

Sutton

Comprehensive Plan



JEO CONSULTING GROUP INC
Project #: 160987.00

Adopted: October 9, 2017
Ordinance No. 376

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ORDINANCE NO. 376

AN ORDINANCE PERTAINING TO MUNICIPAL PLANNING; TO INCORPORATE BY REFERENCE THE 2017 SUTTON COMPREHENSIVE PLAN; TO REPEAL THE 2004 SUTTON COMPREHENSIVE PLAN.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUTTON, NEBRASKA:

Section 1. That Chapter 17, Title 16, Section 160.01, of the Municipal Code of Sutton, Nebraska be added to read as follows:

2017 SUTTON COMPREHENSIVE PLAN; INCOPORATED BY REFERENCE. In order to accommodate anticipated long-range future growth, the 2017 Sutton Comprehensive Plan for the City of Sutton, is hereby adopted and shall constitute the City of Sutton Comprehensive Development Plan, including any amendments thereto as may be made therein from time to time, are hereby incorporated by reference herein as if set out in full. One (1) copy of the 2017 Comprehensive Plan shall be kept on file with the Municipal Clerk and available for public inspection during office hours. (Ref. §18-132, §19-903, §19-922 Neb.)

Section 2. That Ordinance No. 24 and the 2004 Sutton Comprehensive plan, and any other ordinance or section passed and approved prior to the passage, approval, and publication or posting of this ordinance and in conflict with its provisions, is hereby repealed.

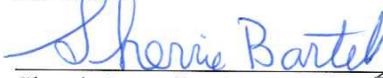
Section 3. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this 9th day of October, 2017.



Todd Mau, Mayor

ATTEST:



Sherrie Bartel, City Clerk/Treas



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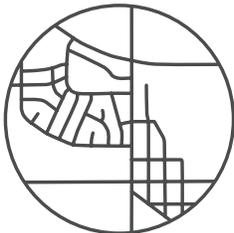
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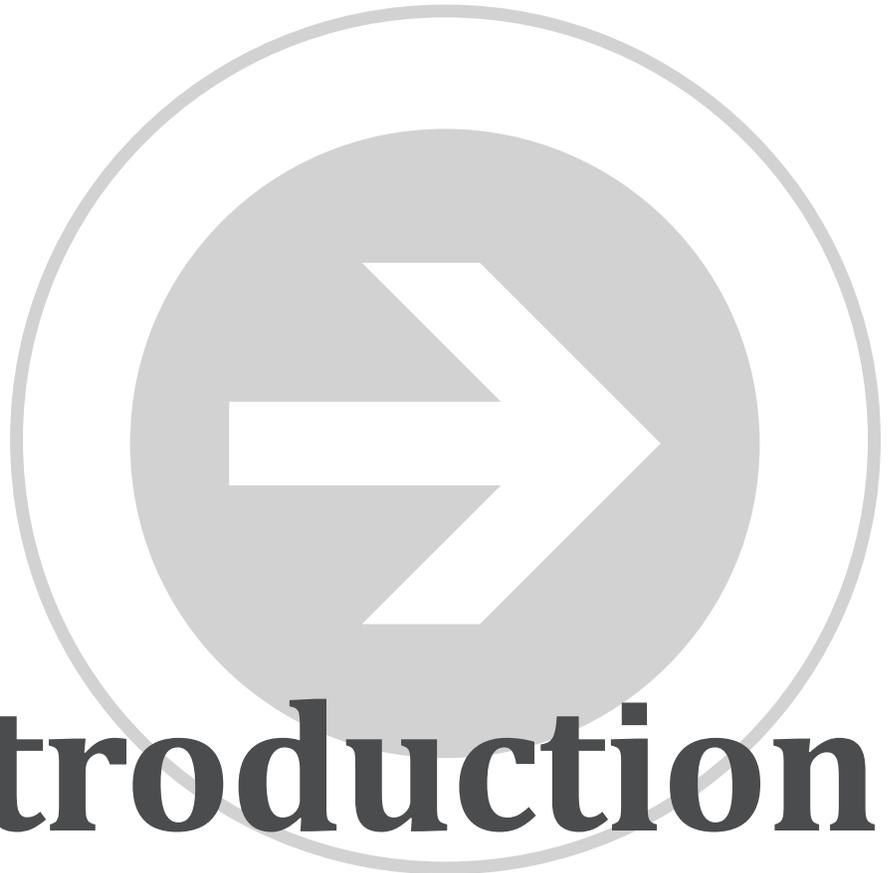
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Introduction

1

SUTTON

This document is intended to manage the pace, location, and impacts of growth and development in Sutton. Further it, reflects a basic philosophy: the cross- jurisdictional nature of population growth issues (e.g., land use, transportation, natural resource preservation, community services) can be guided and shaped to everyone’s benefit through cooperative working relationships among the City’s stakeholders and decision makers.

Under Nebraska law, state statutes enable counties to adopt zoning and subdivision ordinances to promote “the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Nebraska.” However, a city may not adopt land-use regulations without first adopting a comprehensive development plan. This requirement derives from the premise that land-use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how the city should grow. Under state statutes, a comprehensive development plan must address, at a minimum, the following issues:

- A land-use element must designate the proposed general distributions, general location, and extent of the uses of land.
- A consideration of future annexation to allow the community to grow.
- A transportation element must show the general location, character and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities.
- A community facilities element must show the general location, type, capacity, and area served by present and projected needed community facilities.
- An energy element must provide an evaluation of the City’s energy usage and alternatives for energy efficiency and alternative energy options.



[section 1.1]

COMMUNITY OVERVIEW

Sutton is located on Highway 6, the longest continuous highway in the nation. Travel is possible from Provincetown, MA to Long Beach, California, with Sutton being close to the center of the highway. Highway 6 often referred to the Omaha-Lincoln-Denver (OLD) or Detroit-Lincoln-Denver (DLD) Highway throughout Nebraska began as an economic development tool for businessmen to trade their products over a large geographic area. As of the 2010 Census, the population of the City of Sutton was 1,502. Sutton is part of the Hastings, Nebraska Micropolitan Statistical Area.

History

By early 1871, the future town of Sutton started taking shape. With news that the railroad was coming, the settlement grew from “a wild prairie tract into a pretentious county seat” almost overnight. The first store opened in May, selling groceries and supplies from a rough-board shanty. Other businesses followed.



Source: Sutton Museum

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



[section 1.2]

THE PURPOSE OF COMPREHENSIVE PLANNING

Comprehensive plans are created to promote orderly growth for all jurisdictions. The Sutton Comprehensive Plan focuses on the City’s jurisdiction and its Extraterritorial Jurisdiction (ETJ). This Comprehensive Plan serves as a guideline to the City and decision makers. This public document’s intention is to serve as a “road map” for future development locations and proper investments. It can also be used for educational purposes and informing future decision makers and interested stakeholders.

This Comprehensive Plan creates a framework to support the City’s endeavor to accomplish its goals, objectives, and policies formulated during this process. The ultimate goal of this Comprehensive Plan is to ensure the well-being of Sutton residents. Promoting economic development has become a larger goal as the population continues to increase since the last census.

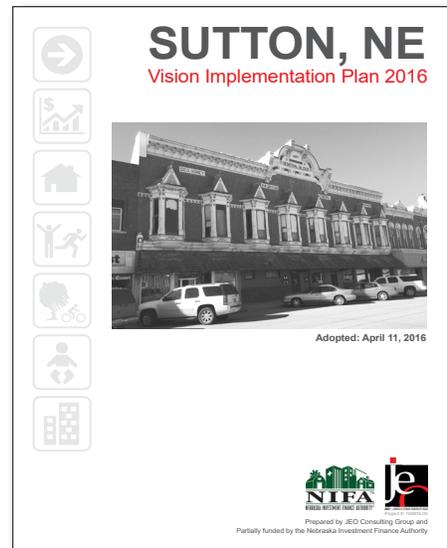
The Comprehensive Plan provides the legal basis for the establishment of zoning and subdivision regulations to implement the plan. The document reports on the following topics: population, land use, transportation, housing, economic development, community facilities, and public utilities. The information contained within this document is important to consider and review because it is part of an interlocking dynamic where one minor change in the city can impact the whole.

[section 1.3]

THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with data collection. The collected data establishes a snapshot of the past and present city conditions. Further analysis provides the basis for developing forecasts for future land-use demands. This includes reviewing several other city planning documents that have been completed within the past year.

The second step in the planning process is the development of general goals and policies, based upon the issues facing the City. Public input and focus groups are brought together to walk through strengths and weaknesses of the community. These sessions establish practical guidelines for improving existing conditions and managing future growth. For the City of Sutton, we pulled from several recently completed plans – Sutton Housing Study and Sutton Vision Implementation Plan (VIP).





This document takes shape with the collected data and collaborative vision. Text, graphics, and tables explain and display the desires of the City. The draft goals are designed to identify, assess, and create actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The finalized vision and recommendations are created, reviewed, and revised through multiple meetings with the Community Advisory Committee (CAC).

The final phase is creating a step-by-step guideline for implementation. It establishes a broad range of development policies and programs required to implement the plan. This process identifies the tools, methods, and programs necessary to carry out the recommendations. Nevertheless, implementation of the development policies is dependent upon the adoption of the plan by the governing body. After adoption, continued effort is necessary to achieve these goals by current and future leadership, whether elected or appointed.

Overall, this Comprehensive Plan records where Sutton has been, where it is now, and where it likely will be in the future. The Comprehensive Plan is an information and management tool for city officials and community leaders to use in their decision-making process when considering future developments. The Comprehensive 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 Sutton's evolution as it achieves its physical, social, and economic goals.

This plan was prepared under the direction of the Sutton City Council and the Sutton Planning Commission, with participation from the citizens of Sutton. The expected time for achieving goals, programs, and developments identified in this process is twenty years. However, the City should review the plan annually and update the document every ten years, or when an pressing need arises. Updating the Comprehensive Plan will allow the City to incorporate new ideas and unknown developments from the previous update.

Through periodic monitoring, the City can adapt and adjust to change at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Plan for the future to encourage efficient infrastructure development, respond to growths pressures and enhance the economic resilience for shared success amongst all Sutton residents.

Public Participation

Input of Sutton stakeholders was gathered through focus groups, one-on-one interviews with influential stakeholders, and a town hall meeting. The following is an overview of the primary points of contact with the public and the CAC. The results of these discussions are detailed in the Envision section of each respective chapter of the document.



Focus Group Meetings

The consultant team facilitated two focus group meetings on January 18, 2017 at the Sutton City Hall. The group topics included parks and recreation as well as utilities and infrastructure. Those invited to participate are directly involved in each sector. During this process, the team also reached out to stakeholders, those highly involved in the community that may not have participated in a focus group.

Several topics had been thoroughly discussed during the Housing Study and VIP strategic planning sessions or focus groups. Those discussions and themes have been included within their respective topic chapters within this plan.

Town Hall Meeting

The consultant team conducted a town hall meeting on January 18, 2017 at the Sutton City Hall. Interactive station exhibits were on display with city staff and members of the consulting team available to solicit input and answer questions. Attendees were free to discuss their thoughts and ask questions relating to the areas of downtown improvements, land use and future industrial/commercial & housing growth, parks and recreation, and utilities and infrastructure.

Community Survey

A community survey was conducted during the month of March 2017 to gain an understanding of community preferences. Questions covered a wide variety of topics spanning infrastructure to activating youth within the community. Results of this survey are included in the Envision sections of this plan, and the full survey and comments are included in Appendix A.

[section 1.4]

COMPREHENSIVE PLAN COMPONENTS

Nebraska state statutes require the inclusion of certain elements in the Comprehensive Plan. These required elements include population, facilities, energy, land use, and transportation.

Chapter 1: Introduction

The first stage is to gather demographic data to identify trends, including demographic, housing, socio-economic trends, and future population projections. 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.

Chapter 2: Facilities and Services

This chapter highlights the current facilities and services available to the residents of Sutton, as well as identifies future needs.



Chapter 3: Utilities and Infrastructure

This chapter focuses on strategies to ensure adequate public and private utilities and supporting infrastructure to serve a growing city. This section covers sanitary sewer, drinking water, solid waste, gas, and electric utilities and services that dictate the location of future growth. This chapter also provides the basic framework for development of the Sutton transportation system through the year 2040.

Chapter 4: Environmental Resources and Recreations

This chapter reviews and analyzes the environmental resources and elements of Sutton, including floodplain areas, wellhead protection areas, and the community’s parks and recreation system and facilities.

Chapter 5: Housing

This chapter focuses on housing as a strategy to help grow the community.

Chapter 6: Economic Development

This chapter focuses on strategies to ensure that Sutton develops in an economically sustainable manner. Further, this chapter ensures that growth is matched with the City’s ability to provide infrastructure and services.

Chapter 7: Energy Element

The Sutton Energy Element outlines a series of goals and strategies for the City in the areas of transportation, energy generation, buildings, food and agriculture, city operations, and education as they relate to energy use. The Energy Element is a framework to guide the City when making energy-related decisions as a component of the existing Comprehensive Development Plan.

Chapter 8: Land Use

This chapter helps to guide future residential development, commercial and industrial activity, and zoning within the Sutton’s regulatory boundaries.

Chapter 9: Goals and Implementation

The Goals & Implementation section is the core of this planning tool. This chapter identifies the action steps necessary to achieve the community’s envisioned goals.



[section 1.5]

DEMOGRAPHIC PROFILE

The demographic section examines previous trends that have affected Sutton’s development. The City’s population is influenced by multiple factors. These factors include its historical growth trend, age structure, migration patterns, and race characteristics. The current demographic makeup of a community affects future growth potential. Population is heavily influenced by housing and economic opportunities. Population growth is necessitated by a growing local economy and matching housing opportunities.

Figure 1: Sutton Historic Population



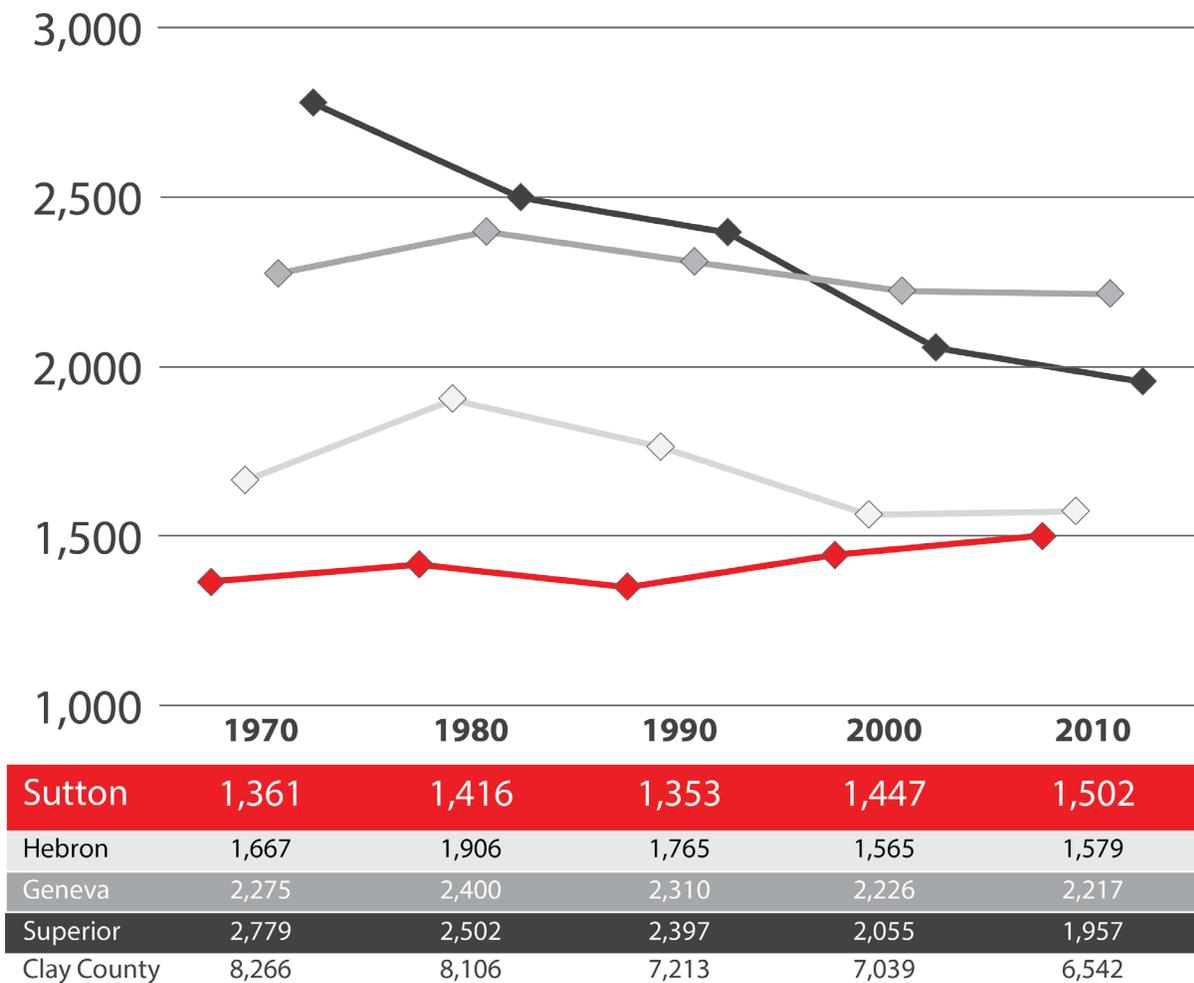
Source: US Census

Historic Population

Population trends are a glimpse into the historic growth and development of a community. Growth rates are often reflective of a community’s success or struggle over the course of a decade. Sutton is a community that experienced its peak population in the 1910s, at 1,702, followed by a steady decline until 1960. At that time the population began to grow upward with the exception of the national farm crisis during the period from 1980-1990, which crippled many rural communities throughout the Midwest. A significant loss of family farms decimated small community populations and corresponding jobs. Census figures cite the 2010 population at 1,502, a 4% increase from the previous decade. Figures from 2014 estimate a population increase of 5% from the 2010 Census totals.



Figure 2: Historic Growth Comparisons

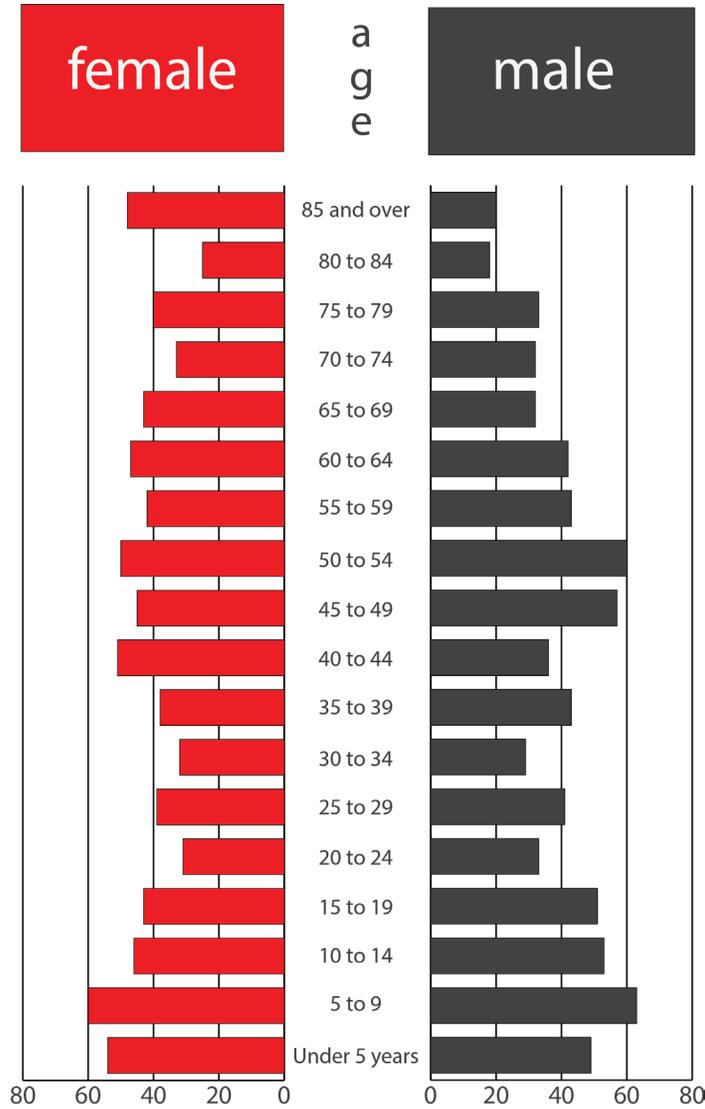


Historic Growth Comparisons

Comparing key demographic statistics can provide benchmarks to gauge relative success over the course of time. Peer communities consist of approximately the same size and geographic region. The peer communities of Sutton were selected as Hebron, Geneva, and Superior. Sutton has seen an overall trend of growth since 1970 which goes against the trend of population decline representative of many communities in the region. Many cities in South Central Nebraska have seen relatively steady decline for the past forty years. This can occur as employment shifts from these rural areas to the greater metro areas of Hastings, Grand Island, and Lincoln. Sutton experienced a slight decline in the mid-80s due to the dip in the agricultural economy.



Figure 3: Sutton Age Cohorts



Age Cohort

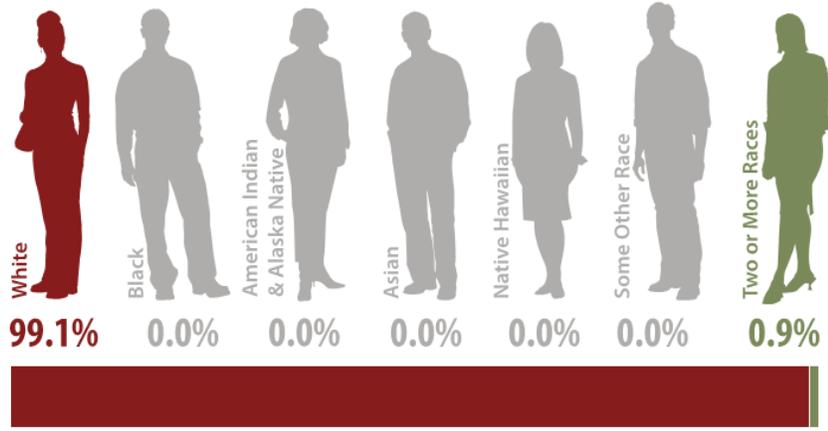
An age cohort pyramid is a depiction of the distribution of population by age and gender. The shape of the pyramid can be a good indicator of the community’s ability to increase population via natural growth. A bottom-heavy cohort chart, with the majority of population in the youngest age groups, is a good indicator of growth. A top-heavy cohort chart can be an indication of an aging population and population decline.

Sutton’s age cohort chart is relatively narrow without a clear majority although there is a definite dip in four cohorts spanning from young adults (i.e. 20 to 24, 25 to 29) to onset the middle age (i.e. 30-34 and 35 to 39). While this trend may be an indication of a declining population, Sutton has maintained enough of the child rearing population to sustain itself. An expansion of the cohort chart at the oldest age groups is what weights the median age of Sutton higher. The elderly population is usually attracted to medical facilities and housing opportunities that fit their special needs. Both of these amenities are available in Sutton.



