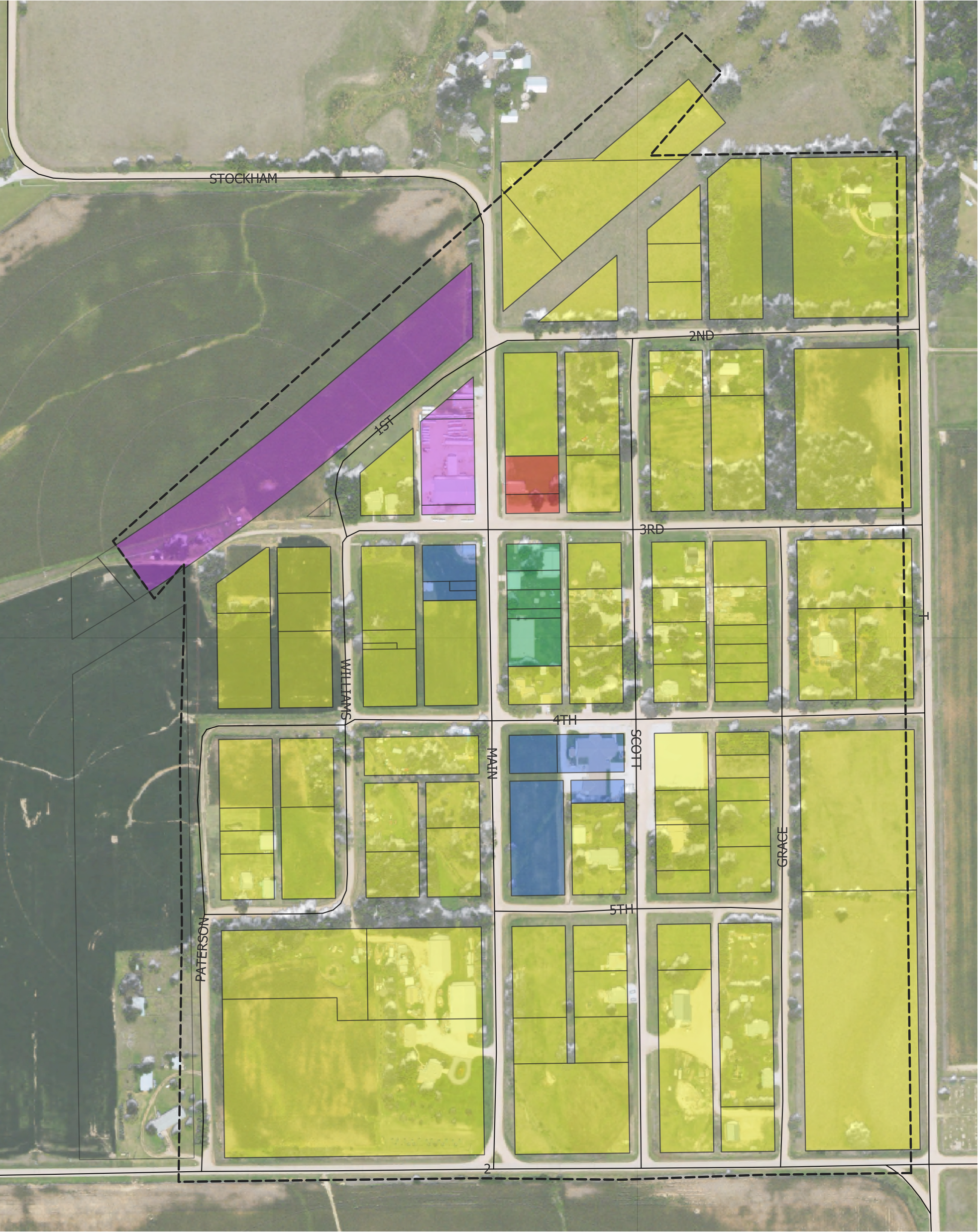
### - STOCKHAM -



- |                  |                           |
|------------------|---------------------------|
| Corporate Limits | <b>Land_Use_Type</b>      |
| Local Road       | Commercial                |
| Surface Water    | Industrial                |
| Railroads        | Multi Family Residential  |
| Interstate 80    | Single Family Residential |
| Local Spur       | Parks and Recreation      |
| Nebraska Highway | Public                    |
| US Highway       |                           |