Other important considerations of the graphic are the populations aged between 50 and 64. This population is important to consider with respect to the community’s workforce. This is the population most likely to be leaving the workforce within the next 10-15 years. It is important to plan for, and begin implementing efforts to attract a younger population to fulfill those vacated positions. Similarly, the oldest segments of the population in Sutton are another important population to plan for; as elderly residents have very specialized needs from their community. These needs are characterized by specific requirements for housing, transportation, medical attention, and ADA accessibility throughout the community.

Figure 4: Race Characteristics



Race Characteristics

Sutton is a fairly uniform community in terms of racial and ethnic diversity. 2015 Census estimates report that 99.1 of the community’s population was white. This number rose from 97.7% as recorded in the 2000 Census. White remains an overwhelming majority of the makeup of Sutton’s population.

Figure 5: Ethnicity Characteristics



Regarding ethnic diversity, the Hispanic or Latino ethnic population continues to grow. It increased from 3.8% of the population in 2000, to 8.6% of the population in 2010 and grew yet again in 2015 to 15.9%.



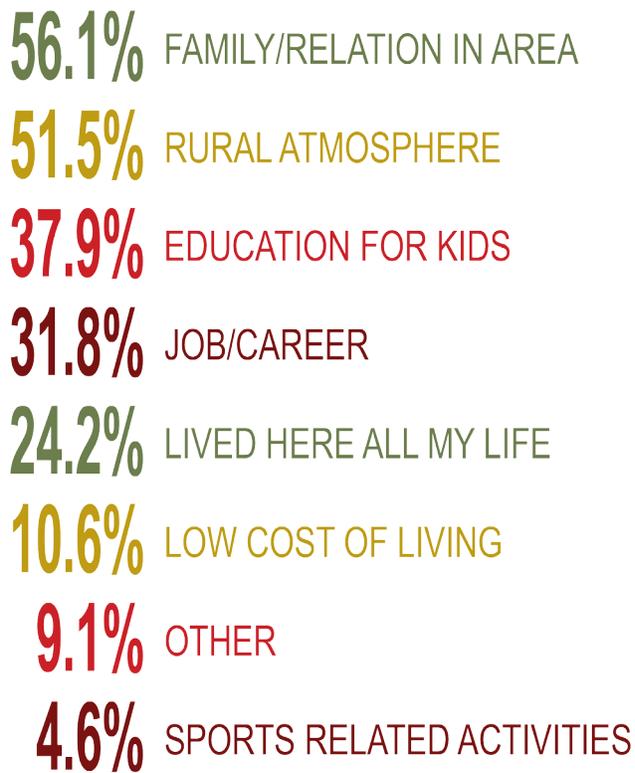
Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which helped guide the update of the Comprehensive Plan Update and provided focus for community decision makers.

Topics included land use and growth, parks and recreation, infrastructure, youth, downtown improvements, economic development, family-oriented services, and overall thoughts of the community. The goal of this survey was to understand residents' needs and satisfaction with elements of the City of Sutton. Survey questions are incorporated into this plan by topic chapter. See Appendix A for the full survey and comments.

According to the community survey, downtown improvements, housing, and economic development are currently the three highest priorities for Sutton. Please see Chapters 5 and 6 for goals regarding these priorities.

Q What encouraged you to live in Sutton? (Select up to 3)





Q What are the most important issues for Sutton? (Select up to 3)

63.4% DOWNTOWN

59.1% HOUSING

54.8% ECONOMIC DEVELOPMENT

20.4% INFRASTRUCTURE

32.3% PARKS AND RECREATION

15.1% OTHER



Chapter 2

Facilities & Services

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Facilities & Services

SUTTON

[section 2.1]

PROFILE

The Community Facilities and Services component of the Sutton Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, the recommended improvements are provided for community facilities and services that are inadequate.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to ensure the safety, well-being, and enjoyment of the residents of Sutton. Facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and emergency response services designed to meet the public need. It is important for all levels of government to anticipate the future demand for their services if they are to sustain high levels of service.

The first step is to evaluate the ability of the City to meet existing and future demand while determining the level of services that will need to be provided. The analyses of existing facilities as well as future demand for services are contained in this section. Alternatively, in some instances, there are a number of services not provided by the local or state governments but are provided by non-governmental entities. These private, or non-profit organizations are equally important providers of services to the community and should not be overlooked.

Community Facilities

The Community Facilities for Sutton are divided into the following categories:

- Educational Facilities
- Fire and Police Protection
- City Buildings
- Communication Facilities
- Health Facilities



Educational Facilities

Education is an extremely important component to the quality of life and livability of a community. A local school system’s ability to grow along with a community is imperative to community development. The capacity, funding, and quality of a school system must all be taken into consideration when looking to attract and retain families in a community.

Early Childhood Programs

In 2008, the Sutton Public Schools Board of Education adopted a revised and updated curriculum for all subject areas Pre-K through 12th grade. The Early Childhood curriculum is supported through the BEEs (Beginning Early Education) program. The curriculum developed for the BEES program is directly aligned with the Nebraska Early Learning Guidelines for ages 3 to 5.

The Sutton Community Center hosts a Preschool. It is run by a non-profit board at the Community Center. It accepts children ages 4 and 5.

Public Schools

The Sutton Public School System is a PK-12 educational system with 410 students and approximately 18 full-time equivalent (FTE) certified faculty members. There is an approximate 10 : 1 pupil teacher ratio. Located at 1107 N Saunders, the system is composed of three education facilities.

Table 1: Sutton Public School Enrollment

School	Grade Levels	Enrollment (2015-2016)
Sutton High School	9-12	137
Sutton Junior High	7-8	56
Sutton Elementary	K-6	198
Total		410

Private Schools

Sutton Christian School is a private K – 8 school with 18 students and approximately 4 FTE certified faculty members. Located at 1004 E Ash Street, the school is composed of one educational facility.

Table 2: Sutton Private School Enrollment

School	Grade Levels	Enrollment (2015-2016)
Sutton Christian School	1-8	18
Total		18



Post-Secondary Education

The table below lists ten different colleges and universities located between 30 and 125 miles from Sutton. The community is fortunate to have many options of post-secondary education institutions within relatively short driving distances.

Table 3: Post Secondary Institution Proximity

Post-Secondary Institution	Approximate Distance
University of Nebraska – Lincoln	75 miles
Southeast Community College (Milford)	50 miles
Doane University	50 miles
University of Nebraska Kearney	80 miles
Hastings College	30 miles
Nebraska Wesleyan University	80 miles
York College	30 miles
Central Community College (Grand Island)	45 miles
Central Community College (Hastings)	25 miles
University of Nebraska – Omaha	125 miles

City Facilities and Services

City Offices

The Sutton city offices are located in City Hall at 107 W Grove Street. The Mayor’s office, City Administrator, City Clerk, City Treasurer, and Council Chambers are located at this site. Directly behind the City Hall location are the Public Works and Electrical Departments.

Community Senior Center

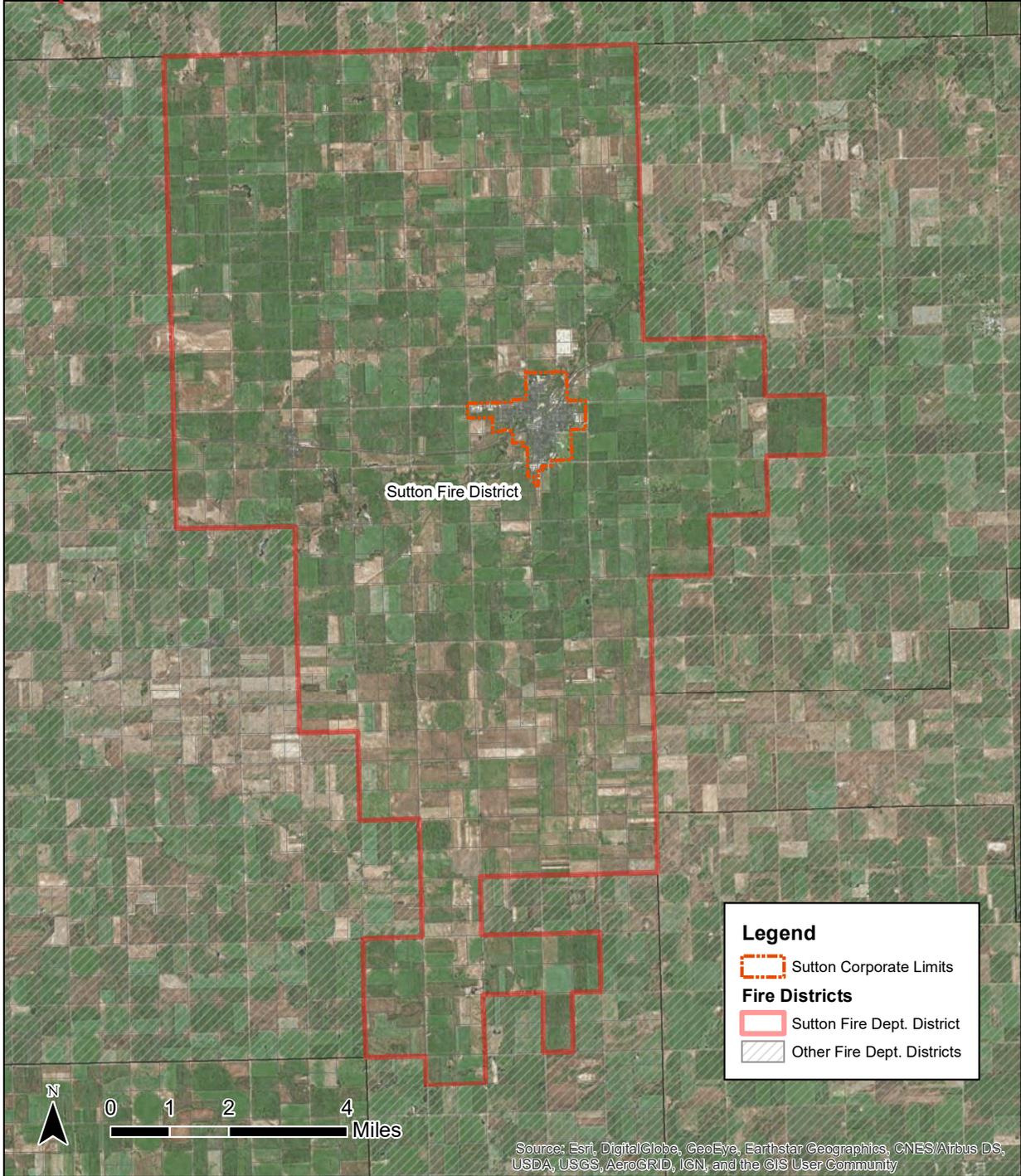
This facility is available for community and private events. The space includes kitchen facilities with additional room used for the local pre-school services. The basketball courts are utilized for indoor event space as well.



Source: JEO Consulting Inc



Map 2: Sutton Fire Districts



Sutton Comprehensive Plan

Fire Districts

Created By: JMC
 Date: Feb 2017
 Revised: NA
 Software: ArcGIS 10.4.1
 File: 160987.00

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Library

The Sutton Memorial Library is located in the former Sutton Lumber building at 201 South Saunders Avenue. In the early 1900s a Woman's Club was organized by 25 women of Sutton. Each of these members paid \$1 into a general fund which was used to purchase books. Circulation of the books was at first restricted to the 25 members, but as time went on, and with further organization, circulation was expanded to include approximately 100 people. In May of 1907, the group asked the City Council to take over the operation of the library, to make it a public library, operated by the City as provided for by the laws of the State of Nebraska. In 1910, the collection consisted of 1,426 books. Today, the library's collection numbers between 16,000 and 17,000 total materials including books, videos, puzzles, audio tapes, magazines, large print materials, and several computer CD-ROM programs. The library also offers services such as computer and internet access, interlibrary loan, laminating, and a photocopy machine.

Newspapers

Listed below are the various newspapers serving the residents of Sutton and the surrounding area.

- Clay County News
- Hastings Tribune
- Omaha World Herald
- Lincoln Journal Star

Post Office

The U.S. Post Office of Sutton is located at 108 E Forrest Street. It is a full-service facility and is open Monday - Saturday.

Fire and Police Protection

Fire and Rescue

The Sutton Volunteer Fire Department is located at 107 E Forrest Street and includes 30+ members. The department also provides protection to areas outside the city limits in an agreement with the Rural Fire Protection District. The equipment utilized for Fire and Rescue includes six trucks, two ambulances, one County Mutual Aid truck, two pumpers, one ladder/rescue truck, and three grass rigs.

Sutton's health emergencies are handled by a volunteer staff of six EMTs and two ambulances.

Law Enforcement

The Sutton Police Department provides law enforcement and emergency service in the community. The Department currently consists of two full-time officers and one K-9 officer. The Sutton Police Department has a mutual aid agreement with the Clay County Sheriff. The Police Department is located at 122 Saunders Avenue #1, Sutton, NE 68979.



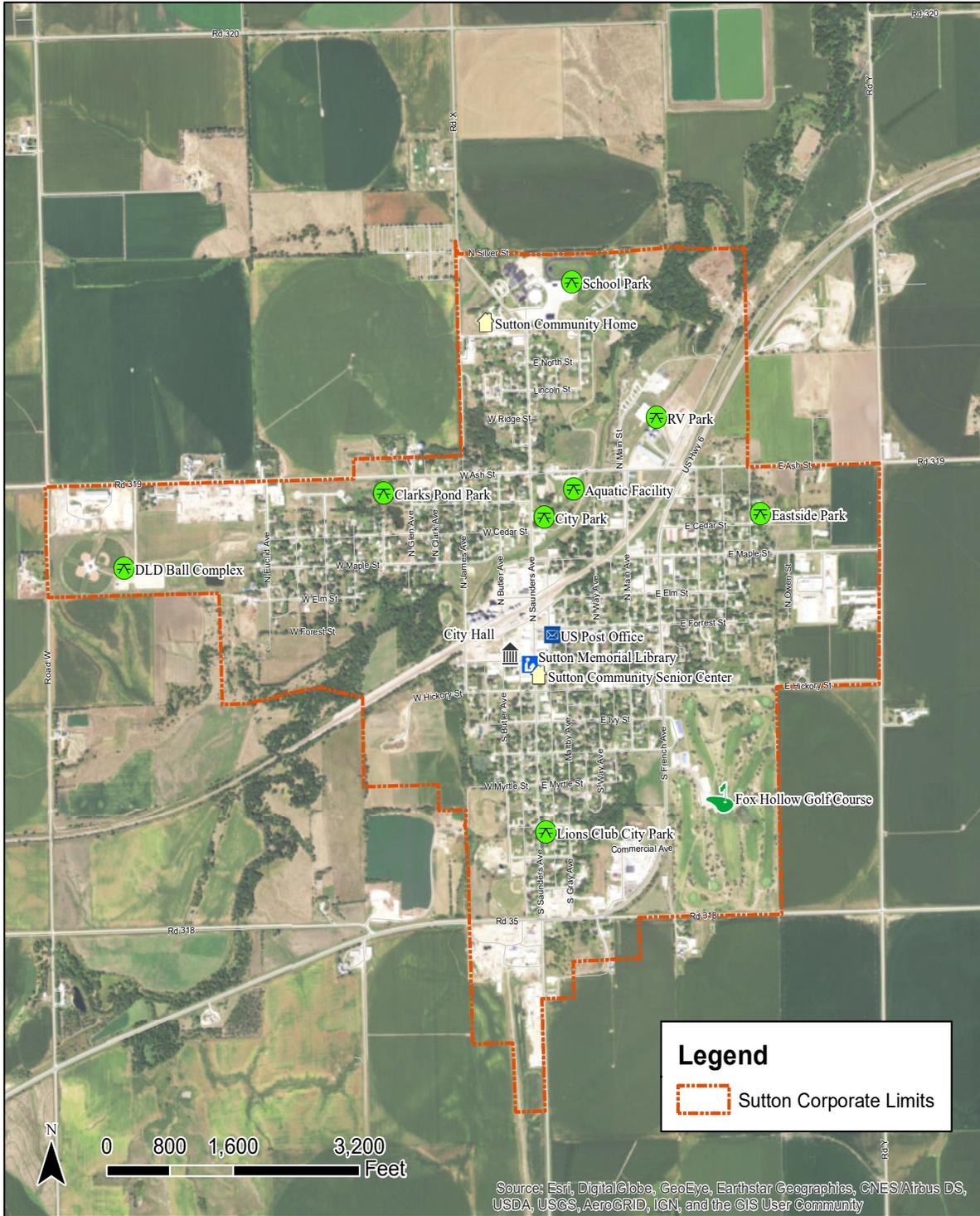
Map 3: Sutton Community Facilities

PROFILE

ENVISION

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Sutton Comprehensive Plan

Facilities and Services

Created By: JMC
 Date: Feb. 2017
 Revised: NA
 Software: ArcGIS 10.4
 File: 160987.00

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Health Facilities

Hospital

To access a full-service hospital, Sutton residents have several options. Henderson Health Care Services is approximately 20 minutes north in Henderson, while either Mary Lanning Healthcare in Hastings, NE or York General in York, NE are both approximately 40 minutes away.

Family Practice

Residents and surrounding residents have two choices for family practices. Sutton Family Practice, a part of Henderson Health Care Services, is located at 502 E. Maple Street (pictured below) and Quality Healthcare Clinic is located at 301 South Way Avenue.

Assisted Living

Hillcrest View Assisted Living

Hillcrest View Assisted Living is licensed for 20 individuals. Located at 205 West Ada, Hillcrest provides a wide range of services and activities while maintaining each resident's independence and ability for self-care.

Nursing Home Facility

Sutton Community Home

Sutton Community Home is licensed for 31 individuals. It is located at 1106 North Saunders Avenue, and provides residential and intermediate nursing care. Currently, the SCH Board is completing a feasibility study on replacing the skilled nursing center.

Others

Other local health service options in Sutton include:

- Sutton Pharmacy - 210 N Saunders Avenue
- Sutton Vision Center - 103 N Saunders Avenue
- South Central Chiropractic - 206 N Saunders Avenue
- Clay County Physical Therapy - 117 S Saunders Avenue
- Therapeutic Massage Center - 213 N Saunders Avenue



Source: JEO Consulting Inc



[section 2.2]

ENVISION

Community facilities are a direct extension of local government and impact the quality of life of residents. By providing and maintaining quality services, Sutton can meet the needs of its residents. The Envision section of the planning process reflects the formal means of public participation in the Sutton Comprehensive Plan. To better understand the strengths and weaknesses of Sutton's facilities and services, we asked for community and stakeholder input to assess, as well as provide new ideas.

Focus Group Meeting

The Vision Implementation Plan (VIP) was completed in early 2016 and included discussion of services; therefore, a focus group on this topic was not included as part of the comprehensive planning process. Instead, we pulled input from the VIP process and included it here. Topics include youth activities, daycare and before/after school opportunities.

Youth Activities: Topics Identified during the Strategic Planning Session

- Zero students wanted to stay in Sutton after graduation from high school
- 12+ want to come back after college graduation
 - Sutton is a good place to raise a family, proximity to family
- Eight do not want to return to Sutton
 - Want to seek economic opportunity elsewhere
- Students want:
 - Jobs (mechanics, bankers, lawyer, accountants, graphic artists, computers)
 - Mentoring program
 - Ask students to come back to Sutton after college
- Likes about Sutton
 - Sports
 - Friends (social network)
 - Small town
 - Trust/safety
 - Pool
- Economic needs
 - Sporting good/clothing stores
 - Pizza restaurant
 - Outdoor recreational business (paintball or movie)
 - Arcade
 - Community events (game day, movie night)
 - Movie theater



Daycare/Before and After School Opportunities: Topics Identified during the Strategic Planning Session

- Not enough daycare facilities
- Commitment needed for working parents
- Daycare in homes vs. facility regarding regulations
- Continued support of preschool services
- Maybe the nursing home could offer daycare for seniors
- Potential for daycare in local churches

Town Hall Meeting

Although there was not a station solely focused on Facilities and Services at the Town Hall Meeting, members of the public made the following comments related to facilities and services:

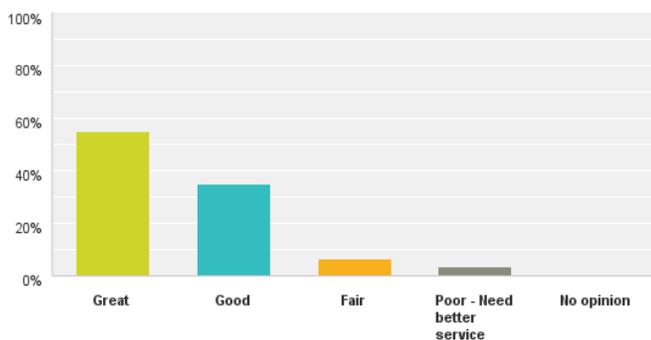
- Sutton needs additional activities such as a movie theater, outdoor concerts, and social meeting places.

Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which helped guide the update of the Comprehensive Plan Update and provided focus for community decision makers. See Appendix A for the full survey and comments.

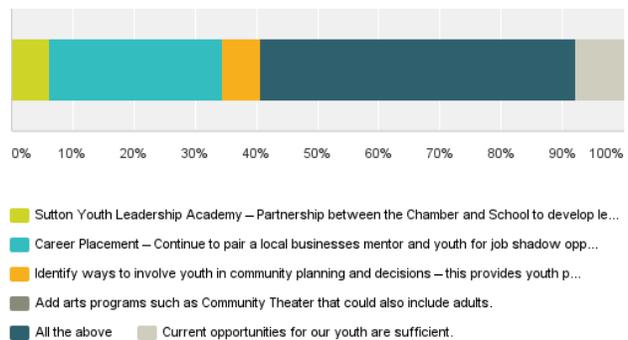
Q23 Overall, how would you rate the health services available in Sutton? (Clinics and health related businesses)

Answered: 60 Skipped: 33



Q16 The strategic planning process (completed in 2016) identified the goal to better involve the youth of Sutton. Of the action steps identified, which would you like to see developed to accomplish that goal?

Answered: 64 Skipped: 29





Do you feel that emergency needs of the community are being met?

86% Yes
14% No



If Sutton is to continue to grow, the needs of new families should be considered along with improved or expanded services. What are the top priorities to achieve this?



[section 2.3]

ACHIEVE

The Achieve section provides a summary of the previous sections and identifies priorities needed for future growth and development. Facilities and services for the City of Sutton are generally in good condition and sufficient for the existing needs of residents. However, community input noted the need for services for children including daycare services and before and after school activities/care. Currently, this service is lacking making it a challenge for families to find care for their children. This is a major challenge to adding more families to the community.



[section 2.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the City. Here we outline the goals, policies, and action steps for Facilities and Services. Policies and action steps describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the City's future development.

Goal

The City of Sutton will annually evaluate existing facilities and services to determine the necessity for updates and improvements to provide adequate services to its citizens.

Objectives

- Enhance youth activities by including youth in formation and implementation of City functions.
- Enhance youth activities by implementing youth leadership and mentoring programs.
- Improve Daycare/Before and After School opportunities by identifying potential costs and benefits to a before and or after school program.
- Develop strategies for promoting/fostering more daycare in the City.
- Improve telecommunications service for both residents and businesses.
- Promote services that support and attract senior citizens.
- Create a multi-use facility to be utilized for youth and family activities through all seasons.