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LEGEND

- Corporate\_Limits
- Local Road

Land Use

- Parks and Recreation
- Village Development Area
- Commercial
- Industrial
- Public
- Transitional Ag

HAMILTON COUNTY, NEBRASKA  
- FUTURE LAND USE -  
- STOCKHAM-



0 250 500 ft

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### FUTURE LAND USE PLAN

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Stockham's planning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community;
- future development activities;
- future redevelopment needs and desires;
- physical characteristics, opportunities and constraints of future growth areas; and
- current population and economic trends affecting the community;

The Stockham Future Land Use Plan of the comprehensive development plan typically identifies more land for development and redevelopment than forecasted for the planning period. The process of identifying more land area allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage. Typically, the value of land can increase merely as a result of the plan designating an area as one use or another. However, value should be added to land by the real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Plan acknowledges these factors play an important role in the growth, development, and redevelopment of Stockham. A Future Land Use Plan is intended to be a general guide to future land use balancing private sector development (the critical growth element in any

community) with the concerns, interests, and demands of the overall local economy.

### LAND USE CATEGORIES

The future land uses for Stockham are separated into categories. The following list shows the land uses proposed within this plan:

- Transitional Agriculture
- Village Development Area
- Industrial







### TRANSITIONAL AGRICULTURE LAND USE

#### GENERAL PURPOSE

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

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area having livable lot sizes, landscaping, streets and safe and clean storm shelters.

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

#### TYPICAL USES

1. Crop production, including grazing lands
2. Private grain storage
3. Commercial grain storage
4. Manure/fertilizer applications
5. Public recreational, wildlife and historical areas
6. Renewable energy equipment
7. Tourism activities such as: eco-tourism, agri-tourism, hunting preserves, fishing etc.
8. Religious uses and structures
9. Educational uses and structures
10. Community/Recreational Center

#### POTENTIAL ISSUES TO CONSIDER

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

#### BUILDABLE LOT POLICIES

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

#### RESIDENTIAL DENSITIES

1. Residential densities within this land use category should be no more than four dwelling units per 1/4 section.

## VILLAGE DEVELOPMENT AREA

### GENERAL PURPOSE

The Village Development Area category includes residential and other mixed uses within the corporate boundaries of Stockham. The community is sparsely developed and any rational development, with proper buffers for existing homes, would be appropriate in this part of Hamilton County. This area will include:

- Mixed use development within the primary portions of the corporate limits.
- Other potential major mixed-use projects.

### TYPICAL USES

1. Single-family residential dwelling units and associated accessory uses
2. Religious uses and structures
3. Educational uses and structures
4. Community/Recreational Center
5. Public facilities such as police, fire and rescue, libraries, Village/county/state/federal offices
6. Smaller commercial development
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment

### POTENTIAL ISSUES TO CONSIDER

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

### BUILDABLE LOT POLICIES

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

### RESIDENTIAL DENSITIES

1. Residential densities within this land use category should be approximately one dwelling unit per every 1/4 acre.
2. All new residences will need to meet all Nebraska Department of Health and Human Services requirements and NDEE requirements for water and sanitary sewer.





### INDUSTRIAL LAND USE

#### GENERAL PURPOSE

Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically need require large tracts of ground in order to deal with the buildings required for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses.

#### TYPICAL USES

1. Warehousing and storage
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Public facilities such as police, fire and rescue, libraries, Village/county/state/federal offices
8. Educational uses and structures
9. Community/Recreational Center

#### POTENTIAL ISSUES TO CONSIDER

1. Traffic control
2. Parking
3. Potential design modifications
4. Secondary effects of adult entertainment uses

#### DEVELOPMENT POLICIES TO CONSIDER

1. Signage should be minimal and be aesthetically tied to the overall development or structure.
2. Security fencing should be used in most cases.
3. All new industrial structures and uses will need to meet all Nebraska Department of Health and Human Services requirements and NDEE requirements for water and sanitary sewer.