Action Steps

- Utilize the youth leadership and energy to develop and operate the potential parks and recreational amenities.
- Development of more year-round activities for youth interaction.
- Consider the creation of Sutton Youth Leadership Academy with the Chamber of Commerce.
- Create a committee that can work with the City, school, and existing businesses providers to better explore and create before and after school programs to serve the school aged youth of the working families.
- Work with local partners to create funding programs, such as a long-term giving fund.
- Create a committee that can work with the City, nursing home, and existing business providers to better explore and create before and after school programs to serve the school-aged youth of the working families.
- Partner with regional service providers.
- Continue to provide a variety of senior activities.
- Implementation of Junior Achievement training in partnership with school and volunteers



Chapter 3

Utilities & Infrastructure

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3

Utilities & Infrastructure SUTTON

[section 3.1]

PROFILE

This chapter’s focus is on public and private utility services – sewer, water, solid waste, gas, storm water, electric, and transportation – that serve Sutton. The location, quality, capacity, and planned improvements to these utilities will influence the pattern and pace of future development. This chapter provides an inventory of existing utilities and infrastructure.

In this section, we evaluate the ability of the City to meet existing and future demands while determining the level of utilities and infrastructure that will need to be provided. The analyses of existing utilities and infrastructure as well as future demand are contained in this section. Utilities and infrastructure provided by both the City and other providers are considered.

Community Utilities

Water

The existing municipal water system is supplied by three wells with an average depth of 165 feet. The wells produce up to 2,000,000 gallons of water per day and have additional pumping capacity. Sutton uses an elevated storage tank with a storage capacity of 350,000 gallons and has an average 1,200,000 gallon daily use. The system has a total pumping capacity of 2 million gallons per day. The water quality does not require special treatment.

The majority of the water lines in the City are over 40 years old, but are in good condition, while a couple of the new housing subdivisions have water lines that are only 10 years old. The entire distribution system is looped. No major capital improvements are planned on this system in the near future.

Sanitary Sewer

The sanitary sewer treatment system consists of a four cell lagoon located about half a mile north of the City. The average daily demand equates to 110,000 gallons per day with a peak demand of about 150,000 million gallons per day. There is sufficient capacity for residential, commercial, and/or industrial growth.

The City’s lift station is in good condition. However, recently updated floodplain maps note that the lift station is now considered to be in the floodplain. The City is considering how best to protect this infrastructure. The collection system is in working order though the condition of older mains is unknown.



Storm Water

Storm water throughout the community is mostly subterranean, but some is surface drainage. Storm drainage is generally sufficient and in good condition. Some ponding occurs in the southern portion of Sutton City Park after a large rain event. A non-certified levee provides storm water protection for most rain events through the park area.

Solid Waste

Privately-owned companies handle solid waste removal services in the City of Sutton. The current provider is Burton Enterprises.

Electrical

The City of Sutton owns their electric utility. Wholesale power is purchased from Nebraska Public Power District. The municipal electric system of Sutton serves customers in corporate limits and has a monthly peak demand average of 1,595,597 kW. There is sufficient capacity for residential, commercial, and/or industrial growth.

Natural Gas

Sutton is served with natural gas by Black Hills Energy. An 8" main line services various distribution lines ranging from 2 to 4 inch mains with a 34 Nop - 36 Nop pound P.S.I. Good pressure and capacity are available for residential, commercial or industrial growth.

Community Infrastructure

Telecommunications

Several providers offer cable and internet services within Sutton. Services are sufficient; however, better internet service is desired for both residential and business users.

Street Infrastructure

Overall, streets within Sutton are in good condition. The city prioritizes street maintenance on an ongoing and yearly review process. Several residential streets within the community are gravel.

Sidewalk Infrastructure

Sidewalks in the community are not complete and those that do exist are generally in poor condition. Subdivision ordinances recommend sidewalks to be implemented during development but do not require it.

Transportation Network

The following transportation map depicts the transportation routes within the City of Sutton's jurisdiction. According to the Department of Roads State Functional Classification, Hwy 6 is a major arterial while County Roads X and 319 are minor arterials. All other roads are considered local. Sutton is currently served by one major railroad line, owned by Burlington Northern and Santa Fe (BNSF). This line crosses through the middle of the community from northeast to southwest.



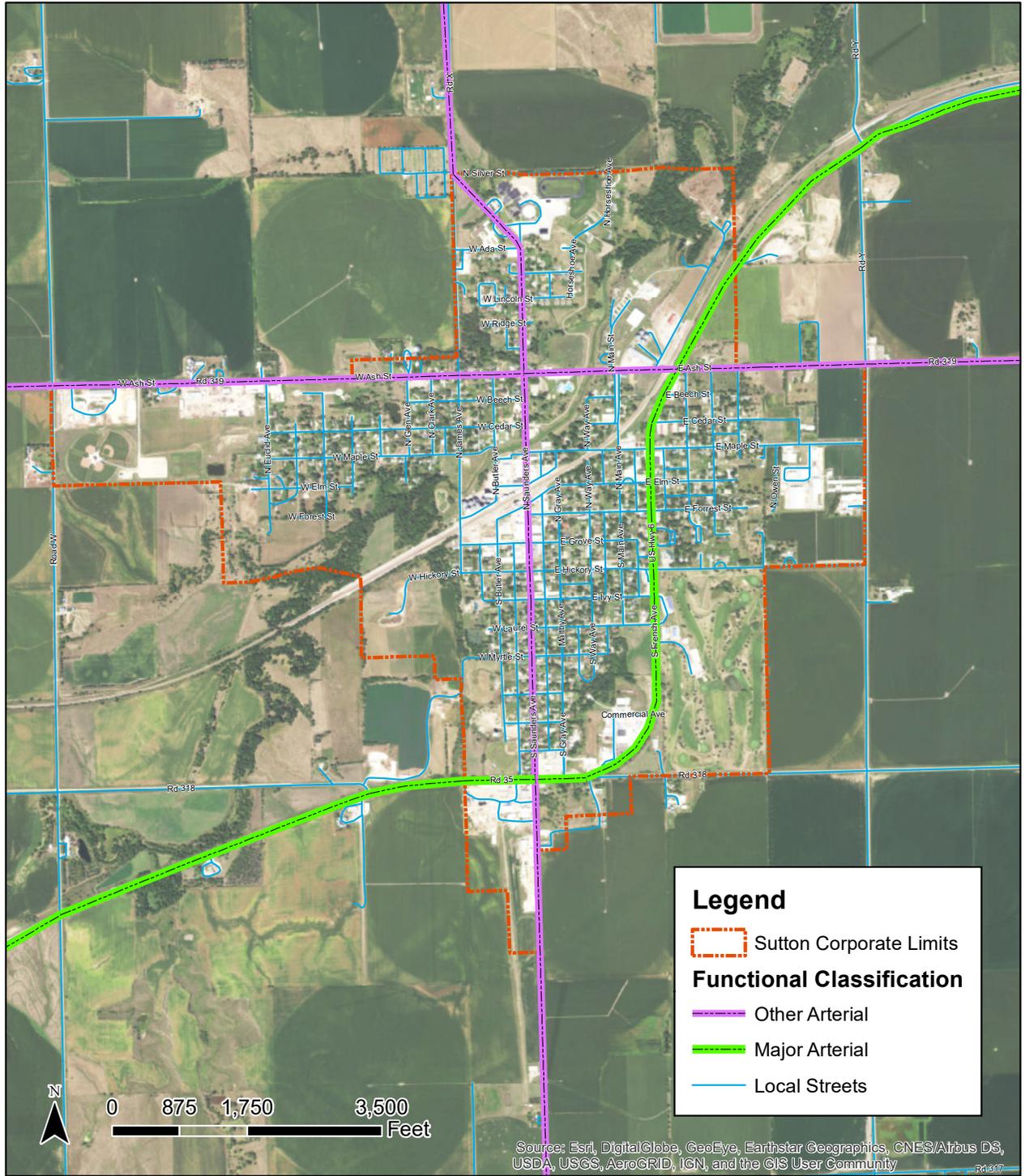
Map 4: Existing Transportation Map

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



Sutton Comprehensive Plan

Transportation

Created By: JMC
 Date: Feb. 2017
 Revised: NA
 Software: ArcGIS 10.4
 File: 160987.00

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[section 3.2]

ENVISION

Utilities and infrastructure are necessary for any new growth in the community. By providing and maintaining quality utilities and infrastructure, Sutton can meet the needs of its residents. The Envision section of the planning process is the formal means for public participation in the Comprehensive Plan.

Focus Group Meeting

The aim of this focus group was to gain input regarding community facilities, utilities, and infrastructure. This was an important group to be able to identify the facilities and services currently available to the community and areas lacking. Focus group participants were polled about the quality of certain services, facilities, and infrastructure.

Strengths

Electrical

- City-owned – economic advantage
- Wholesale from NPPD
- One feed into town (from west side of town), working on a second line (along east side of golf course)
- Three phase lines are all over town – could support industry pretty easily but something BIG can be built – plenty of capacity in current substation
- New development is generally underground
- Backup generators – wells, fire hall, city hall, nursing home, water tower

Snow removal

- Good – able to keep up – few complaints

Storm water

- Is generally subterranean but some is open

Sewer

- One lagoon cell is not full of water, it is designed for growth
- Lift station is in good condition – considering what the new floodplain means for lift station and how to protect it

Water

- Water pressure is good
- Everything is looped
- Water tower repainted 2-3 years ago
- Three wells – north and south are 1,000 gal/min and east well is 300 gal/min
- Good water – hard but no blending or treating
- Flat rate - for water use - benefit to residents & businesses



Gas

- Safe and reliable service
- Good pressure – even with servicing two new grain dryers
- Additional capacity at Industrial Park
- All line is metal, allows for increased pressure, etc.
- Black Hills Energy coordinates with City before digging
- Plenty capacity in town – especially at industrial park along tracks
- Can easily tap into main lines on the edge of the community
- Electric – updating old copper lines and poles, should be finished in 2-3 years – most residential

Weaknesses

- Property appraisals recently went up – state or local issue?
- Property taxes paid by owners are higher than comparable areas outside county
- Poor/slow internet services
- Need fiber for business
- Poor cable provider – many using Dish Network
- Internet should be upgraded
- Streets – a little late on maintenance but starting to work on them – many areas need work – some have curbs with gravel streets (and they want paved streets)
- Storm water – park will flood but that seems to be it in all of 25 years
- New floodplain puts lift stations into floodplain
- Storm water – issue on east side of town – about 3x4 block area
 - Study done by Olsson - no action taken
- Water
 - $\frac{3}{4}$ of distribution system is aging - 40+ years old
- Future use of Grant Programs (Federal) will require water meters

Growth

- Need to identify what land is available for housing – may not match up perfectly with existing utilities and infrastructure
- Need to identify what land is available for business – may not match up perfectly with existing utilities and infrastructure
- East of golf course is best for residential (although site may be a challenge to acquire/purchase)
- Electrical: anywhere
- Gas: most logical place for gas expansion is south of wood “pile” (east of town – on map) and south of town – could get gas about anywhere easily
- Water: housing and industrial development best east of golf course – 12” main
- Sewer: best spot is east of golf course – big main
 - Good for growth

Magic Wand

Here the consultant asks, “if you had a magic wand, how would you change Sutton?” This allows participants to dream big which provides new ideas, and allows them to comment on topics outside of their focus group topic. The following answers affect



more than one of the Comprehensive Plan themes which reinforces how much they are intertwined and affect one another.

- Development/jobs – businesses – get people back to town and keep them in town with jobs
- More residential development
 - New construction - market rate
 - Rentals for small families
 - Apartment – 2-3 bedroom – 2-3 bath

Town Hall Meeting

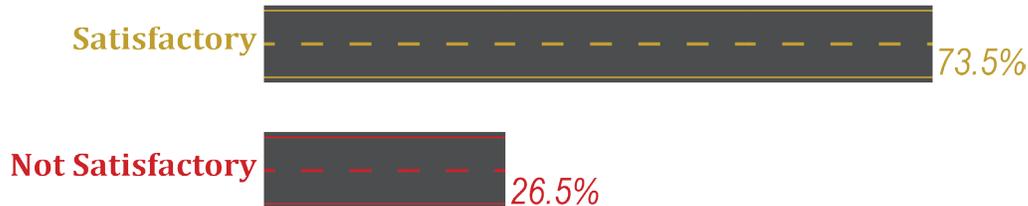
The following comments were made during the Town Hall Meeting regarding utilities and infrastructure:

- Overall, the utilities and infrastructure are good
- Internet service is poor
- Railroad crossing needs to be improved - very rough
- Age of infrastructure is a concern

Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which helped guide the update of the Comprehensive Plan and to provide focus for community decision makers. See Appendix A for the full survey and comments.

Q Overall, how would you rate the condition of city streets?



Survey question 11 asked “Do you have any concerns with other infrastructure systems (water, electricity, streets, sewer, telecommunication, or trash)?” Responses included:

- Age of existing infrastructure;
- Additional recycling and trash removal options;
- Condition of the railroad crossing;
- Cost of electricity;
- Concerns about sewer back up in homes;
- Maintaining water quality;
- Installation of fiber optics; and
- Replacement of hydrants fire that don’t work.



[section 3.3]

ACHIEVE

The Achieve section provides a summary of the previous sections and identifies priorities needed for future growth and development. Extensions of water, sewer, electrical, and streets are essential aspects of community growth and will shape any future development. Utilities and infrastructure are aging but are generally considered to be in satisfactory condition. However a complete review of the sanitary sewer collection system should be completed to identify necessary repairs. The collection system is in working order, and the condition of older sewer mains are video inspected with a different section done each year to indicate any potential problems. Current capacities are also sufficient to handle new growth and additional densities. Internet coverage and reliability have been noted as being inadequate for a variety of customer needs. Sutton will manage growth in an efficient manner with the consideration of existing infrastructure needs and capacities.

Transportation and Relationship to Land Uses

The Future Transportation Plan is the collective result of the direct intentions and predictions of where Sutton will develop and logical areas for investment by the City. The Future Land Use plan is the basis for developing the future transportation network in and around Sutton. The success and viability of development in Sutton is dependent on the connectivity of land uses both within the community and on a regional level.

Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which potential customers can identify, access, and use their location. The availability of convenient parking is also a concern and a demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district. Clustering commercial uses is an advantage, allowing for traffic control, shared parking, and pedestrian connectivity.

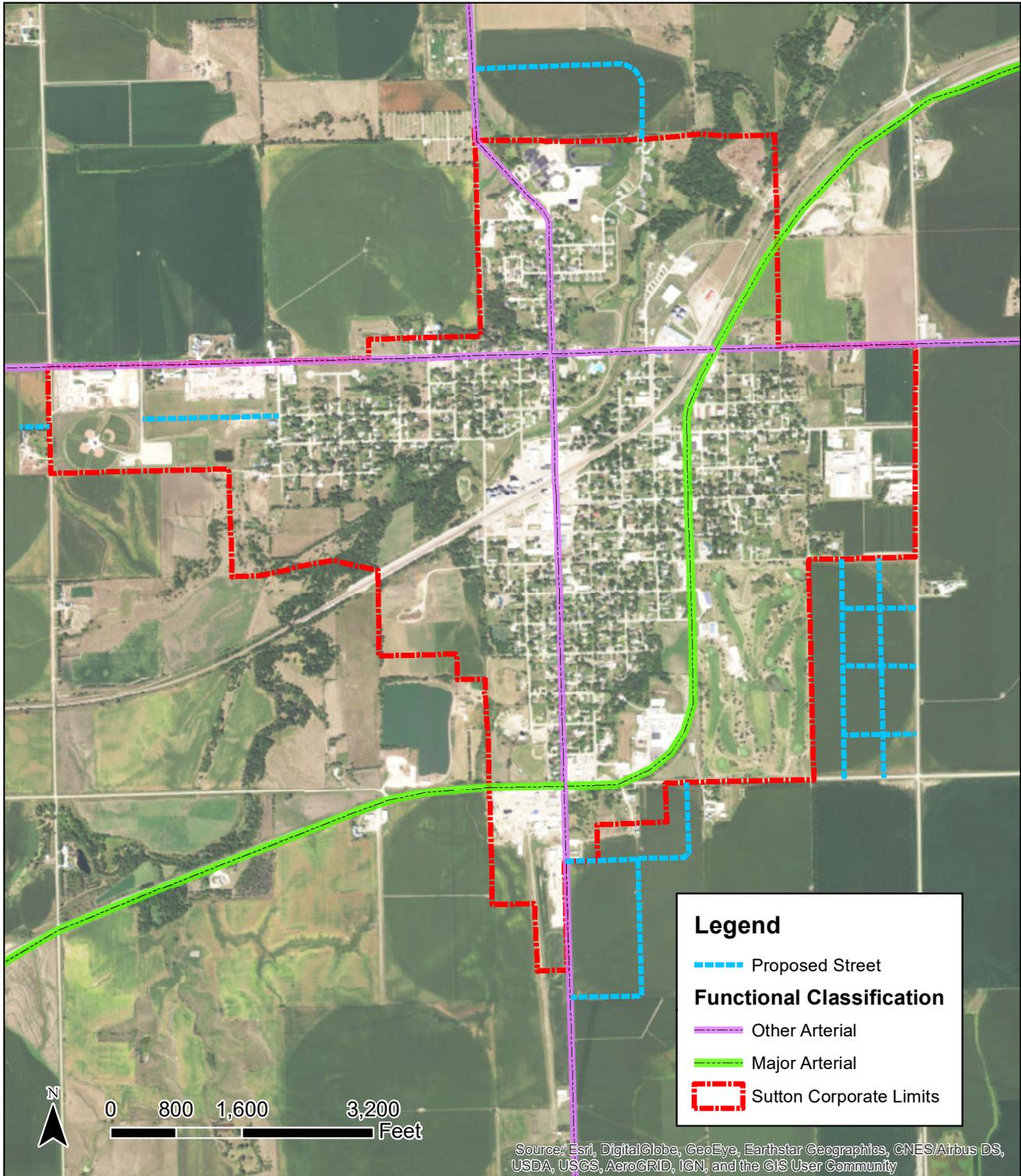
Residential uses are very sensitive to traffic patterns. Commercial and industrial traffic should not travel through residential areas to access their destination. In residential areas, speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas. In Sutton there are several truck routes going through residential areas.

Industrial uses are highly dependent on transportation access. While visibility is not as critical for an industrial business, such uses often need access to more specialized transportation facilities such as railroad lines, highways, and reinforced roadways built for heavy truck traffic. Surrounding land uses must not be adversely affected by the heavy-duty and intense traffic circulation of service and delivery vehicles.

Public uses, such as City offices and parks, also require efficient and clear access routes. The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trails and pedestrian accessibility to these public uses is also very important, and trails should be designed to connect such uses to residential areas of the community. Trails are further discussed in Chapter 4 Environmental Resources and Recreation.



Map 5: Future Transportation Map



PROFILE

ENVISION

ACHIEVE

IMPLEMENT

Sutton Comprehensive Plan

Proposed Transportation Plan

Created By: JMC
 Date: Aug. 2017
 Revised: NA
 Software: ArcGIS 10.4
 File: 160987.00

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Future Street Classifications

Streets are classified based upon the function they serve. All streets fall within one of three classifications. Utilizing street classifications allow a community to examine their transportation system and identify weaknesses. Using a hierarchical classification system, street facilities and improvements can be planned to address existing and future transportation needs, as well as influence land-use patterns. As an alternative transportation option, trails are also identified within the Proposed Transportation Plan.

Arterials

Arterial classified streets permit traffic flow through urban areas and between major destinations. Generally planned and maintained by the Nebraska Department of Roads, highway arterials are regulated outside of the City’s jurisdiction, which can limit access and activity within the right-of-way. Highway arterials are characterized by heavy traffic volumes.

Sutton Arterial Streets

Hwy 6 is classified as a major arterial by the Nebraska Department of Roads. Saunders Avenue and Ash St/Rd 319 are classified as minor arterials by the Nebraska Department of Roads.

Collector Streets

These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Collector streets also provide more direct routes through neighborhoods for use by transit, pedestrians, and cyclists. Moderate to low traffic volumes are characteristic of these streets.

Sutton Collector Streets

Nebraska Department of Roads does not classify any road in Sutton as collectors. However, Increased traffic volumes on Saunders and Ash Streets may warrant reclassification of these as collectors in the future.

Local Streets

Local streets are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility in terms of vehicular speeds, and generally exhibit the lowest traffic volumes. The majority of streets in Sutton are local streets.

Sutton’s One- and Six-year Plans (2016-2021)

At the beginning of each year, the Nebraska Department of Roads (NDOR), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The One-Year Transportation Plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long-term projects also have specific intentions and procedures, but are subject to priority or budgeting changes. The long-range plans help coordinate municipalities, counties, and NDOR “based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets.” §39-2155



The City of Sutton should review the One and Six-Year Plan when developing the Transportation Plan so that the two remain consistent. At the current time, JEO Consulting is contracted to provide yearly review and advice to Sutton leadership on the 1 & 6 year plan.

[section 3.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the City. Here we outline goals, policies, and action steps for utilities and infrastructure. Policies and action steps describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community, and imply a clear commitment to the City's future development.

Goal

Infrastructure investments shall be implemented in a cost-effective manner that simultaneously encourage growth consistent to the Sutton Comprehensive Plan and provides quality service to residents.

Objectives

- Coordinate utility improvements and extensions with communities and utility providers.
- Maintain transportation infrastructure that enhances the safe and efficient movement of people, goods, and services.

Action Steps

- Encourage new development adjacent to existing development through policies on infrastructure extensions and subdivision regulations. Utilize technology and innovative methods to extend the use of existing infrastructure, provide better service, and protect the natural environment.
- Create 5-year Capital Improvement Plan (CIP) so that infrastructure projects can be coordinated and implemented at the same time. As part of the CIP, the City will:
 - Evaluate streets on a quarterly or semi-annual basis to identify short-term projects
 - Identify and set yearly project budget.
 - Identify and schedule major projects on a biannual basis.
 - Replace aging and deteriorating water mains.
 - Replace aging and deteriorating sewer mains.
- Partner with regional service providers for improvements to internet service within the community.



Chapter 4

Environmental Resources & Recreation

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Environmental Resources & Recreation

SUTTON

[section 4.1]

PROFILE

If Sutton is able to grow and extend its boundaries, environmental and natural resource issues need to be considered. Of primary concern is the potential reduction of existing agriculture lands and the protection of environmentally sensitive areas. Areas around Sutton have been a very productive agricultural economy due to the continued success of dryland farming and rotation of crops. The community should protect these environmentally sensitive areas and be aware of how development changes the availability of prime farmland for agricultural purposes.

Sutton has made historically been known for its competitiveness in sports in various areas. Younger families have been drawn back to this town due to the school and the many recreational / sport activities for families and kids. The city was ahead of its time back in 2003-04 with the construction of a new aquatic center/pool with the support of its citizens passing a local sales tax to financially accomplish this goal. The next addition was a new baseball/softball complex built in 2015-16. This trend of promoting recreation continued with a strategic review where the community indicated the need for new playground equipment. This improvement project was integrated into the main city park in the Spring of 2017 with great enthusiasm of support.

One of the key elements to the quality of life of a place is its recreational opportunities. These are also key to bringing new families to the community. Sutton has exceptional park and recreation facilities which are used not only used by Sutton residents, but many living in the region.



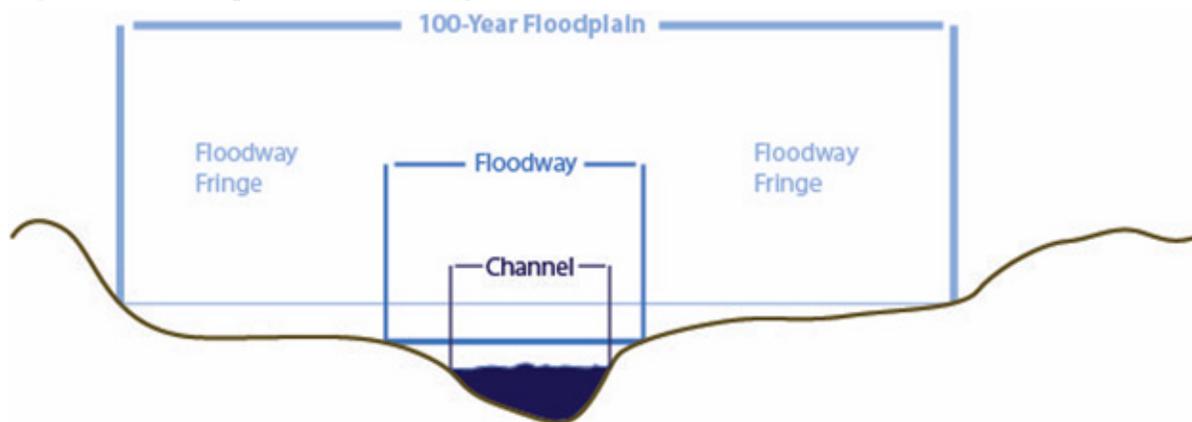
Source: JEO Consulting Inc



Floodplain

The City of Sutton's floodplain derives from the School Creek which runs through the community from the northeast to the southeast. A floodplain includes the floodway, a one percent annual chance of flooding event and a 0.2 percent annual chance of flooding event. Through the Federal Emergency Management Agency's (FEMA), Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide mitigation actions.

Figure 6: Floodplain Section Diagram



Floodway

As FEMA defines, a floodway is not only the existing water channel but also “other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.”

1% Annual Chance of Flooding

The one percent chance of annual flooding is commonly known as the “100-year floodplain.” This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is mapped by categories 1%-A and 1% AE. Both are considered within the 100-year floodplain. 1-% AE areas are considered to be more precise, including Base Flood Elevations (BFEs), whereas 1%-A areas are determined using approximate methodologies.

0.2% Annual Chance of Flooding

Two-tenths of one-percent chance of annual flooding is commonly known as the “500-year floodplain.” In these areas, there lies a two-tenths of one-percent chance of flooding in any given year.



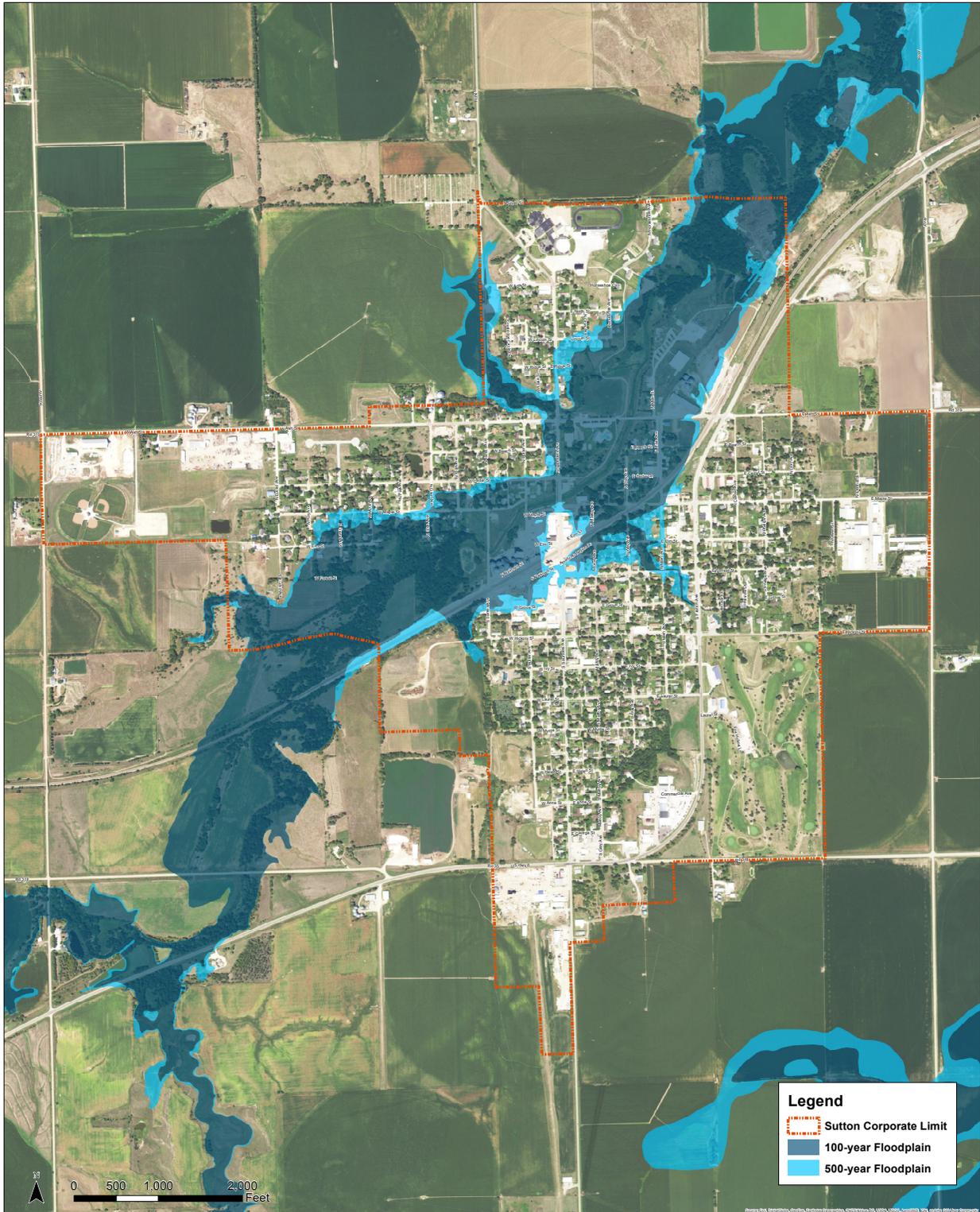
Map 6: Floodplain and Wellhead Protection Area Map

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



Legend

-  Sutton Corporate Limit
-  100-year Floodplain
-  500-year Floodplain

Sutton Comprehensive Plan
Base Map

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

This is not a regulatory floodplain map. The floodplain depicted is based on preliminary FIRM data and is not yet adopted.

Created By: TC
 Date: Jan 2017
 Revised: N/A
 Software: ArcGIS 10.4
 File: 160987.00





Floodplain Map

A floodplain map is a fluid document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in Special Flood Hazard Areas. Property owners near the boundaries should verify that their property is not within a special flood hazard area when developing or selling property to avoid infringing upon the hazardous zones or affecting nearby properties.

Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. The NDEQ helps assist local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection (WHP) Program. In 1998, the Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Area Act.

Wellhead Protection Areas were delineated with community safety in mind. Both subdivision and municipal wells serve its populations and pose a larger threat to public safety if contaminated. The ultimate goal of the WHP Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The Wellhead Protection Program provides the following in accordance with federal laws:

1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develops a containment source management program
5. Develops an alternative drinking water plan
6. Reviews contaminated sources in future wellhead areas
7. Public participation and involvement

The approaches of the Nebraska Wellhead Protection Program are to:

1. Prevent the location of new contamination sources in Wellhead Protection Areas through planning.
2. Minimize the hazard of existing contamination sources through management.
3. Provide early warning of existing contamination through ground water monitoring.

The Wellhead Projection Area is a defined region with restrictive land-use regulations to prevent potential contaminants from locating in the sensitive area. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by the Nebraska Department of Environmental Quality (NDEQ) so communities can apply zoning regulations to the district.



Parks and Recreation Facilities

Sutton is home to several dedicated parks. The existing park system is distributed throughout the community and well connected to residential areas. The four dedicated parks and descriptions of their amenities are provided below:

DLD Park

Located on the west side of town off Ash Street, this new complex, completed in spring 2016, includes four softball/baseball fields. It has a handicap/reserved parking area and a general parking area. A new soccer field has been added to the east of the parking area outside the DLD Park Complex.

Sutton City Park

The largest park, Sutton City Park, is located on the corner of Saunders and Ash Street. This park features not only the Sutton Aquatic Pool, but also tennis courts, a large pavilion with 21 picnic benches, a basketball court, and an array of playground equipment for children. This park also contains multiple Lions Club & Eagle Scout Project built shelters. The newest addition to the Park has been a 5800 sq.ft. surfaced playground area for preschool aged kids up to 12 years of age.

Industrial and RV Park

This park is located in the industrial and RV Park, just to the north of the City Park. This park features some small playground equipment for children.

Sutton Lions Club City Park

This park is located on the southeast corner of Saunders Avenue and Helen Street, It is the former location of the city water tower. This park features some playground equipment for neighborhood kids and visitors.

Cedar and Glen

Clarks Pond, on the northwest corner of Cedar Street and Glen Avenue, not only offers fishing, but also some playground equipment. It is a neighborhood park that provides opportunities to picnic, walk, and relax around a maintained 0.6 acre pond.

East Side Park / Pleasant Hill Children's Park

This park is located on the corner of Dorr and Cedar Streets on the east section of Sutton. This parks has undergone many updates and changes since the 1960's. This park will be updated in 2017-18 with a planned Eagle Scout Project to reinvigorate the park.

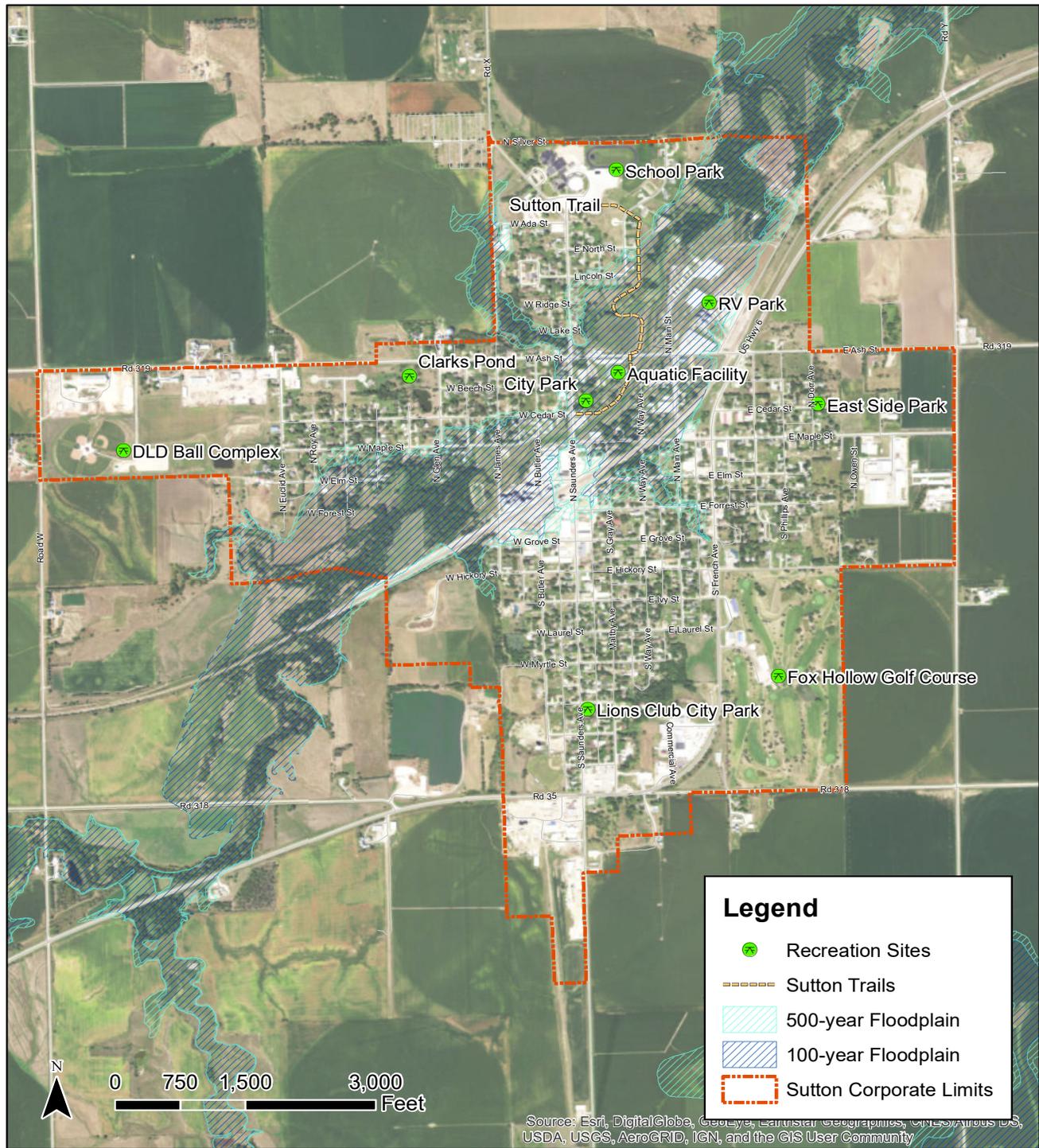
School Parks

When accessible to the public, park features found on school property can also serve recreational needs for the public. The high school athletic fields and Sutton Elementary school have facilities accessible to the public when not in use by the school system.

¹ www.cityofsutton.org



Map 7: Sutton Parks and Recreation



PROFILE

ENVISION

ACHIEVE

IMPLEMENT

Sutton Comprehensive Plan

Parks and Recreation

Created By: JMC
 Date: Feb. 2017
 Revised: NA
 Software: ArcGIS 10.4
 File: 160987.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.





Trails

The Sutton trail is approximately 0.75 miles in length and runs from the Sutton Community School buildings to Sutton City Park. In 2016 and 2017, the Sutton Public School students participated in planting 60+ trees along the existing trail.

Regional Attractions, Parks, and Recreation Opportunities

There are several other recreation opportunities in the region available to Sutton residents and visitors.

- Mormon Island State Recreational Area – 45 miles
- Morphy Lagoon National Wildlife Management Area – 8 miles
- Crooked Creek Country Club Golf Course – 17 miles



Source: JEO Consulting Inc



[section 4.2]

ENVISION

High quality recreation opportunities are one of the amenities that can help a community grow. Sutton can meet the needs of its residents by providing and maintaining quality park facilities. The Envision section of the planning process reflects the formal means of public participation in the Sutton Comprehensive Plan. To better understand the strengths and weaknesses of Sutton’s recreational opportunities, we asked for community and stakeholder input to provide a baseline of current conditions as well as new ideas.

Focus Group Meeting

The aim of this focus group was to gain input regarding parks and recreation opportunities. This was an important group to identify the facilities which are currently available to the community and what opportunities could add to the quality of activities available.

Strengths

- BIG space at City Park
- Pavilion/picnic shelter
- Water Park/pool – 14 years old – has zero entry (gradual slope) & slides – many neighboring communities are building or now have their own
- Library
 - Reading program in summer
 - Music lessons
- Programs – soccer, baseball, softball
 - Other sports through school
- Allegro Wolf – performing arts, non-profit
- New DLD Complex – softball and baseball
- Five smaller parks – equally distributed throughout town
 - Scouts built shelter near DLD Ballpark by detention pond
- New playground equipment completed in 2017 - ADA accessible
- Private fitness center

Weaknesses

- Unable to share facilities with pool – due to liability and scheduling is hard – school also will charge a rental fee
- Youth – lack of “hang out” area
- Community performance area space
 - Could do movie in the park – temporary screen
 - Arts in the park
- Sidewalks are poor – bad shape or do not exist
 - “Recommended” that new housing puts in sidewalk – should it be required?
- Limited indoor space available for use – basketball, walking can be done unless community center has another function going on
- Nothing in fine arts – could create a “Makers Space” for youth



- Multi-Use facility
 - Space at DLD Ball Complex – existing buildings a possibility
 - Provide a flexible space where dance, yoga, etc can all happen
 - Boy and Cub Scouts meeting space moves around – no official space
- After school activities and day care are lacking
- Limited walking trail
 - Continue trail from City Park, along Euclid, to ballpark
 - Regional connection
 - Build loop at ballpark

Needed Investments (next 10-20 years)

- Number of parks sufficient – no new park spaces
- Update equipment in all parks and consider additional/new activities
- Youth as well as 30-50 year olds all want activities
- New investments – Identify focus areas for investment and synergy
- Amenities to attract families
 - Outdoor recreational opportunities for families and younger families: including; zip line, paint ball course, skeet or clay facility, firing range, outdoor theatre performances in parks, outdoor movie nights at parks, and Frisbee golf.
 - Indoor recreational opportunities within a multi-use facility: including; small kids crawl space areas, repelling/climbing wall, elevated rope walking course, miniature golf, archery room, firing range, electronic driving range, paint ball course, walking area track, athletic conditioning room, indoor therapy pool and mini-theatre.

Growth Areas

- Old ball fields along Hwy 6 –good business site
- Downtown could open up a bit – businesses are shifting (building larger space or possibly removing buildings from floodplain) and can open up parking

Magic Wand

Here the consultant asks, “if you had a magic wand, how would you change Sutton?” This allows for participants to dream big, providing new ideas, and it allows them to comment on topics outside of their focus group topic. The following answers affect more than one of the comprehensive plan themes which reinforces how much they are intertwined and affect one another.

- Redevelopment of downtown – facades and mechanical
 - Access to second floors - housing
 - Big central building is BIG – old Legion (big space 64’x90’)
 - Don’t build new if you don’t have to
- 18 hole golf course – add 9 more
- Multi use/rec facility
- Expand walking trail



- Fine arts/performing arts - space for activities
- Unified Community Parks Plan
 - Phased improvements
 - Market amenities
- Old mortuary – space for scouts or community multi-use facility
 - Good location for redevelopment - building is in bad shape

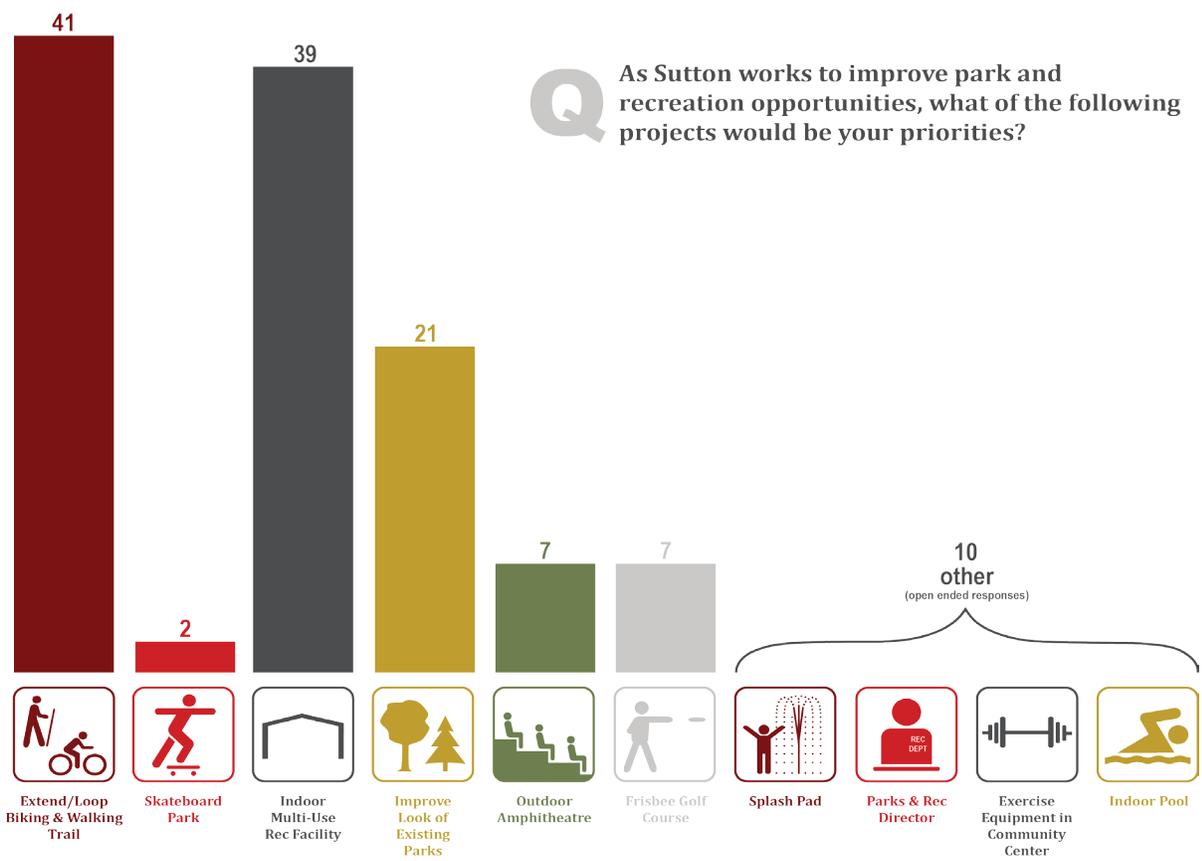
Town Hall Meeting

The following comments were made during the Town Hall Meeting regarding environmental resources and recreation:

- We have good facilities, lets focus and improve on what we have
- New recreation facilities and opportunities should be considered
- Look at combining new activities and old ones into a multi-use building
- Consider a core building to help with more year round activities that would be inside

Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which guided the update of the Comprehensive Plan and provided focus for community decision makers. See Appendix A for full survey and comments.





[section 4.3]

ACHIEVE

The City of Sutton understands the importance of protecting natural resources within and around the community. The City wants to ensure drinking water sources are of good quality and sufficient supply for the extended future. It is also important to protect floodplains by limiting development within these areas.

Sutton City Park and the new DLD Park are important facets of Sutton's quality of life. Citizens want the City to continue to support, maintain, and improve the look of existing parks while growing (extend/loop biking & walking trail and create indoor multi-use recreational facility) these amenities. The community is proud of these facilities and is focused on improving the recreational opportunities available while marketing them as regional attractions.

[section 4.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on managing future growth and development of the City. Here we outline the goals, policies, and action steps for Environmental Resources and Recreation. Policies and action steps give more detail and describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to City's future development.

Goal

Development and implementation of a Parks and Recreation Plan. This plan would include both short-term and long-term projects.

Objectives

- Provide recreational opportunities and facilities for all demographics. This includes review of existing facilities and programming, as well as developing new opportunities.
- Implement priority and cost-effective park improvements/programs.
- Utilize community organizations and the private sector to assist with the implementation and development of parks and recreation services and facilities.
- Explore the feasibility of a Sutton Recreation Facility
- Focus on and identify family and youth core recreation activities and amenities.
- Market recreation assets more effectively to the region.



Action Steps

- Review and update park system maintenance procedures.
- Develop a Recreation Master Plan that includes the community priorities of:
 - Developing and integrating recreational opportunities and community amenities via extended walking/biking trails.
 - Create an indoor rec/multi-use/all season/facility for adult and youth activities
 - Develop a plan showing the layout of a future park and trail improvements and their relationship to each other.
 - Prepare cost opinions for planned park and trail improvements.
 - Develop a phasing plan for the implementation of the proposed improvements.
 - Identify the appropriate public agencies and/or community organizations that will be responsible for the implementation and ongoing oversight of the programs.
- Implement the Sutton Recreation Master Plan in phases.
- Incorporate amenities to attract families that are not limited to but may include:
 - Outdoor recreational opportunities for families and younger families including: zip line, paintball course, skeet or clay facility, firing range, outdoor theatre performances in parks, outdoor movie nights at parks, and Frisbee golf.
 - Indoor recreational opportunities within a multi-use facility including: small kids crawl space areas, repelling/climbing wall, elevated rope walking course, miniature golf, archery room, firing range, electronic driving range, paintball course, walking area track, athletic conditioning room, indoor therapy pool and mini-theatre.