## EXTRATERRITORIAL JURISDICTION (ETJ)

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

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

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

### CONSERVATION SUBDIVISIONS/PLANNED UNIT DEVELOPMENTS

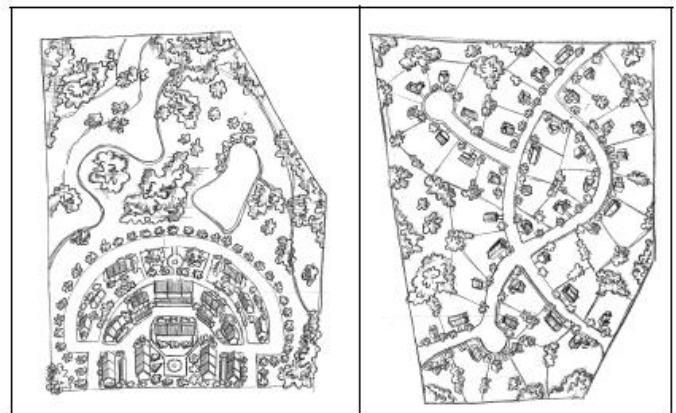
The Cluster Subdivision is a different type of subdivision not used in the past in Stockham. These Subdivisions are designed to “cluster” building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment. In addition, the Cluster Subdivision provides a means to create new neighborhoods with mature trees, steep slopes, streams and buffers and other natural amenities. The Cluster Subdivision will be one of the most powerful tools the Village and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units may be realized while natural features are preserved. The areas preserved can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas with environmental amenities.

Another benefit often accompanying cluster development is, when developers utilize this technique, communities tend to see an overall

increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.



*Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.*

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008

# Land Use Plan

## FUTURE LAND USE GOALS

### LAND USE GOAL AND OBJECTIVES

Guiding future growth, development, and redevelopment in Stockham towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

### Objectives

- GENLU-1.1 The Village of Stockham, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.2 The Village should develop zoning and subdivision regulations that promote efficient land usage, while avoiding major issues regarding location.
- GENLU-1.3 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.
- GENLU-1.5 The village of Stockham should work toward strong compact development through the redevelopment of vacant property.

### Commercial Land Use Objectives

- COMLU-2.1 If the opportunity arises the Village should encourage the development of a downtown commercial district
- COMLU-2.2 Commercial land uses should be allowed intermixed with other uses such as residential.

### Industrial Land Use Objectives

- INDLU-3.1 Provide guidelines and incentives promoting clean industrial uses.
- INDLU-3.2 Industrial uses should be located along the railroad spur serving the local grain cooperative.
- INDLU-3.3 The Village should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the Village.
- INDLU-3.4 The Village should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.
- INDLU-3.5 Signage used within and around industrial areas should be designed to

compliment the materials and scale of surrounding development.

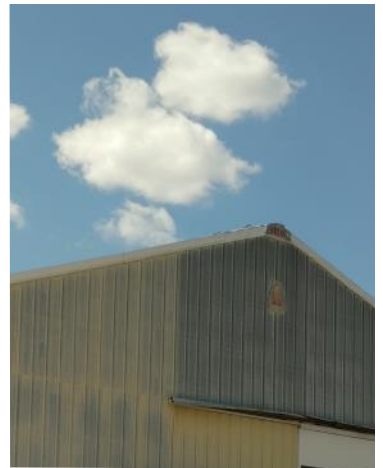
INDLU-3.6

Industrial districts should be located:

- i. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
- ii. so they enhance entryways or public way corridors, when developing adjacent to these corridors; and
- iii. in a manner supporting the creation and maintenance of greenspace.

### Residential Land Use Objectives

- RESLU-4.1 The Village should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-4.2 The Village should support housing options for all incomes and physical capabilities of Stockham's residents.
- RESLU-4.3 Stockham should work on redevelopment of deteriorated/dilapidated properties in order to open opportunities for new housing in the community.



# 8

## Annexation





# Annexation

## ANNEXATION

### ANNEXATION

As municipalities grow in size the borders must be extended in order to provide a higher quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. This power should be used, as development becomes urban in nature rather than rural. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

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

Landowners desiring annexation of land must submit a plat, by a licensed surveyor. This plat must be approved by the Village Engineer and filed with the Clerk along with a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative votes by the Village Board in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The Village has one year to develop a plan addressing how it will provide services to residents of the annexed area.

With regard to annexation, the Village should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the Village gets an agreement stating the SID can be annexed, at the discretion of the Village, and the SID will not contest the annexation action.