Chapter 5

Housing

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Housing **5** SUTTON

[section 5.1]

PROFILE

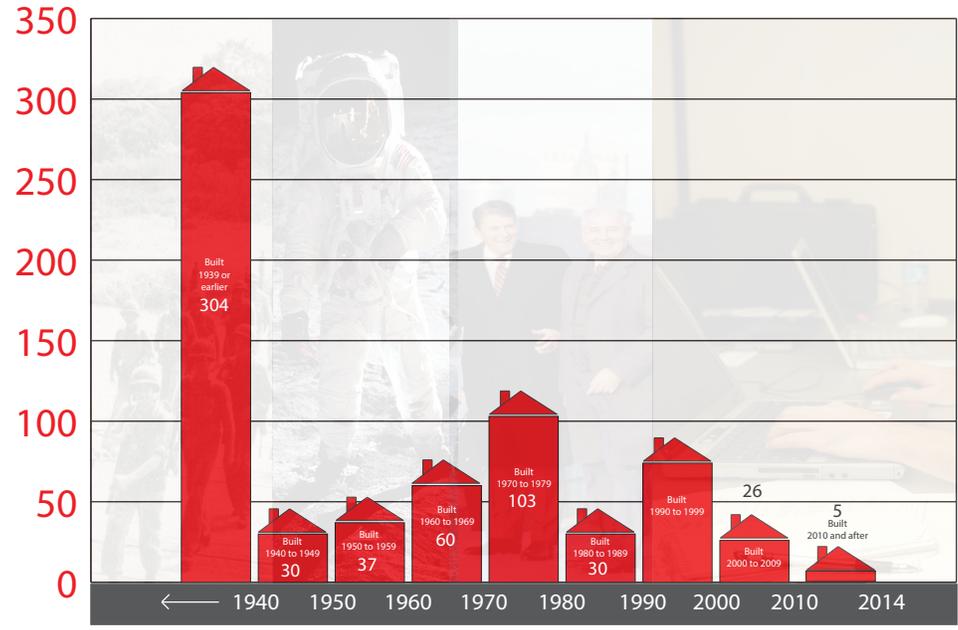
Housing is a key component to future growth and opportunities available within and around communities. A community seeking to grow must continually invest in its housing stock to ensure that an adequate supply is available to meet market demands for housing types, amenities, and price points. This section includes data regarding Sutton housing statistics such as age, median home value, tenure, and housing costs. This information helps to show how housing can be improved and where its strengths are.



Source: JEO Consulting Inc



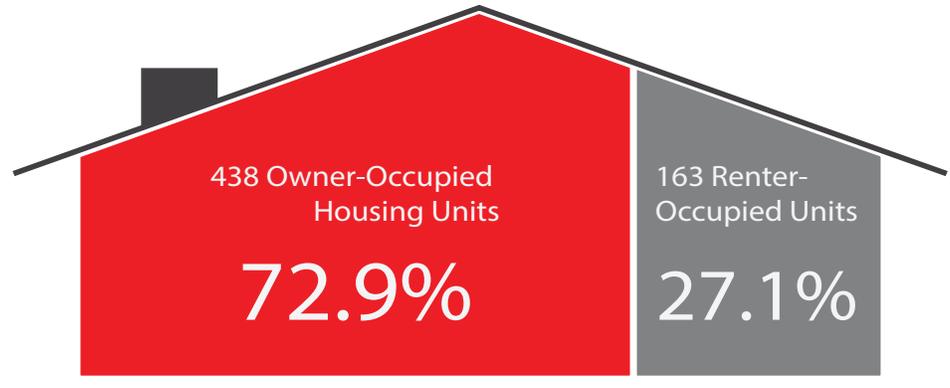
Figure 7: Age of Housing



Age of Housing

Historically, as Sutton developed its housing stock followed suit. Sutton’s population peaked in the 1920s, declined steadily until 1960, and has since rebounded through present day. Immediately noticeable is that the large majority of Sutton’s housing stock was built prior to 1940. Nearly 50% of Sutton’s housing stock is over 70 years old. This has a lot of implication regarding the housing style and condition community-wide.

Figure 8: Sutton Housing Tenure

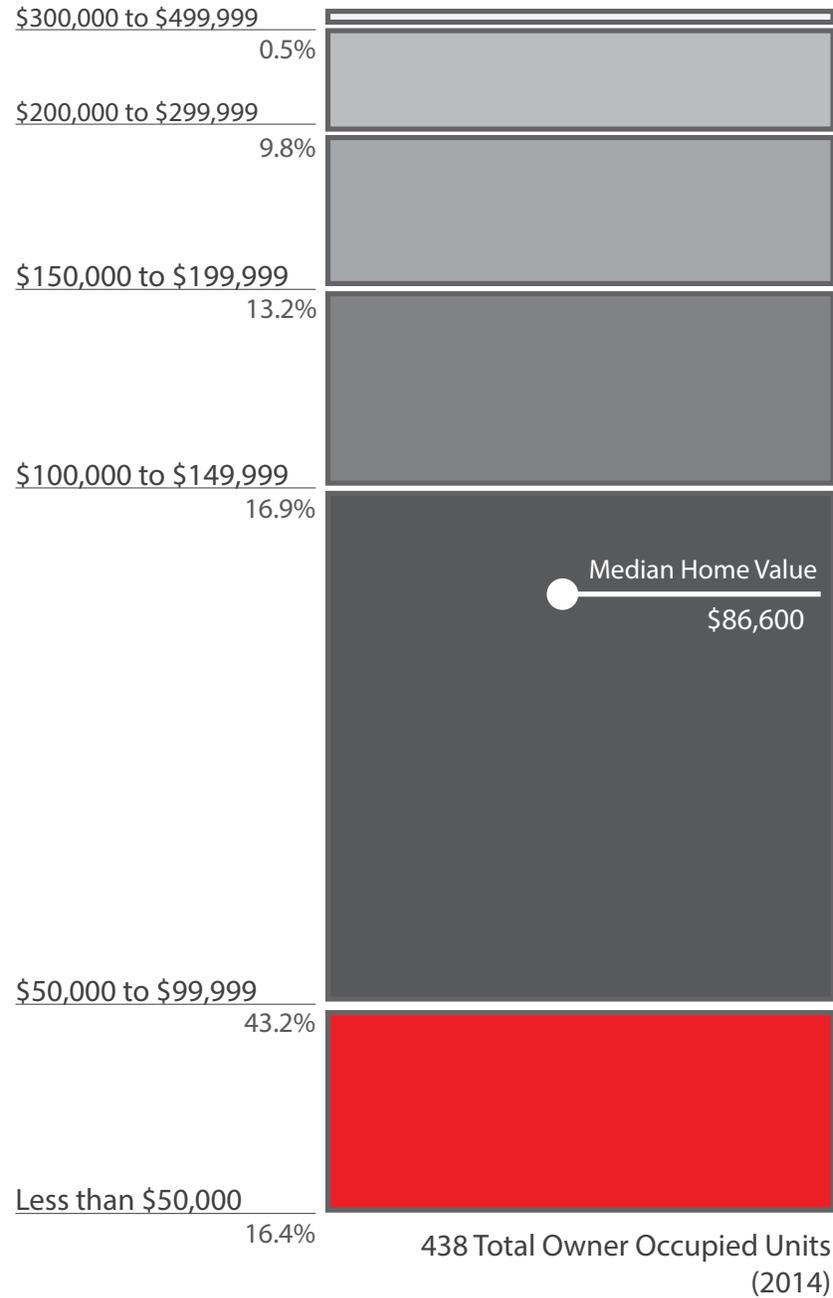


Housing Tenure

The ratio of owner-occupied units to renter-occupied units portrays how housing is utilized in the community. The nearly two-thirds of occupied households being owner-occupied represents a nearly ideal ratio of ownership to renter opportunities. Sutton can work to increase homeownership rates while still having ample opportunity for renters. Viable renting opportunities are important in a community’s housing stock. Renting provides an opportunity for introduction into a community by new employees entering the local workforce.



Figure 9: Sutton Owner-Occupied Unit Values

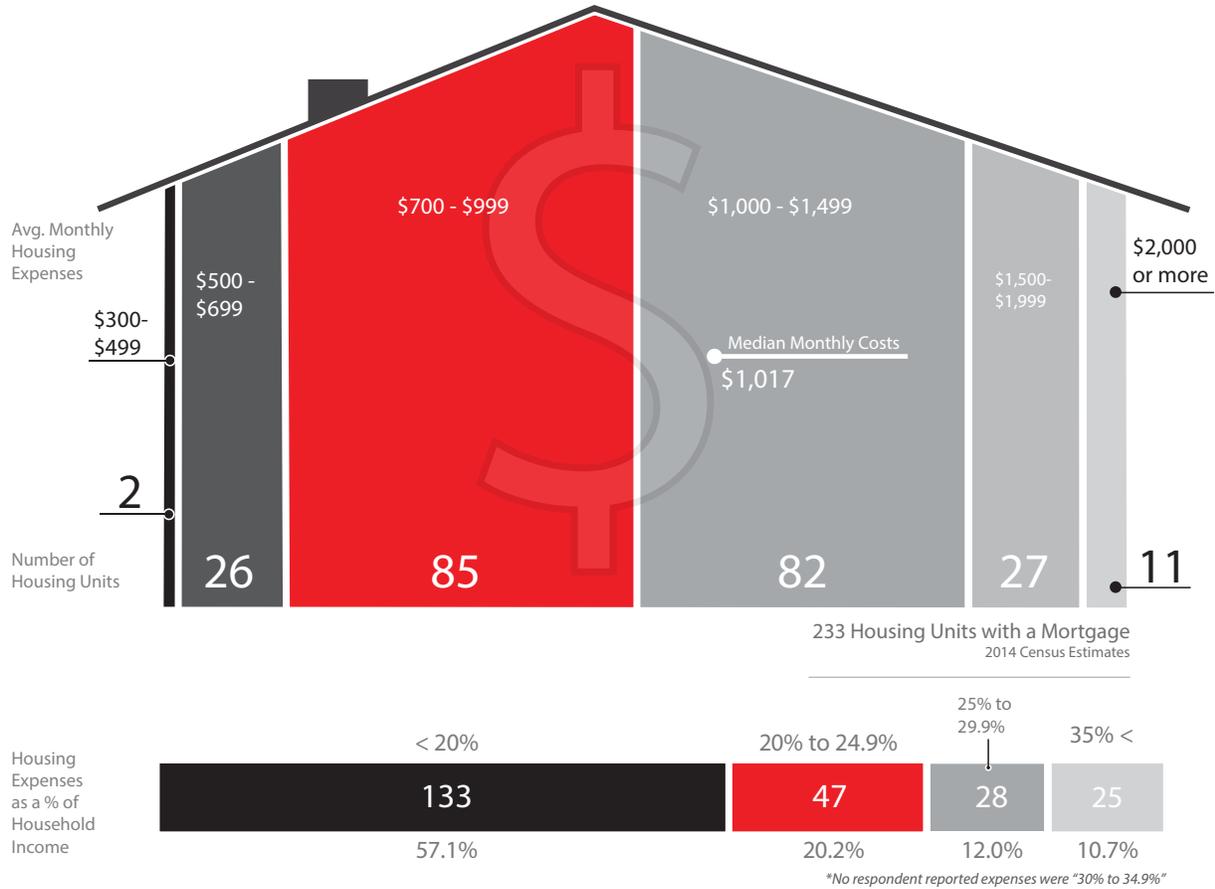


Owner-Occupied Unit Values

The age and condition of Sutton’s housing stock can best be quantified in the overall value of homes in the community. The estimated median home value was \$86,600 in 2014. The majority of homes in Sutton (59.6%) are valued at less than \$100,000. New housing investments along with programming to improve the existing housing stock will help raise the home values in Sutton while providing more housing options for new and existing residents.



Figure 10: Sutton Owner Housing Costs



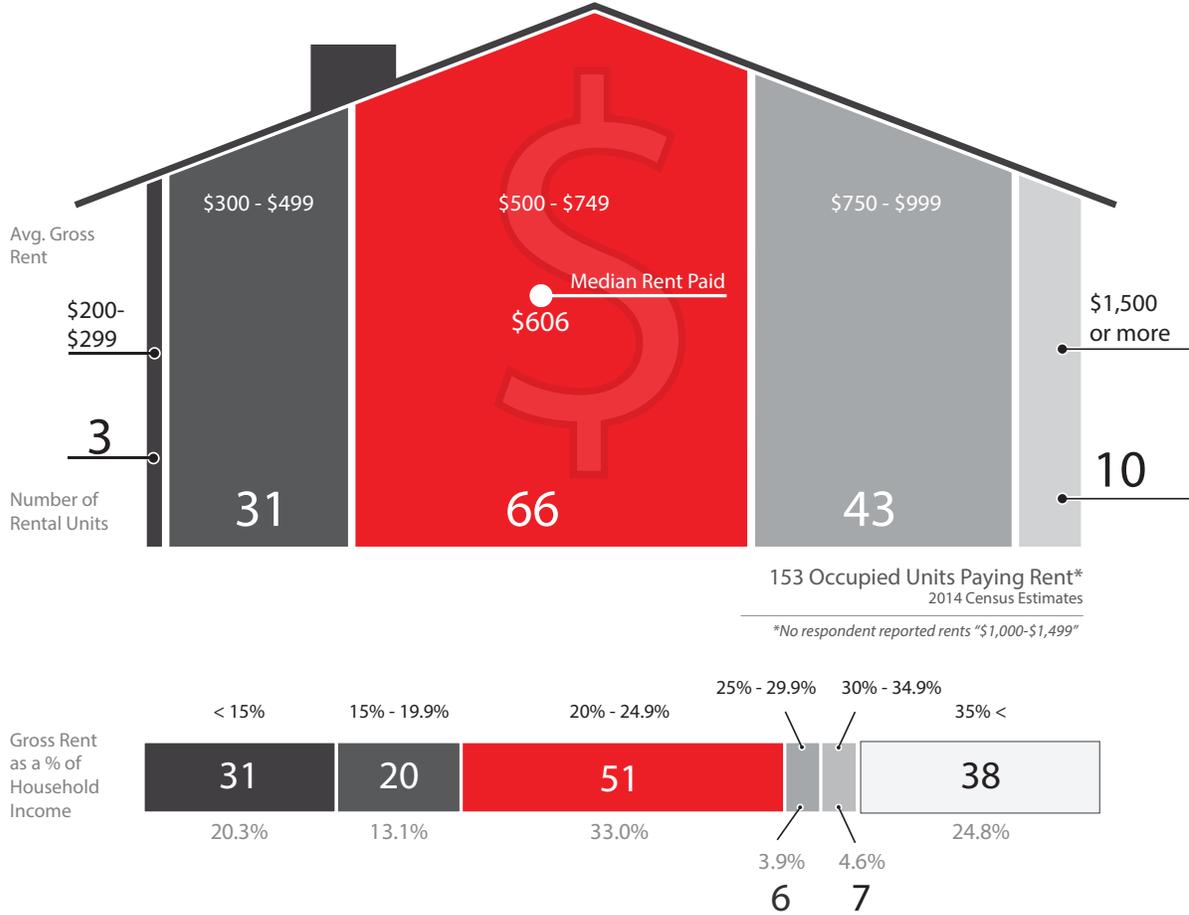
Owner Housing Costs

The relationship between income and housing can be further explored by analyzing monthly housing costs for both owners and renters. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home; mortgage (rent), taxes, insurance, and utility costs. A monthly housing cost in excess of 35% of household median income is considered to be a burden to that household.

Of owners, the median monthly cost of ownership was \$1,017 in 2014. An estimated 10.7% of households in Sutton have a housing burden, while almost 77% of households spend less than 25% of their household income on housing costs. A low housing cost provides additional discretionary income that can be applied towards savings, additional investment in the home, or in the local economy. Having such a high percentage of households well below the burden level is a positive economic indicator for the community. This number suggests a number of households are living “below their means” and would have the ability to upgrade housing if provided the option.



Figure 11: Sutton Renter Housing Costs



Renter Housing Costs

With a median rent of \$606, renters in Sutton experience more difficulty with affordability of housing. An estimated 24.8% of renters experience a housing burden, with gross rents exceeding 35% of their household median income. 66.4% of renters in Sutton pay less than 25% of their household income on rent. With nearly two-thirds of renters paying less than 25%, and 20.3% of renters paying less than 15%, there is some opportunity for higher-quality, higher rent rental units. The required rent for new housing units may be a social value impediment to existing residents that are unaccustomed to a greater percentage of income consumed on housing.



[section 5.2]

ENVISION

The Envision section of the planning process reflects the formal means of public participation in the Sutton Comprehensive Plan. The consultant asked for community and stakeholder input to provide a baseline of housing conditions and explore what is necessary to continue Sutton's growth.

Focus Group Meeting

A housing study was completed in early 2016. Public input from that process was included for this chapter and is considered current and reliable. Therefore, a focus group was not included as part of the comprehensive planning process. Instead, we pulled information from the focus groups held during the 2016 housing study process.

Housing Study Input

A series of focus groups were designed to solicit input from targeted stakeholders in the housing market. Participants included realtors, landlords, major employers, lenders, community leaders, young professionals, and high school youth.

The responses overwhelmingly echoed and expanded on findings of the profile findings. Limitations to housing growth include: availability, housing choice, condition, and a backlog of demand. Modern housing with family-friendly amenities are lacking in the community, and have the greatest amount of demand. New housing, priced around \$130,000-\$200,000 is the targeted desire of most participants. Stakeholders desired existing or new subdivisions with larger lots, 3 bedrooms, and a 2 car garage. While two modern subdivisions exist with buildable lots, the public expressed affordability issues with constructing a new house. However, they believed this not only provides opportunities not only for potential residents to Sutton, but also allow for existing residents to upgrade their current housing situation.

Additional comments regarding housing expressed during other focus groups include:

- Independent senior living units are needed, but currently there are no sites available (per zoning).
- New housing near old football fields or DLD Park.
- A feasibility study to replace the skilled nursing center is currently being completed.



Town Hall Meeting

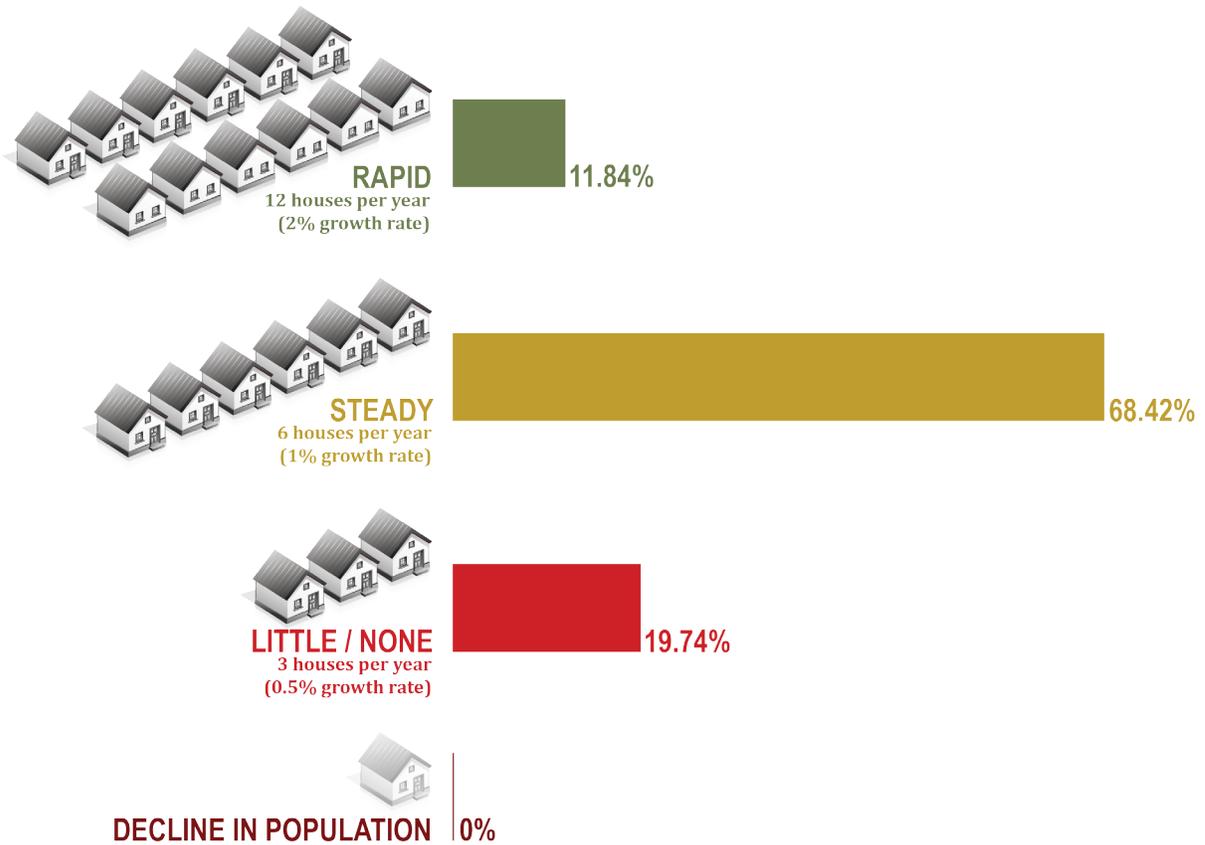
Although there was not a Housing Station at the Town Hall Meeting, members of the public in attendance made the following comments related to housing:

- Need more housing for families trying to move to Sutton
- 0.5%-1% population growth is preferred
- Need new rental properties for families in transition desiring to build and be in Sutton

Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which guided the update of the Comprehensive Plan and provided focus for community decision makers. See Appendix A for the full survey and comments.

Q What is the optimal population growth scenario for Sutton moving forward?





[section 5.3]

ACHIEVE

Availability of housing choice was at the core of the Sutton housing discussion. Housing vacancy is very low in Sutton, both for owner-occupied and rental, leading to a need for new housing. Public input notes the desire for steady growth at about 1% per year with a general focus on bringing new families to the community. However, various single-family home types were identified to meet the needs of current and future residents.

Though single-family housing is the most needed and in demand, there may be a need for attached housing such as condos and townhomes. In time, the City will need housing options to accommodate an increasing elderly population that does not want or cannot maintain a large detached home. Attached housing may even be preferable to empty nesters or those simply looking to downsize. Multi-family housing accounts a smaller proportion of total housing over the last three decades, but is still a necessary option to build the population.

As the City looks to grow, higher density residential may be a tool used to diversify housing types. Within medium density residential land use, the City would look to include housing types that include duplexes, townhomes, apartments, etc. Another alternative is to include upper story living above businesses or offices within the downtown district. Additional housing options will enhance what is already existing in Sutton. These changes should be considered and implemented through zoning ordinance updates.

A feasibility study for a new retirement home facility for Sutton is currently being completed. This type of facility would benefit the community as a whole by keeping one of the largest employers in Sutton viable in the long-term, as well as allowing the aging demographic to remain in the community. Providing a home for Sutton's aging population creates the ability for generations of families to remain together, as these facilities provide the necessary care close to home. Because fewer communities in the area have these facilities; a new, modern facility in Sutton could serve as a significant draw for families looking to remain close to their loved ones. Continued work on the new Sutton Community Home project should be actively pursued by community leadership.

Housing affordability and quality will be indicators worth monitoring, especially in terms of attracting and retaining younger talent. There is housing demand in the community but older homes may require maintenance. The City may look to develop a housing rehabilitation program to improve and modernize older housing stock and enhance local appearance and character.



[section 5.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the City. Here we outline the goals, policies, and action steps for Housing. Policies and action steps give more detail and describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and they imply a clear commitment to the City's future development.

Goal

Improve the housing choice for all current and future residents of Sutton.

Objectives

- Provide an environment that encourages and promotes residential development to support population growth.
- Identify adjacent land within the City's Extraterritorial Jurisdiction to be legally annexed into the corporate limits for the creation of new subdivisions.
- Provide financial assistance for the rehabilitation of the City's existing housing stock.

Action Steps

- Actively solicit potential housing developers/builders within the region.
- Review the goals and policies contained within the adopted Sutton Comprehensive Development Plan and Zoning Ordinance, and Subdivision Regulations that support housing development.
- Develop public/private partnerships, where necessary, to facilitate new housing development.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of tax increment financing (TIF).
- City should consider purchasing nuisance lots that need cleaned up and then sell to a developer or build houses on via CRA.
- Creation of an incentive to lower or reduce the risk to builders and developers. May include the utilization of LB840.
- Identify potential land and existing subdivisions to be legally annexed, as indicated in the Comprehensive Development Plan and other studies.
- Conduct an annexation study on specified sites to determine feasibility, cost-benefit and legality of the annexation.
- Where appropriate, formulate and officially adopt revised guidelines which will govern the fair and effective implementation of Sutton Housing Rehabilitation Program. Include specific language that addresses the responsibilities of the



- homeowner during the compliance period.
- Continue to identify local, regional, state and federal resources available for housing rehabilitation activities.
 - Develop public amenities that are desired by young families to promote housing starts for this target demographic
 - Review and update zoning ordinance to allow for greater density with appropriate residential areas. This would include more diverse housing opportunities such as apartments, duplexes, townhomes, lofts, etc.
 - Assist Housing Authority to acquire vacant properties for redevelopment as rentals for young families and young single professionals
 - Work with Housing Authority to make improvements to dilapidated properties.
 - Allow non-first floor residential units within the downtown district. Provide incentives or other programs to assist property owners to make needed infrastructure and structural improvements (existing or investments new constructions).
 - Future development and fundraising for new retirement home facility for Sutton should be pursued and encouraged.



Chapter 6

Economic Development

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Economic Development

SUTTON

[section 6.1]

PROFILE

The economic profile of Sutton has been steady over the years. According to 2015 American Community Survey estimates, approximately 50% of Sutton residents worked in Sutton, while the other 50% commuted outside of Sutton for work. Having a strong percentage of people that work within the community provides good support for Sutton businesses and services. The Profile section outlines the employment industry, commute times, income source, household income, as well as taxable sales.

Table 4: Employers in Sutton

Name	Products/Service	# Employed
VanKirk Brothers	Heavy Construction	105
Sutton Community Home	Assisted Living/Long-Term Care	72
Sutton Public Schools	Education	67
George Bros Fertilizer & Trucking	Agriculture Related	45
Central Nebraska Wood Preservers	Wood Treatment	28
Cooperative Producers Inc	Agriculture Related	16
Mustang Media	Retail - Marketing	16
REMCO	Wood Products	15

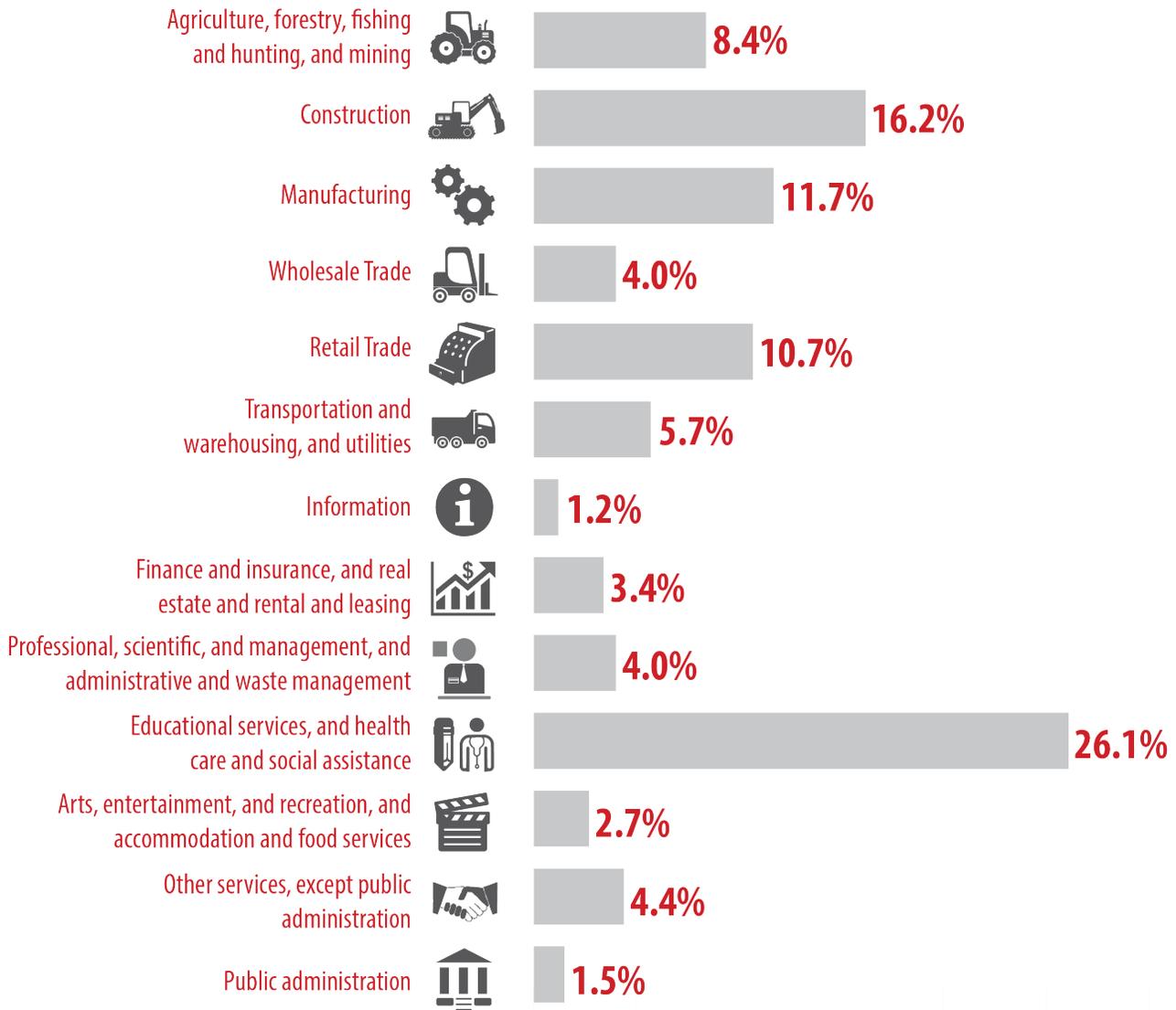
Source: Nebraska Community "Fast Facts" Profile, Sutton, Nebraska – Nebraska Public Power District

Employers in Sutton

Sutton is generally agrarian based and has several associated agribusinesses that support the industry. Also present are a full-service grocery store, pharmacy, family practice, accountant, insurance, banks and other services. Retail is not particularly strong in Sutton, but does supply enough sales to support a local economic development plan incentive program (LB840).



Figure 12: Sutton Employment Industry



Employment Industry

Like most rural communities, the largest employment sector shown in Sutton is in educational services, health care, and social assistance. An independent school district and the presence of the Sutton Community Home (nursing home facility) provides a major employment draw to the community. Beyond this sector, employment is distributed throughout the sectors identified by U.S. Census.



Figure 13: Sutton Commute Time



Commute Times

Approximately 50% of the community commutes to work. The average commute time for a Sutton resident increased 13% since 2010, indicating that a portion of residents are driving farther for employment. As transportation improvements and overall connectivity to employment areas increase, Sutton residents may become much more mobile. This mobile element depends on viable transportation costs as fuel prices over the last 10 years have varied, but most recently are at historic lows.

Income Source

Income source, as shown in Figure # below, refers to the source of residents' earned money. Earning refers to those residents within the job market. 78% of household income coming from earnings indicates that there is a strong workforce. 34.4% of residents receive income from Social Security while 14.1% receive retirement income. Some residents may fall into more than one category.

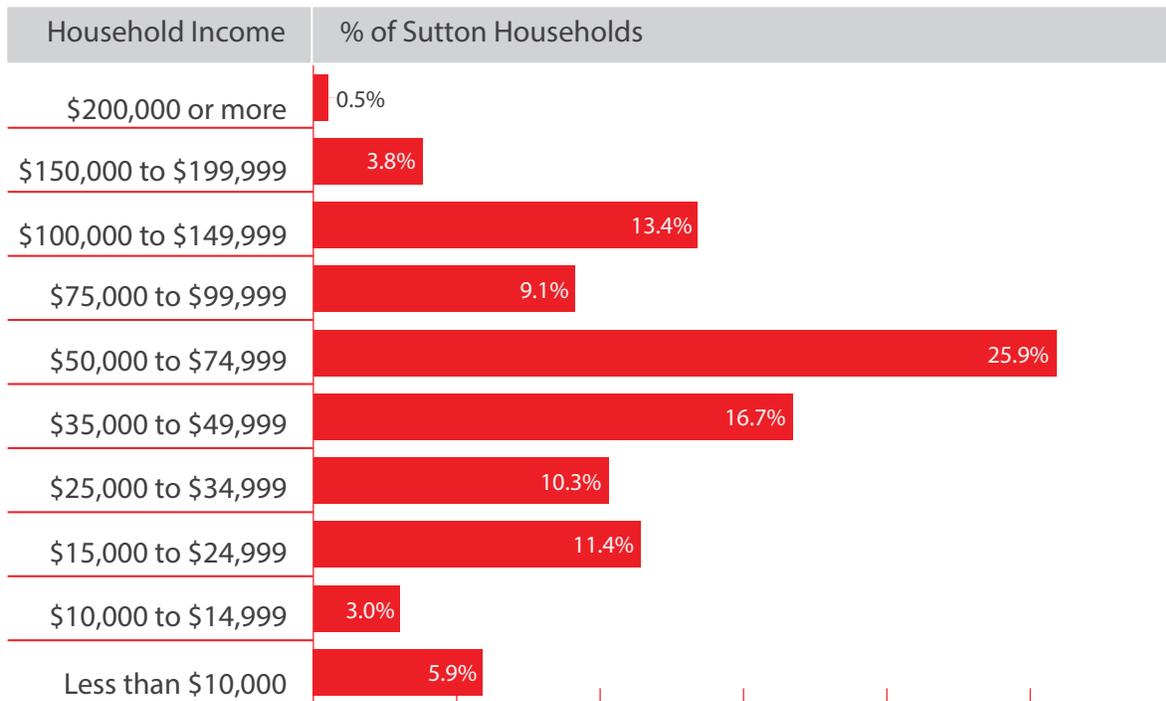
Household Income

Income is a major, if not the definitive factor, in terms of housing choice for a resident. Figure # documents the household income levels of Sutton residents. According to Census estimates, 47.3% of Sutton households' income lies under \$49,999. That has a drastic effect on the demand and condition of housing in the community. However, the data also indicates that a similar percentage of household income consists of, or is supplemented by, social security or retirement income. This indicates that a number of households are out of the workforce, likely due to retirement.

The number of elderly citizens in Sutton also skews the median household income data. The mean income for households whose income source includes social security or retirement is less than \$20,000. The mean income for households whose income is derived from earnings is \$60,489. This demographic more likely consists of working families with steady income.



Figure 14: Sutton Household Income



Income Source	% of Sutton Households	Mean Income
Earnings	78.3%	\$60,489
Social Security	34.4%	\$19,478
Retirement Income	14.1%	\$11,138

MEDIAN HOUSEHOLD INCOME	\$51,288
MEAN HOUSEHOLD INCOME	\$61,561

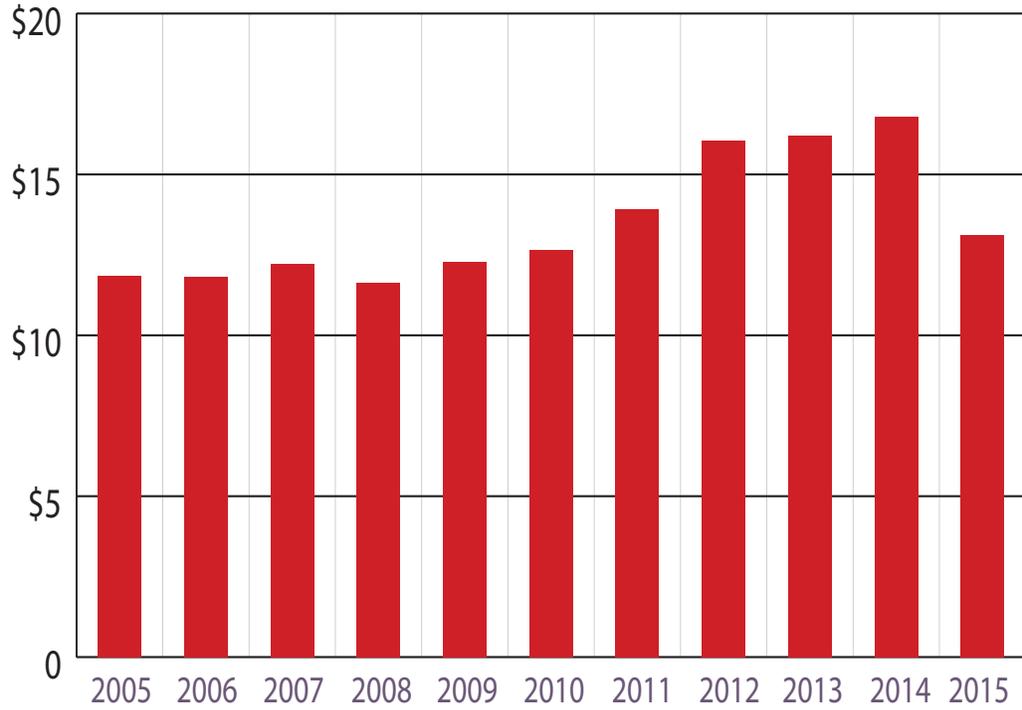
Marketing

The Sutton website was recently updated and includes a link to the Location One Data site. The “LOIS” program site helps market communities and properties for development purposes. Also, the City website describes the Local Business Incentive Program (LB840).



Figure 15: Sutton Taxable Sources

(Millions)



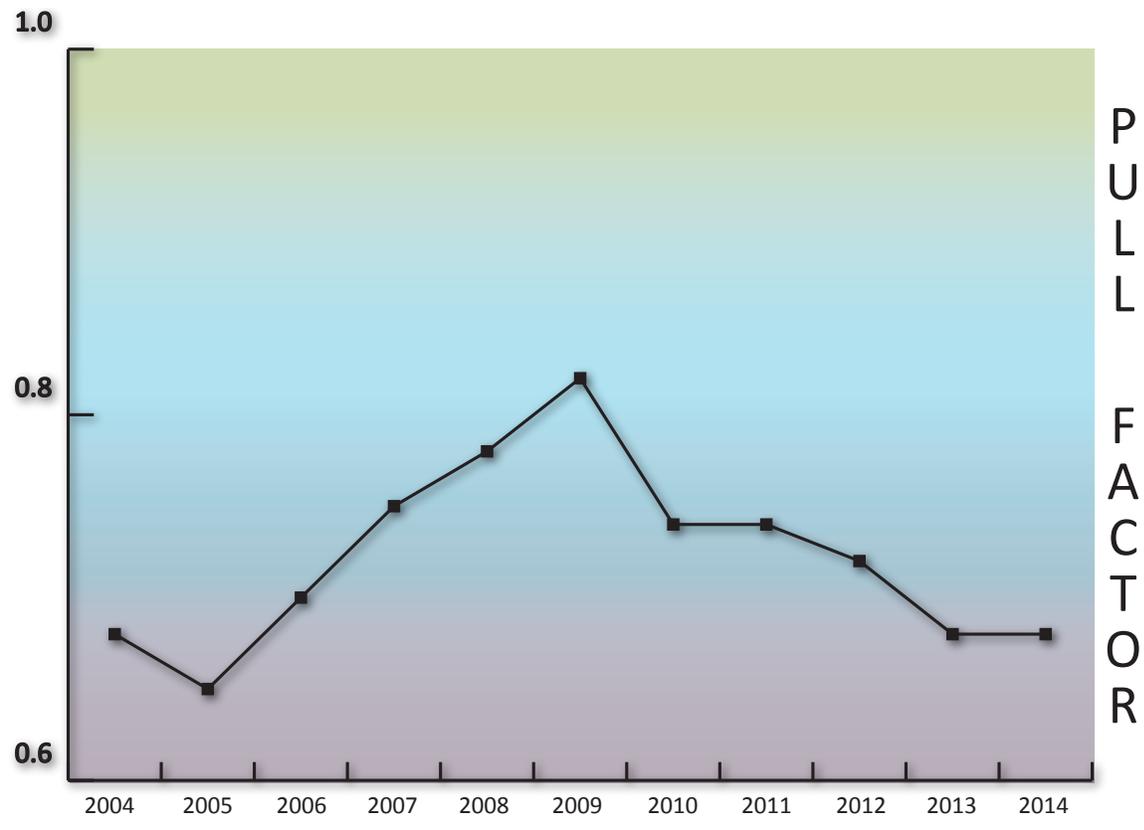
City Net Taxable Sales (In Millions)	\$11.9	\$11.8	\$12.2	\$11.6	\$12.3	\$12.6	\$13.9	\$16.0	\$16.2	\$16.8	\$13.1
% Increase Taxable Sales		-0.3%	3.3%	-4.7%	5.6%	2.9%	6.1%	15.2%	1.1%	3.6%	-21.8%
City Sales Tax Per Capita	\$8,191	\$8,169	\$8,437	\$8,042	\$8,488	\$8,736	\$9,272	\$10,681	\$10,798	\$11,180	\$8,742

Taxable Sources

As a city, Sutton has experienced general growth in taxable sales in the past decade, with the exception of 2015. During the period from 2005 to 2014, Sutton’s net taxable sales increased 25%. The national rate of inflation (Consumer Price Index) increased 21.2% during the same ten year period. The City Sales Tax Per Capita has also seen relatively steady increase over the same time period, indicating a productive workforce and economy.



Figure 16: Sutton Pull Factor



Source: Department of Revenue

Pull Factor

A city’s pull factor is a measure of the amount of dollars being spent within the city compared to being spent outside of the city – whether by residents or visitors of that particular city. The pull factor is a measure of the share of the overall market a city captures compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within the city as outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates a leakage of dollars being spent in the city.

The trend line noted above is a measure of Sutton’s pull factor over the most recent reported decade. During the ten year period 2004 to 2014, Sutton experienced unstable and changing pull factors with continued leakage to other communities. A commuting population is generally the driving factor in loss of taxable sales within the community. Approximately a third of Sutton’s workforce is from outside of the community. Sutton can grow taxable sales by continuing to retain and grow local businesses and services for local residents and those commuting to Sutton for work. Other opportunities include providing unique retail options to attract outside shoppers into the community. Sutton has a reputation for good business services and goods.

Sutton can continue to maintain a high retention of taxable sales by continuing to retain local business from Sutton residents as well as providing unique retail options to attract outside shoppers into the community.



[section 6.2]

ENVISION

The Envision section of the planning process is the formal means of public participation in the Sutton Comprehensive Plan. During this process the consultant asked for community and stakeholder input to provide a baseline of economic development conditions, and explore what is needed to grow the community.

Focus Group Meeting

The Vision Implementation Plan (VIP) was completed in early 2016 and included a business and economic development focus group. Therefore another business and economic focus group was not included as part of the comprehensive planning process. Instead we pulled from that VIP process. Public input from that process was included for this chapter as it was considered current and reliable.

Topics Identified During the VIP Strategic Planning Session

- It's the people that makes Sutton, Sutton
- Civic Pride "doing our part"
- Keep moving Sutton forward
- Growth and successes in Sutton, still provide strong hope for the future of the City
- Good traffic in downtown
- Strong medical support facilities and existing retirement home and assisted living complex
- Young families moving in/back; growing population
- Good school system/FFA program/FCCLA Program
- LB840 small business assistance program (up in 2016)
- Sutton does things right
- Market area – surrounding area
- Economic Development needs
- Home health
- Home maintenance
- Better internet speed
- Recruitment of younger families
- Housing – limited supply in rentals
- Succession planning
- Mentoring – for our youth to think more entrepreneurial
- IT support
- Space in downtown area
- Condition of 100-year old business storefronts
- Fiber optics – city wide to both residents and businesses needed – limited currently
- Daycare – need for more daycare availabilities – very limited now
- Medical – continued support and expansion



- Park – need for improvements to playground facilities, equipment, handicap access
- Downtown revitalization
- Streetscaping/beautification
- Clothing store
- Internet marketing of Sutton
- Space for business start-up
- Private rooms at nursing home – need for more or development of new home
- Marketing of Sutton and services available
- Cost prohibitive to buy agriculture land
- Restaurant – succession of current businesses and new developed ones
- Need for a Business Improvement District

Town Hall Meeting

Although there was not an Economic Development Station at the Town Hall Meeting, members of the public in attendance made a few comments which related to economic development.

- New businesses and services are desired
- Downtown improvements would be a benefit to Sutton and existing businesses
- Additional ways to train business owners to market themselves better are needed
- New programs to stimulate business growth

Community Survey

A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which helped guide the update of the Comprehensive Plan and to provide focus for community decision makers. See Appendix A for the full survey and comments.

Q If Sutton is to establish an Economic Development culture, what should be the first step?

Develop a marketing plan to help “promote” Sutton and its businesses as a unified group. 

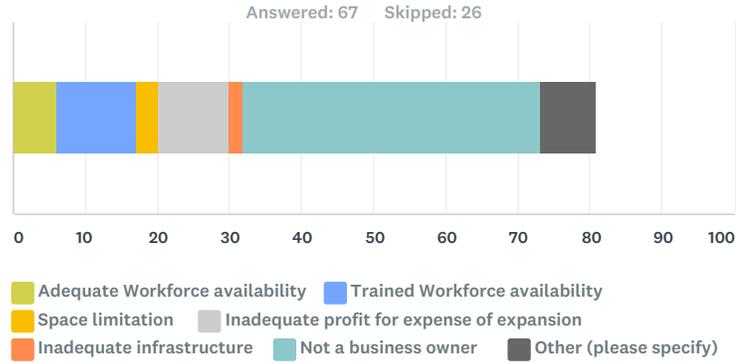
Creation and development of a small business incubation space and/or location for micro business expansion (youth businesses & home based product development) 

Create partnership with the Chamber of Commerce and the Central Community College to offer ongoing training and education to small business needs/ entrepreneurs about accessing capital, preparing business plans, capturing niche markets, etc. 