### ANNEXATIONS POLICY

The Village of Stockham has established an annexation policy. The policy is consistent with the

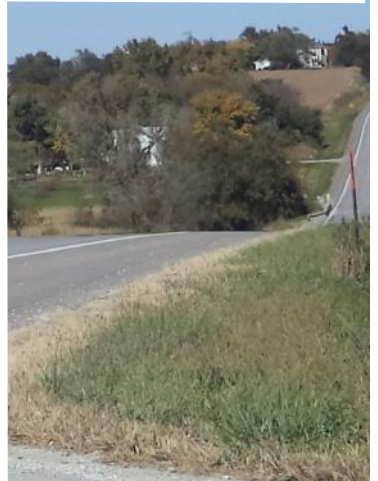
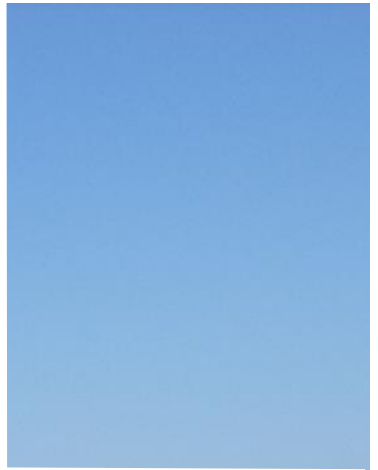
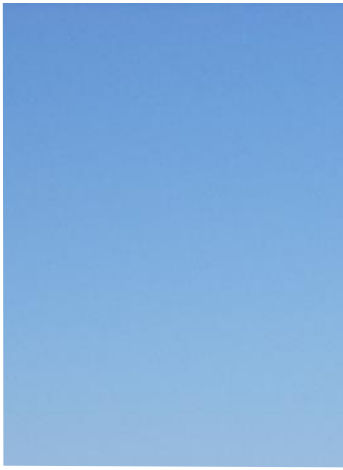
provisions allowed by the State of Nebraska. This policy is as follows:

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

### POTENTIAL FUTURE ANNEXATIONS

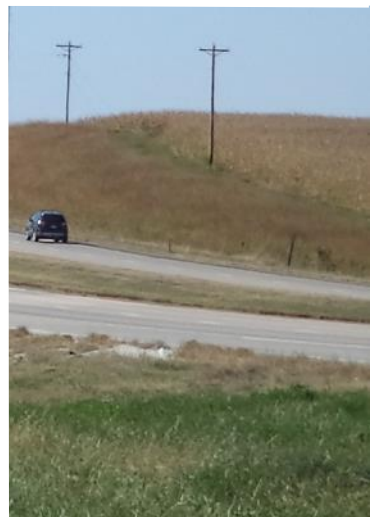
Currently, there are no Sanitary Improvement Districts within Stockham's planning and zoning jurisdiction. In addition, there are no properties along the perimeter that are subject to annexation. Prior to annexing property, the Village of Stockham has plenty of land within the corporate limits which could be infilled.

For the reasons noted above, there is not a graphic image of potential annexations in this Chapter.



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## Transportation Plan





## TRANSPORTATION PLAN

Transportation networks tie communities together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians, and accessibility to all parts of the community. The Transportation Plan will identify existing systems and any major improvements planned for the future and those necessary to provide safe and efficient circulation of vehicles within Stockham and Hamilton County, including major projects that ensure implementation of the Land Use Plan.

### EXISTING TRANSPORTATION SYSTEM AND FACILITIES

Residents within a community have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities are not available within the community or county and require residents to travel to the nearest location. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Stockham.

#### Railroad Service

The closest rail freight service to Stockham is in Grand Island, Hastings, Columbus or Lincoln. However, the Burlington Northern Santa Fe does have a rail line through Hamilton County and they operate approximately 64 trains per day on this line. The nearest passenger service is located in Hastings or Lincoln through Amtrak.



Nebraska Railroad Map  
Source: Nebraska DOT

#### Bus Service

The nearest commercial bus service with ticketing services is available in Hastings and Grand Island via Arrow Stage Lines and Burlington Trailways.