Establish clear public policy as it relates to dedicating resources for economic development activities. 

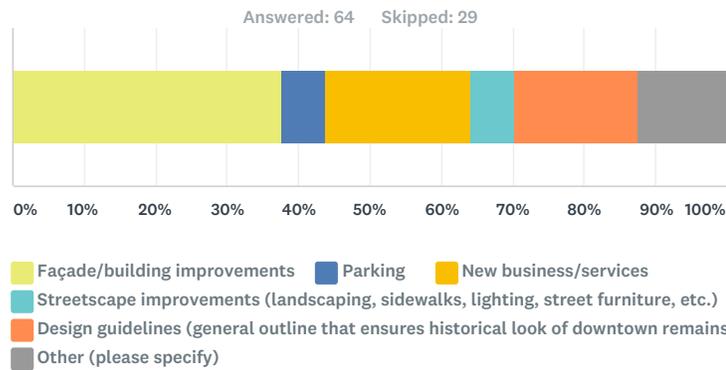


Q14 As a business owner, what is keeping you from expanding your business? (Select up to 2)



Answer Choices	Responses
Adequate Workforce availability	8.96% 6
Trained Workforce availability	16.42% 11
Space limitation	4.48% 3
Inadequate profit for expense of expansion	14.93% 10
Inadequate infrastructure	2.99% 2
Not a business owner	61.19% 41
Other (please specify)	11.94% 8
Total Respondents: 67	

Q12 What should be the first step of projects in downtown improvements?



Answer Choices	Responses
Façade/building improvements	37.50% 24
Parking	6.25% 4
New business/services	20.31% 13
Streetscape improvements (landscaping, sidewalks, lighting, street furniture, etc.)	6.25% 4
Design guidelines (general outline that ensures historical look of downtown remains through improvements)	17.19% 11
Other (please specify)	12.50% 8
Total	64



[section 6.3]

ACHIEVE

The Achieve section provides a summary of the previous sections and identifies priorities needed for future growth and development. Economic development and the revitalization of downtown were identified as major priorities for the community. Sutton can build on its strengths by investing in improvements to the downtown while also providing space for new business. There is limited space within the community as a whole for new business growth. Identifying new areas for this growth is part of the Land Use & Growth Management Chapter. By supporting existing and welcoming new business, Sutton expects to grow its job base while also providing desired services and amenities for the community.

There is a growing capability in today's workforce for employees to work from home or "telecommute." One advantage of telecommuting is that it gives an employee more freedom to choose where they live. Fast and reliable internet is also an essential element to quality public education across all grade levels. Deficiencies related to internet service have been noted throughout the Plan update. In order for Sutton to be an attractive and viable location for employers and employees, an emphasis will need to be made to close the broadband gaps that currently exist.

A focus to encourage and develop local entrepreneurs should be created to continually inspire local youth current in school to pursue these aspirations. Education programs focused on encouraging forward thinking students at an early age of development is suggested. As early as first grade, introduction of the learning frames of entrepreneurship, rural community leadership, and mentoring should be considered. Creating an environment of enriched understanding of community leadership and creativity should be encouraged to develop a stronger entrepreneurial atmosphere. Providing ways for youth and younger families to align themselves into leadership positions is very important to allow active volunteerism and future growth of community activity within Sutton.

As by the year 2020, over 75% of the workforce will employ 'millennials'. Due to the different nature of this workforce's needs, stimuli, and community activities; it would be wise for all communities, including Sutton, to actively survey this demographic in the community and incorporate pathways that would engage them more effectively. Creating a community environment with positive elements that attract this demographic will be critical to workforce replacement within the community, but also to encourage business growth with millennials as owners of those businesses.



[section 6.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the City. Here we outline to goals, policies, and action steps for Economic Development. Policies and action steps give more detail and describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and they imply a clear commitment to the City's future development.

Goal #1

Promote economic development within the City of Sutton and the region.

Objectives

- Establish an economic development culture within the City.
- Examine the economic profile of Sutton and external factors that may influence future economic development efforts in Nebraska and Clay County.
- Develop strategies for promoting/fostering economic development in the Sutton.
- Emphasize and aggressively support small business development and entrepreneurial training.
- Educate residents and youth about economic development basics and create positive atmosphere for growth.

Action Steps

- Establish economic development goals, objectives, action steps and timelines in cooperation with community partners.
- Create an entrepreneurial atmosphere to encourage the development of new business.
- Consider the capacity of existing public infrastructure/utilities to support future economic development efforts.
- Consider the opportunities and constraints of a “commuter” population base. Involve a yearly Pull-Factor analysis of workforce that commutes.
- Promote the availability of “shovel ready” sites within the City and its extraterritorial jurisdiction; pursuing any possibilities to be ‘certified’ ready by outside group.
- Identify local and regional partners for economic development, including financial assistance partners, technical, educational and job training partners, improve communication among business and government leaders, and foster cooperation among industry coalitions, and residents.



- Use local option sales tax to be a reinvestment into promoting and marketing existing businesses.
- Develop a marketing plan that focuses on common business sectors.
- Utilize the Chamber of Commerce and the Central Community College to offer ongoing training and education to small business needs/entrepreneurs about accessing capital, preparing business plans, capturing niche markets, expanding market share, fostering economic clusters, or developing effective marketing strategies.
- Incentivize small business efforts to grow
- Creation of an incubator center for new start-up businesses as well as a market place for micro-enterprise and youth businesses.



Goal #2

Improve the appearance and viability of the downtown business district.

Objectives

- Evaluate the physical condition of the Sutton downtown business district and consider additional streetscape and façade improvements.
- Develop a vision for downtown revitalization.
- Support the downtown as the economic development and civic center of Sutton.



Action Steps

- Develop a Business District Master Plan to incorporate elements of the Sutton Downtown Condition Report and visioning process to encourage a unified downtown revitalization strategy.
- Provide incentives to help temporary fixes to second floor levels while phase 2 (major recondition is being considered) to stop the deterioration of the historic buildings.
- Investigate options for both the renovation and uses for the 2nd floor levels of the downtown business structures
- Create a marketing plan for the downtown area with the proposed Sutton Community Association
- Recruit businesses that are consistent with the Business District Master Plan and the City's Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building façades.
- Consider applying for Leadership Community Designation through the Nebraska Department of Economic Development.
- Improve pedestrian mobility in the downtown district
- Development of Sutton brand and logo.
- Market Sutton as a destination with focus on: community events, businesses, and entrepreneurial opportunities.

Goal #3

Promotion of Sutton as both an entrepreneurial development hotspot and a regional destination for its businesses.

Objectives

- Create a thriving environment (attitude) within the town about creating 'new' businesses
- Development of Sutton as a community known as a "must-stop" destination location for travelers wanting to purchase unique goods and/or grasp inspiration from existing and developing entrepreneurs

Action Steps

- Establish a stronger mentoring program focused on 'hands-on' experience for our youth during high school to know different workplace fields
- Creation of a volunteer based teaching program that assists with teaching entrepreneurial basics in Junior High School with the local leadership of our SPS teachers and administration.
- Involvement of our students in local, regional, and state competitions that engage entrepreneurial and new product visioning for our youth.



- Create and provide incentives that would help attract our graduating students to return to Sutton after accomplishing a degree in a field of study.
- Creation of a local youth inspiration - incubation building to house new products and services created by youth entrepreneurs during the entire year.

PROFILE

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Chapter 7

Energy Element

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Energy Element

SUTTON

[section 7.1]

PROFILE

Energy plays a crucial role in nearly every aspect of our lives. Energy is required to grow the food we eat, make the things we buy, transport people and goods, and heat and cool our homes. Local communities should engage in energy planning because they have a profound impact on what energy sources are consumed and how energy is used. Local governments influence energy through: land use policy, transportation policy, building codes, zoning ordinances, public projects, and education and outreach. By planning for energy, Sutton can save money, have a more resilient economy, conserve natural resources, and be better prepared for the future.

Nebraska Energy Policy Overview

Nebraska Legislation LB 997

In 2010, Nebraska Legislators passed LB 997 requiring all municipalities and counties, with the exception of villages, to adopt an energy element into their comprehensive plan. Energy elements are required to have the following components:

- Energy infrastructure and energy use by sector
- Utilization of renewable energy sources
- Energy conservation measures that benefit the community

The following energy element is included within Sutton's Comprehensive Plan in order to fulfill the requirement of LB 997.

Nebraska Energy Plan

The 2011 Nebraska Energy Plan outlines 14 strategies for the state to consider in meeting the following objectives:

1. Ensure access to affordable and reliable energy for Nebraskans to use responsibly
2. Advance implementation and innovation of renewable energy in the state
3. Reduce petroleum consumption in Nebraska's transportation sector



These strategies include:

- Continue support of Nebraska’s unique public power system
- Increase opportunities for demand-side energy management and energy efficiencies
- Maximize the investment in Nebraska’s coal plants
- Expand Nebraska’s nuclear power generation capacity
- Increase opportunities for industrial and municipal waste-to-energy projects
- Optimize the use of Nebraska’s water resources for hydroelectric power generation
- Improve municipal water and wastewater management strategies and water quality
- Continue building Nebraska’s wind energy through public-private partnerships
- Increase opportunities for methane recovery from agricultural and community biomass resources
- Increase opportunities for woody biomass in Nebraska
- Support distributed generation of renewable technologies
- Increase ethanol production, blended and delivered across Nebraska and to markets outside the state
- Increase development and use of other alternative fuels
- Diversify and expand opportunities for renewable diesel in Nebraska

Nebraska Energy Code

Under §§81-1608 to 81-1616, the State of Nebraska has adopted the International Energy Conservation Code as the Nebraska Energy Code. Any community or county may adopt and enforce the Nebraska Energy Code or an equivalent energy code. The purpose of the Code, under §81-1608, is to ensure that newly built houses or buildings meet uniform energy efficiency standards. The statute finds that:

there is a need to adopt the International Energy Conservation Code in order (1) to ensure that a minimum energy efficiency standard is maintained throughout the state, (2) to harmonize and clarify energy building code statutory references, (3) to ensure compliance with the National Energy Policy Act of 1992, (4) to increase energy savings for all Nebraska consumers, especially low-income Nebraskans, (5) to reduce the cost of state programs that provide assistance to low-income Nebraskans, (6) to reduce the amount of money expended to import energy, (7) to reduce the growth of energy consumption, (8) to lessen the need for new power plants, and (9) to provide training for local code officials and residential and commercial builders who implement the International Energy Conservation Code.



Nebraska Legislation LB436 - Net Metering

The Nebraska Legislature passed LB436 which allows for net metering. Net metering is the process in which a citizen has the opportunity to generate their own energy and send excess energy onto the grid. The utility company purchases the excess energy from the customer through credits. Net metering was found to be in the public interest because it encourages customer-owned renewable energy sources. Net metering can stimulate the economic growth, encourage diversification of the energy resources used, and maintain the low-cost, reliable electric service for the State of Nebraska.

Solar and Wind Easements and Local Option Rights Law

Nebraska's easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain proper access to sunlight and wind. Counties and municipalities are allowed to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/>

Energy Infrastructure

Utility Providers

Electricity

The City of Sutton purchases all of its power at wholesale from Nebraska Public Power District (NPPD). Two 115,000 volt lines deliver power to a substation three miles southwest of the City. At the delivery point, a 7.5 MVA, 115/69/34.5 kV transformer steps down the voltage to 34,500 volts for delivery to the city. The city-owned distribution system is 4,160 volts grounded wire with a substation capacity of 5,000 kVA.

NPPD provides wholesale electricity for the City of Sutton. NPPD is the state's largest electric utility and provides electricity for approximately 600,000 people in Nebraska. As seen in Figure 17, NPPD has a diverse generation mix including nuclear, coal, oil, wind, and hydro-power.

The emissions from coal and other fossil fuels have been linked with air pollution. Despite this, coal will likely be a large part of NPPD's electricity equation for many years to come because it is cheap, reliable, and abundant. Approximately 60% of NPPD's electricity generation comes from sources that produce little to no carbon dioxide emissions (nuclear, wind, hydro). As concerns for air quality increase, there will likely be a push to rely on low carbon dioxide emitting technologies for energy.



Figure 17: 2016 NPPD Energy Generation Resources

2016 NPPD Energy Generation Resources

Nebraska Customers

PRELIMINARY DATA February 2017



Natural Gas

Black Hills Energy provides natural gas for the community.

As seen in the table below, the majority of homes within Sutton (79.2%) use natural gas to heat their homes.

Table 5: Sutton House Heating Fuel

HOUSE HEATING FUEL	Units	Percent
Utility gas	507	79.2%
Bottled, tank, or LP gas	5	0.7%
Electricity	128	20.0%
Wood	0	0.0%
Other fuel	0	0.0%

Source: American Community Survey 2015, 5 Year Estimates



Energy Use

Examining energy use data establishes a baseline from which to create goals and evaluate the effectiveness of energy strategies. As seen in the following table, total electricity use in Sutton has slightly decreased from 2012 to 2016. Electricity use in the large commercial sector decreased over five percent in that time. The slight decrease in total electricity use in Sutton is consistent with the recent statewide trend, shown in Figure 19. Despite the recent decrease, electricity use has steadily and significantly increased in the state of Nebraska since 1960.

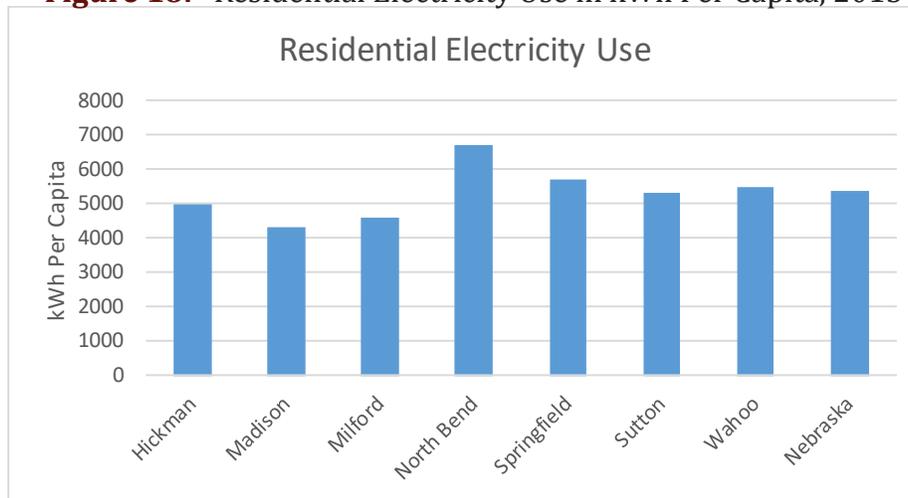
The residential electricity consumption of five other Nebraska cities of similar size were compared to Sutton and the state to provide context to the consumption data (Figure 18). The most recent data available for all cities was from 2013.

Table 6: Sutton Electricity Use by Sector in kWh (in 1000s)

Sector	2012	2013	2014	2015	2016	% Change
Residential	7,375	7,736	7,365	7,233	7,215	-2.17%
Commercial	3,115	3,245	3,076	3,435	3,252	4.40%
Large Commercial	4,745	4,737	5,422	4,776	4,480	-5.59%
Government	537	526	490	551	688	28.18%
Irrigation	154	160	34	44	91	-40.47%
Total	15,926	16,404	16,387	16,039	15,726	-1.25%

Source: City of Sutton

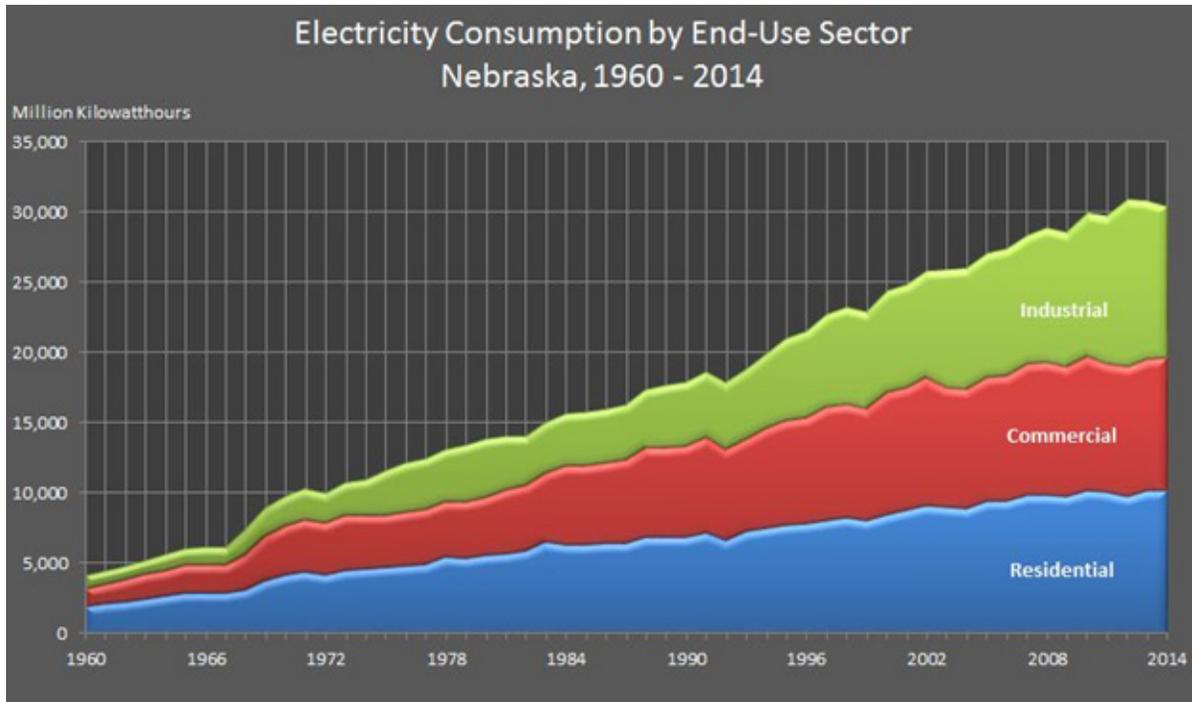
Figure 18: Residential Electricity Use in kWh Per Capita, 2013



Source: Nebraska Energy Office



Figure 19: Electricity Consumption by End-Use Sector



Source: Nebraska Energy Office

Electricity use is influenced by many factors, including: weather, use patterns, and economics. For example, an unusually hot summer will cause an increase in electricity consumption for air conditioning. Although factors such as the weather are uncontrollable, there are certain factors that Sutton can control, such as land use patterns and the efficiency of buildings through building codes.

When energy consumption increases, utilities need to increase generation and upgrade energy infrastructure. Increasing generation and upgrading infrastructure are expensive actions. In order to pay for these upgrades, utilities will need to increase rates. As electrical rates are based off peak use, it is in Sutton's, its business owners', and the residents' best interest to increase energy efficiency. Increasing efficiency lessens the need for generation and infrastructure upgrades, saves money in avoided costs, and helps maintain low energy rates



Renewable Energy

Renewable Energy Sources

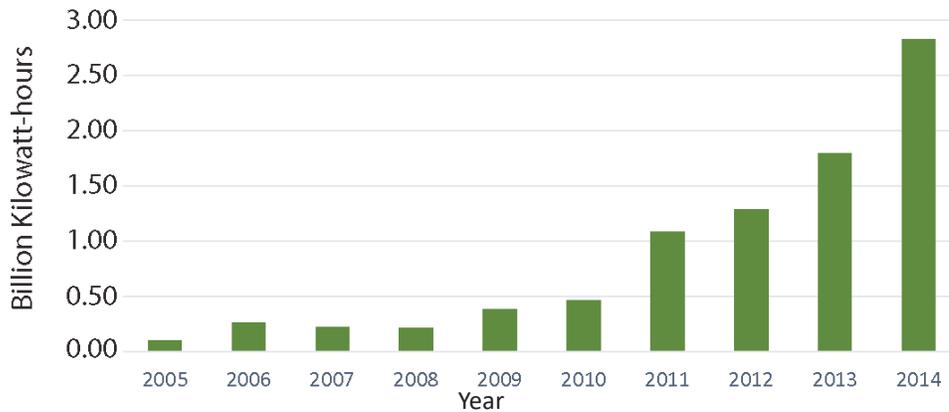
Nebraska is the only state in the U.S. that is 100% public power. Since they are not seeking profits, public power districts have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is one of the reasons that Nebraska has not fully taken advantage of its renewable energy potential. Unlike places such as California, where electricity prices are high, renewable energy systems have historically not been economical for Nebraska. Below is a discussion of potential renewable energy options for Sutton including wind and solar.

Wind

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States; 92% of Nebraska has the adequate wind speeds for a utility scale wind farm. Nebraska ranks 3rd in the U.S. in gigawatt hour (GWh) wind generation potential, but has been slow in utilizing this resource compared to other states. Nebraska currently ranks 17th in total MW installed with 1,328 MW. According to the National Renewable Energy Laboratory (NREL), Nebraska’s wind potential at 80 meters hub height is 917,999 MW. Wind power is capable of meeting more than 118 times the state’s current electricity needs. As seen in Figure 20, wind generation in Nebraska has seen nearly exponential growth since 2008. Wind generation in the state will likely continue to grow in the future as the resource proves to be an economical option for utility providers.

Figure 20: Nebraska’s Wind Energy Generation

**Nebraska's Wind Energy Generation
2005-2014**



Source: Nebraska Energy Office

As seen in Figure 21 on the following page, Sutton and the rest of Clay County has some of the best wind resources in the state.



Figure 21: Sutton Wind Resources

Land-Based Wind Speed 100m

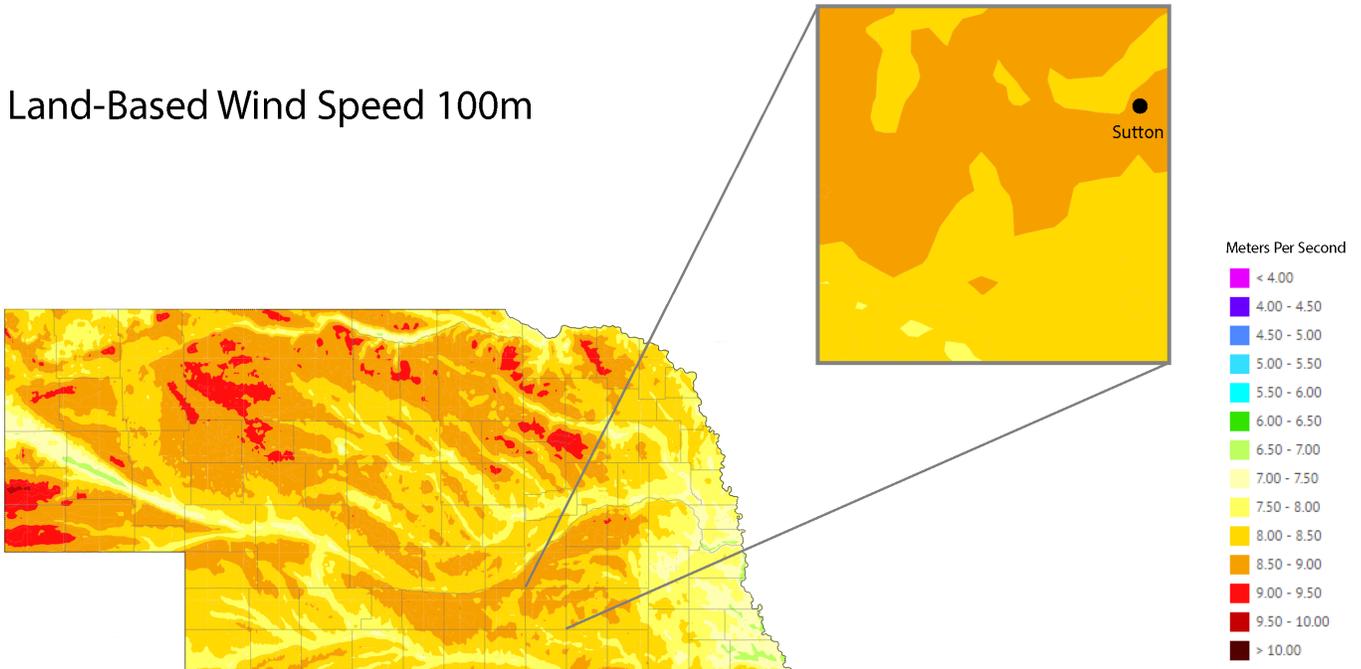


Figure 21 indicates the annual average wind speed in meters per second at a height of 100 meters for Nebraska and Sutton County. This graphic was created by JEO Consulting Group, Inc. with data from NREL.