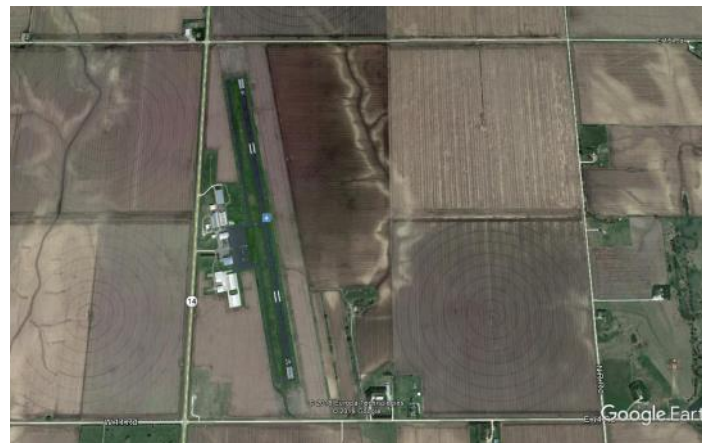
#### Commercial Airport Service

Central Nebraska Regional Airport in Grand Island is the nearest commercial facility to residents in Stockham and Hamilton County. However, arrivals and departures are limited by major airlines. Currently, the airport and commercial service connects people to Phoenix and Las Vegas through Allegiant Airlines and points across the U.S. through Dallas-Ft. Worth via American Airlines.

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

#### Small craft Public Airports

The Aurora Municipal Airport (Al Potter Field) is the nearest small aircraft facility. The primary runway #1634 is 4300 feet by 75 feet with concrete surfacing. The fixed based operator (FBO) for this facility is Classic Aero Service. Elevation is listed at 1804 feet.



Aerial of Aurora Municipal Airport  
Source: Google Earth

#### Surface Transportation

The surface transportation system for Stockham is based primarily upon the system of local streets which are directly connected to County Road E 2 Road and the county road carries travelers to Nebraska Highway 14, which allows the community access to the surrounding region. These roadways are an essential aspect of community development for the residents of Stockham as they provide for movement of goods and services into and through the Village.



The Village of Stockham is connected to Nebraska Highway 14 via County Road E 2 Road.

This map displays the Aurora, Illinois region, highlighting major transportation routes and local municipalities. Key features include:

- Highways:** I-55 (North-South), I-54 (East-West), and I-58 (East-West) are prominently shown.
- Municipalities:** Aurora, Hamilton, and Stockham are labeled, along with surrounding areas like Central City, Merrick, and T. Paul.
- Numerical Data:** Numerous numbers are plotted across the map, often near road intersections or specific landmarks. These numbers vary in color (black, red, blue) and font size, suggesting different categories or importance.
- Geographical Features:** The map shows the layout of major roads, including ramps and interchanges, as well as the locations of various cities and towns.

Land use and transportation create the pattern for future development and are extremely interdependent upon one another in order to effectively shape a community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as “all public highways and roads outside the limits of any incorporated municipality,” and Municipal Streets as “all public streets within the limits of any incorporated municipality.” Neb. Rev. Stat. § 39-2102 (RRS 1998)

1. Interstate: federally classified National System

- 1 0 0

Transportation

7. dwellings; and
- Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

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

1. Arterial streets - public ways where large volumes of high-speed, through traffic are carried, and may serve as primary circulation routes for local traffic. These streets also provide access to abutting property.
2. Collector streets - are connecting links between Arterials and various sectors of the Village, over which local residential traffic moves in routine daily trips to centers of activity.
3. Local streets - function primarily to provide access to properties. They are characterized by short trip length and low traffic volumes.
4. Marginal access streets - parallel and adjacent to arterial streets and/or provides access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.
5. Alleys - provide secondary access to properties. They provide service access in the case of commercial and industrial properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

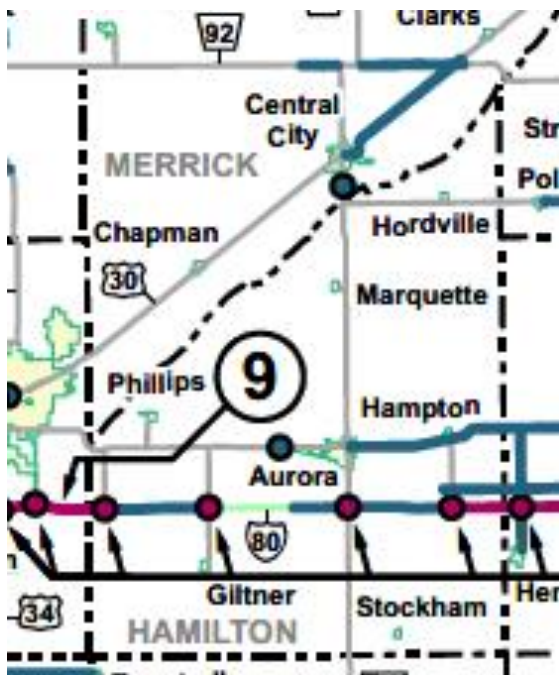
Traffic Counts Near Stockham

There are no traffic counts along County Road E 2 Road available via the Nebraska Department of Transportation.

Nebraska Department of Roads' Improvements

The Nebraska Department of Roads publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the present, and six years and beyond. All of the work scheduled for the Hamilton County area is on I-80 or US 34.

Figure 9.2  
NDOT Six-Year Highway Program



Source: Nebraska Department of Transportation

Table 9.1:  
Six-Year Highway Program - Hamilton County Projects

| Highway                   | Project                        | Estimated Cost |
|---------------------------|--------------------------------|----------------|
| I-80                      | Crack Seal                     | \$96,000       |
| Hampton to Waco           |                                |                |
| US 34 Aurora East         | Mill, Resurface, Bridge        | \$5,600,000    |
| I-80 Phillips to Giltner  | Mill, Resurface, Bridge Repair | \$5,780,000    |
| I-80 Hampton to Henderson | Resurface                      | \$4,980,000    |
| Total                     |                                | \$16,456,000   |

Source: Nebraska Department of Transportation  
Note: Blue cells indicate Projects from 2019 to 2023

Trails Development

Trails are becoming a larger part of people's lives. Trails are being used as a means of relaxation and physical fitness. Continued development of a trails system in and around Stockham will be a key to future transportation demands.

The trails system needs to cover all parts of the community, as well as connecting to other communities and subdivisions within Hamilton County.

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### POTENTIAL TRAIL CONFIGURATION - SLOPED AREAS

One key way of developing this expanded system is to make trails a component of any future street reconstruction project or new street project as new developments are constructed. Trails can even be a part of an existing or new sidewalk system; however, the sidewalks will need to meet state and federal standards for width in order to be called an official trail.

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

## TRANSPORTATION AND TRAIL GOALS

### TRANSPORTATION AND TRAIL GOAL 1

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

#### Objectives

- TRAN-1.1 Encourage bicycle and pedestrian access to and throughout the community.
- TRAN-1.2 When new development is contemplated, due consideration should be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.
- TRAN-1.3 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.
- TRAN-1.4 When new or reconstructed streets are built, there should provisions made in the design documents providing for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.

### TRANSPORTATION FINANCING ISSUES

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

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

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



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# 10

## Implementation



# Implementation

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## ACHIEVING STOCKHAM'S FUTURE

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many village, county officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions to determine projects needing to be undertaken during the course of the fiscal year.

### ACTION AGENDA

The Action Agenda is a combination of the following:

- Goals and Objectives
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and objectives in Stockham.

### Support Programs for the Action Agenda

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

1. **Zoning Regulations**--updated land use districts can allow the county to provide direction for future growth.
2. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
3. **Plan Maintenance**--an annual and five-year review program will allow the county flexibility in responding to growth and a continuous program of maintaining the plan's viability.
4. **Housing Study** – A Housing Study will be critical to use in direct relationship to the Comprehensive Plan due to the need for housing issues in the county. The study will help guide the county in the redevelopment and future development of housing throughout the county and all of the communities in Hamilton County.
5. **Strategic Plan** – A Strategic Plan will assist in identifying future economic development strategies that will tie into the overall planning effort of the county. It will be critical to work with this document and the Plan in unison.

## COMPREHENSIVE PLAN MAINTENANCE

### ANNUAL REVIEW OF THE PLAN

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of county resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions impacting elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- The recommended goals, objectives, and/or policies are still valid for the County and its long-term growth.

The Planning Commission should hold a meeting on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan,
2. Identify any changes in the status of projects called for in the plan, and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

## UNANTICIPATED OPPORTUNITIES

If major new, innovative development and/or redevelopment opportunities arise impacting any number of elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by



Nebraska law and provide for the organized participation and involvement of citizens.

### **EVALUATING DEVELOPMENT PROPOSALS**

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- the character of the adjacent area
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent properties, or the village at large, if the request is approved
- the impact of the proposal on public utilities and facilities
- the length of time that the subject and adjacent properties have been utilized for their current uses
- the benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- consideration of staff recommendations

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