Solar

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. As seen in Figure 22, Sutton and the rest of Clay County have an average solar radiation of 5.0 – 5.5 kilowatt hours per square meter per day. Currently, solar technologies are marginally used in Nebraska because it has historically been difficult for solar technologies to compete with the state’s low electric rates. However, solar generation in Nebraska is increasing exponentially. At the beginning of 2016, approximately 1 MW of electricity was generated from solar power. As of April 2017, Nebraska has an operational capacity of approximately 8 MW from solar projects.

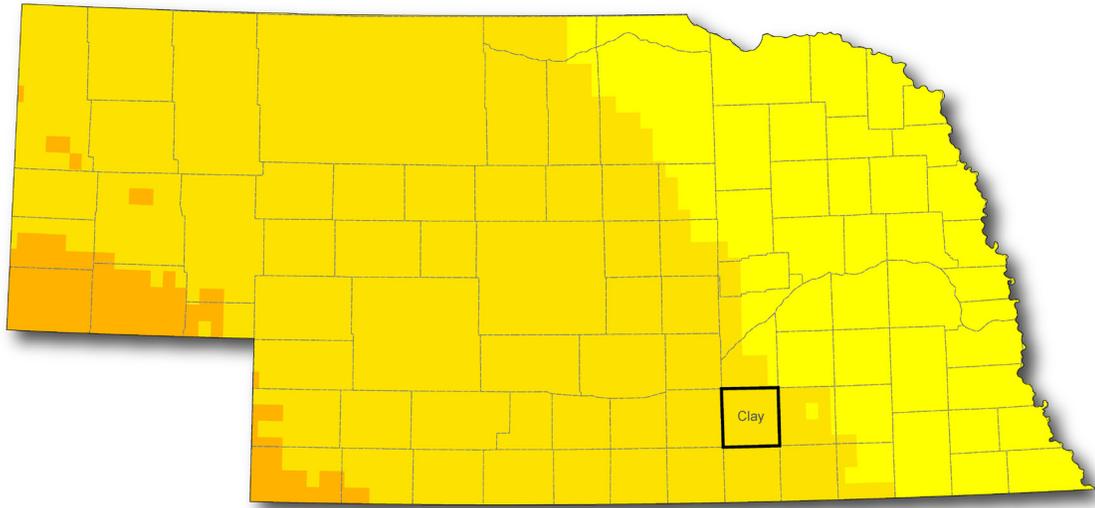
According to NREL, the cost of solar photovoltaic (PV) panels decreased significantly from 2009 to 2016 as can be seen in Figure 22. As the cost of solar panels continues to decrease, solar will be increasingly utilized at an individual home or business scale to help supplement electrical needs.

Sutton should prepare for future private investment in renewable energy systems, such as solar panels, by establishing zoning regulations and ordinances that will guide these systems into desired locations and uses. The city should also establish a permitting process that does not discourage private investment in renewable systems.



Figure 22: Average Solar Radiation

Global Solar Radiation at Latitude Tilt - Annual



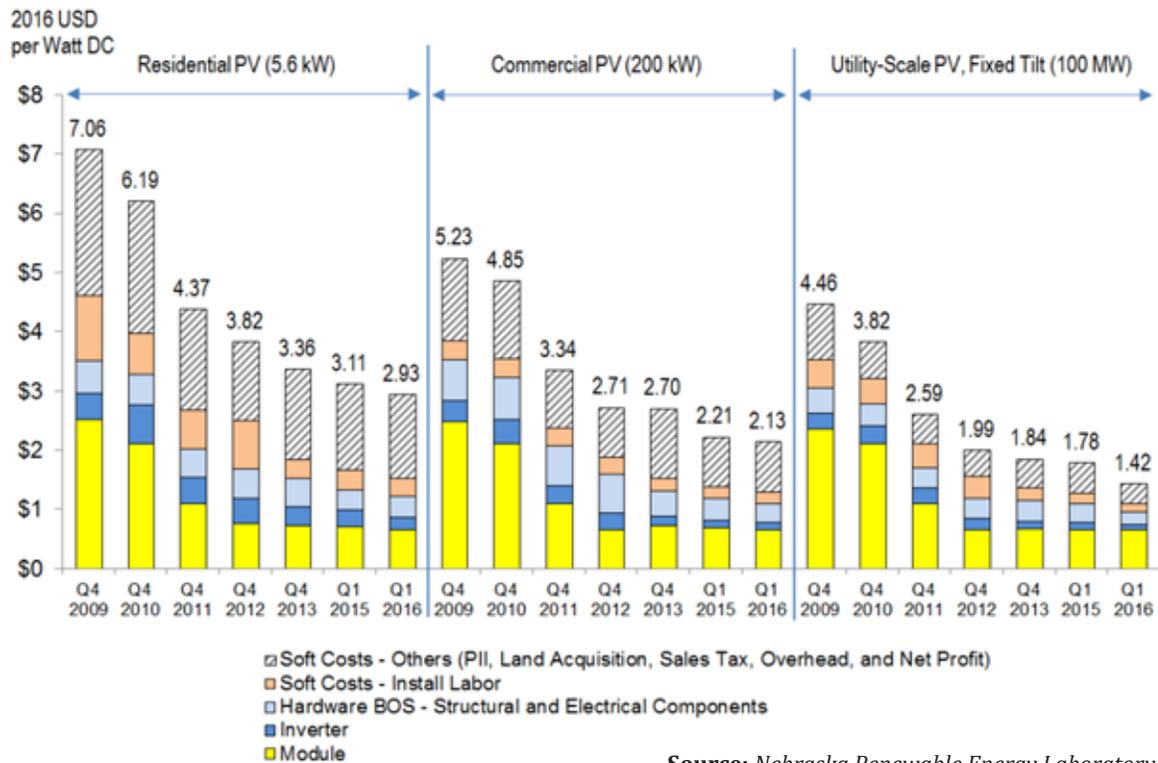
Model estimates of monthly average daily total radiation, averaged from hourly estimates of direct normal irradiance over 8 years (1998-2005). The model inputs are hourly visible irradiance from the GOES geostationary satellites, and monthly average aerosol optical depth, precipitable water vapor, and ozone sampled at a 10km resolution.

This map was produced by the National Renewable Energy Laboratory for the U.S. Department of Energy, September 25, 2007



Source: Nebraska Renewable Energy Laboratory

Figure 23: U.S. Solar Photovoltaic System Cost Benchmark: Q1 2016: NREL



Source: Nebraska Renewable Energy Laboratory

PROFILE

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[section 7.2]

ACHIEVE

The Achieve section of the Energy Element looks at how energy efficiency can be accomplished. The following notes opportunities for energy conservation, education and possible funding to implement energy efficient and renewable energy projects.

Opportunities for Energy Conservation

Benchmarking

Although benchmarking does not reduce energy consumption itself, it can lead to energy savings. Benchmarking a home, business, or government building allows the owner to see how their building compares to similar buildings across the U.S., track progress as energy improvements are made, and provides the opportunity to have their building certified by organizations such as the U.S. Green Building Council.



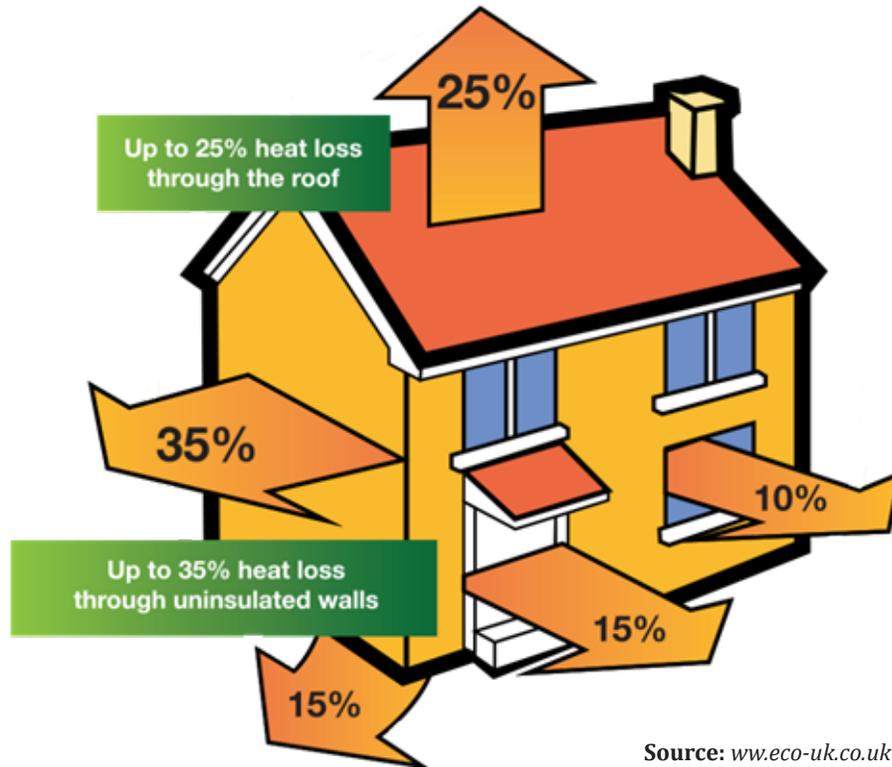
Building Efficiency

Increasing the energy efficiency in existing buildings is the easiest and most economical method to prepare for the energy future. According to the American Community Survey (ACS), approximately 61% of the houses in Sutton were built before 1970; 43% before 1940. These homes are an opportunity for Sutton to significantly reduce its energy use. In older homes, improvements in insulation, windows, appliances, and lighting can increase energy efficiency and save the homeowner in energy costs. Figure 24 shows the common places houses lose heat. Up to 60% of heat loss is through the roof and uninsulated walls.

There are several programs and incentives available for homeowners and business that want to improve their energy efficiency. These programs and incentives are described in the education and funding sections below.



Figure 24: Average Home Heat Loss



Source: www.eco-uk.co.uk

Landscaping

A well-designed landscape not only improves the aesthetics of a home or business, it can reduce water use and lower energy bills. According to the Nebraska Energy Office, a well-designed landscape saves enough energy to pay for itself in fewer than eight years. For example, when planted in the right spot, trees can provide shade from the sun in the summer and block the cold wind in the winter. Sutton was named a Tree City USA in 1990.



Recycling

Recycling preserves energy by reducing the energy needed to extract raw materials. For example, using recycled aluminum scrap to make aluminum cans uses 95% less energy than making aluminum cans from raw materials (EIA). Recycling also reduces the amount of solid waste dumped in the landfill, which saves the city money in tipping fees and allows landfills to stay open longer.





Education

Sutton will not be able to achieve its energy goals without the help of its citizens. Sutton should educate the public on the benefits of energy efficiency and the most feasible renewable energy systems. In the following subsections, there are resources that Sutton can use to raise awareness regarding energy efficiency and renewable energy systems. Sutton currently promotes NPPD Energywise in brochures at City Hall and newsletter information through billing inserts.

Energy Saving Tips

NPPD has a link to the HomeEnergySuite on their website (<http://www.nppd.com/save-energy/homeenergysuite/>). Within the suite is energy information, energy saving tips, and special purpose calculators. These calculators compare the costs of systems relating to heating, irrigation, lighting, heat pumps, and even televisions. The suite also includes the HomeEnergyCalculator that analyzes the energy efficiency of a home.

The Nebraska Energy Office has listed ways to save money on energy bills for the home, farm, business, or vehicle. Options for energy savings are listed on the Office's web site at <http://www.neo.ne.gov/tips/tips.htm>.

The U.S. Department of Energy created a document that explains tips on saving money and energy at home: http://energy.gov/sites/prod/files/2014/05/f16/Energy_Saver_Guide_PhaseI_Final.pdf

Jobs and Economic Development Impact Models (JEDI)

Developed for the National Renewable Energy Laboratory, the JEDI models were created to demonstrate the economic benefits associated with renewable energy systems in the United States. This model can be used by anyone: government officials, decision makers, or private citizens. The model is simple, the user enters in information about the project and it will generate economic impact data such as jobs, local sales tax revenue etc.

Funding

Although energy efficiency upgrades and some renewable energy applications will save money over time, the initial costs can be burdensome. Below are some incentives, programs, and resources that Sutton can use to help with the initial costs of energy efficiency and renewable energy.

Financial Incentives

There are a number of federal and state incentives for renewable energy production and energy efficiency. These include: loan programs, rebates, and tax credits or exemptions. The most comprehensive source for program summaries, incentives, and policies in Nebraska is the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/>.



Grants

There are many state, federal, and non-profit agencies that distribute funding for energy projects. The City of Sutton should continue to explore grant opportunities to help fund energy conservation or renewable energy projects.

Energy Assistance Programs

Residents wanting help paying their utility bills can visit this website with links to many programs in Nebraska: <http://nebraskaenergyassistance.com/assistance/>

The Weatherization Assistance Program helps lower income families save on their utility bills by making their homes more energy efficient. The Nebraska Energy Office administers the federally-funded program. This website describes the program and how to apply: <http://www.neo.ne.gov/wx/wxindex.htm>

[section 7.3]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. Here we outline the goals, policies, and action steps for the Energy Element. Policies and action steps give more detail and describe the activities needed to achieve the desired goals of the city. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the city. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

Goal#1

The City of Sutton will utilize best management practices to encourage energy efficiency and reduce energy use per capita.

Objectives

- Ensure efficient use of land resources.
- Utilize programs and incentives offered by state and federal agencies.
- Increase the energy efficiency of buildings within Sutton.
- Continue to encourage recycling in Sutton.
- Increase the energy efficiency within the City of Sutton's operations.

Action Steps

- Encourage new development adjacent to existing development.
- Encourage infill development.
- Encourage mixed use development.
- Educate homeowners regarding practical energy efficiency measures.



- Encourage residential and commercial energy upgrades.
- Encourage energy conservation through the siting of development and landscaping.
- Utilize the City’s webpage to inform citizens of its energy related efforts, as well as provide energy saving tips.
- Conduct building energy audits on priority city buildings to identify energy retrofit and improvement opportunities.
- Educate city staff regarding energy consumption.
- Research funding opportunities to finance energy efficiency improvements.
- Continue to work with Sutton Utilities to regularly review and evaluate distribution systems, and other energy infrastructure.
- Continue efforts already being performed by Sutton Utilities Department.

Goal#2

The City of Sutton will work to promote the appropriate application of renewable energy within the community.

Objectives

- Encourage renewable energy use in buildings.
- Encourage private investment in renewable energy.

Action Steps

- Utilize the zoning regulations and ordinances to guide renewable energy systems into desired locations and uses.
- Inform citizens about practical renewable energy options.
- Identify and remove any unintended barriers that may exist for appropriate renewable energy generation such as height restrictions or setback requirements.
- Evaluate the feasibility of producing renewable energy from a city owned facility.



Chapter 8

Land Use & Growth Management

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8

Land Use & Growth Management

SUTTON

[section 8.1]

PROFILE

The purpose of land use and growth management is to enhance the quality of life for present and future generations. This is accomplished through protection of the natural environment balanced with orderly growth, while ensuring that land use regulations are both guided and effective. The Profile section provides an inventory of Sutton's existing land use.

Existing Land Use

The purpose of examining the current land use of a community is to establish an understanding of previous growth and development of the community while analyzing the compatibility with adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized, and does not take into account future land use or current land ownership.

Existing Land Use Inventory

The number and type of land uses found in a community should fit the demands of local residents and the regional economy. The success and sustainability of a community is directly influenced by the manner in which available land is utilized and incorporated into the City.

The opportunities that result from these external forces can create impacts upon the community and its residents and will significantly impact how and where Sutton grows. Based on community priorities, the City must balance community growth outward on the periphery with infill development and redevelopment. Housing and business growth were established high priorities from citizen stakeholders.

Residential

A parcel of land with a residential structure.

Commercial

A parcel of land containing a commercial business use which may sell a good or a service.

Industrial

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.



Public/Quasi-Public

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for recreational, educational, cultural, or aesthetic use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.

Agricultural

A parcel of land that is not intended for development and is currently used for low intensity agricultural uses such as farming, grazing, or animal confinement.

Vacant/Environmental

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or lack of access.

Existing Land Use Analysis

Table 7: Land Use Inventory

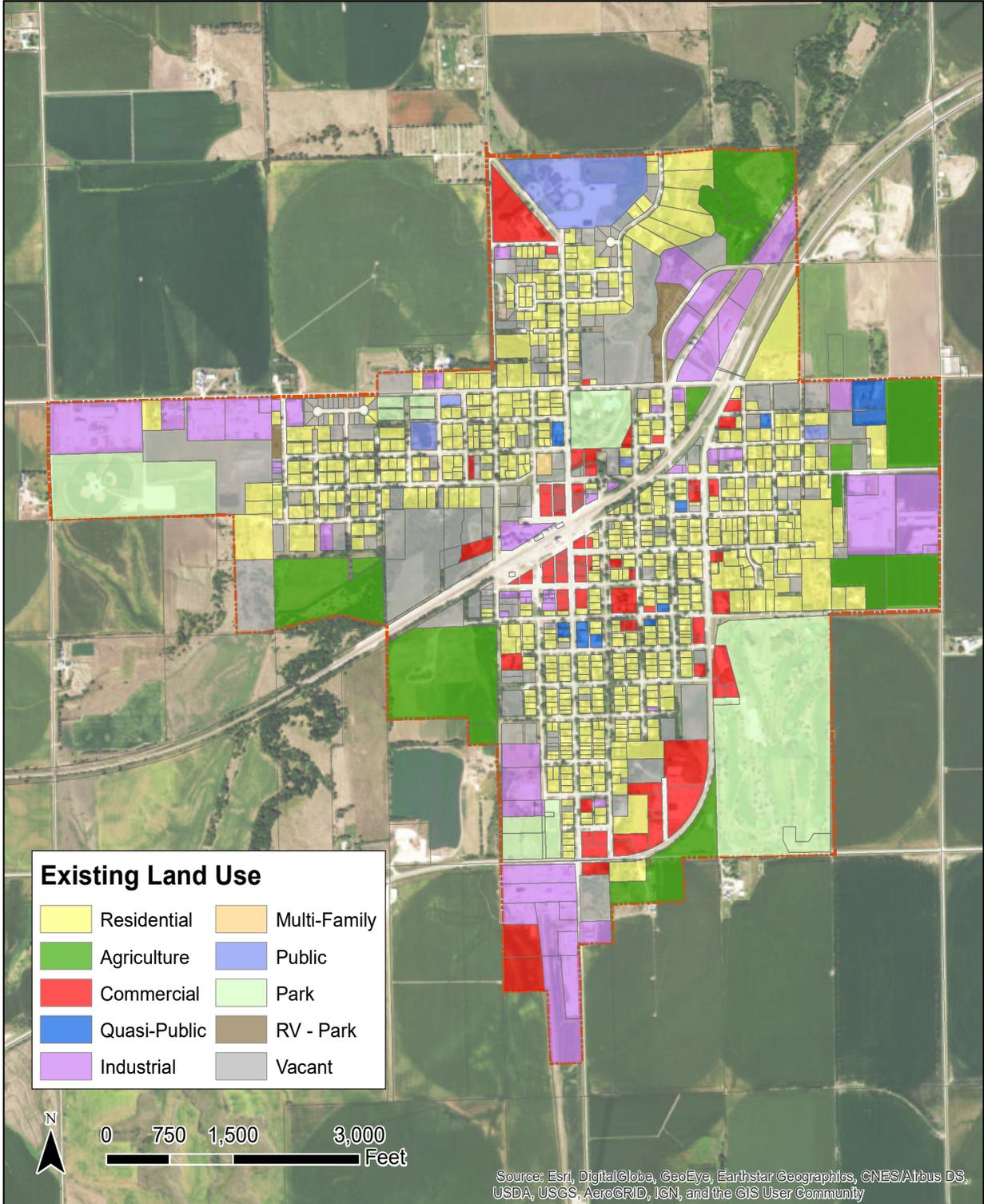
Land Use Category	Land Area in Acres	Percent within Corporate Limits
Residential	245	21.9%
Commercial	60	5.4%
Industrial	127	11.4%
Public/Quasi-Public	168	15.1%
Agricultural	121	10.8%
Vacant/Environmental	146	13.1%
Other/Road Right-of-Ways	248	22.2%
TOTAL	1,115	100%

Sutton encompasses a total area of 1,115 acres, or just over 1.7 sq miles. Residential includes the largest amount of acres at 21.9% of total acres. As the community continues to grow, it must remain cognizant of the infrastructure and resources required for continued single-family housing development. Within Sutton corporate limits, 13.1% of the land use is considered Vacant/Environmental and 10.8% is identified as Agriculture. To promote and maintain a compact and connected city, these parcels should be considered for development before growth is extended further outside of the corporate limits. However, much of the Vacant/Environmental lands may not be usable for various reasons such as floodplain or wetlands.

The proportion of area that is designated as Public/Quasi-Public could be considered above average when compared to other cities of Sutton’s size. This is due to the land area of the school campus, golf course, and a few sizable parks. The City of Sutton currently has land dedicated to Commercial and Industrial land uses with some opportunities, although additional properties outside of the City should also be identified for further growth and development.



Map 8: Existing Land Use



Sutton Comprehensive Plan

Existing Land Use

Created By: CPS
 Date: December 2016
 Revised: March 2017
 Software: ArcGIS 10.4
 File: 160987.00

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PROFILE

ENVISION

ACHIEVE

IMPLEMENT



[section 8.2]

ENVISION

The Envision section of the planning process reflects the formal means of public participation in the Sutton Comprehensive Plan. It is within this chapter that community input is collected to address new growth, including where, what type, and how it affects adjacent properties.

Focus Group Meeting

Although there was not a focus group held with the specific topic of land use and growth management, the topic was brought up throughout other focus groups. Because of existing infrastructure and capacities plus the existing growth pattern of the community, growth was desired directly north, south or east of the community with the likelihood being north or east for residential. It was also noted that new areas are needed for housing development. There are two housing subdivisions, with one (Horseshoe) located on the north side of Sutton, and the other (Grandview) located on the west side. Horseshoe has very few lots remaining for residential development, but Grandview has 8-9 locations to build still. Independent senior living units are needed but currently, there are no sites for them (per zoning).

Town Hall Meeting

Although there was not a Land Use and Growth Management Station at the Town Hall Meeting, members of the public in attendance made the following comments related to land use and growth:

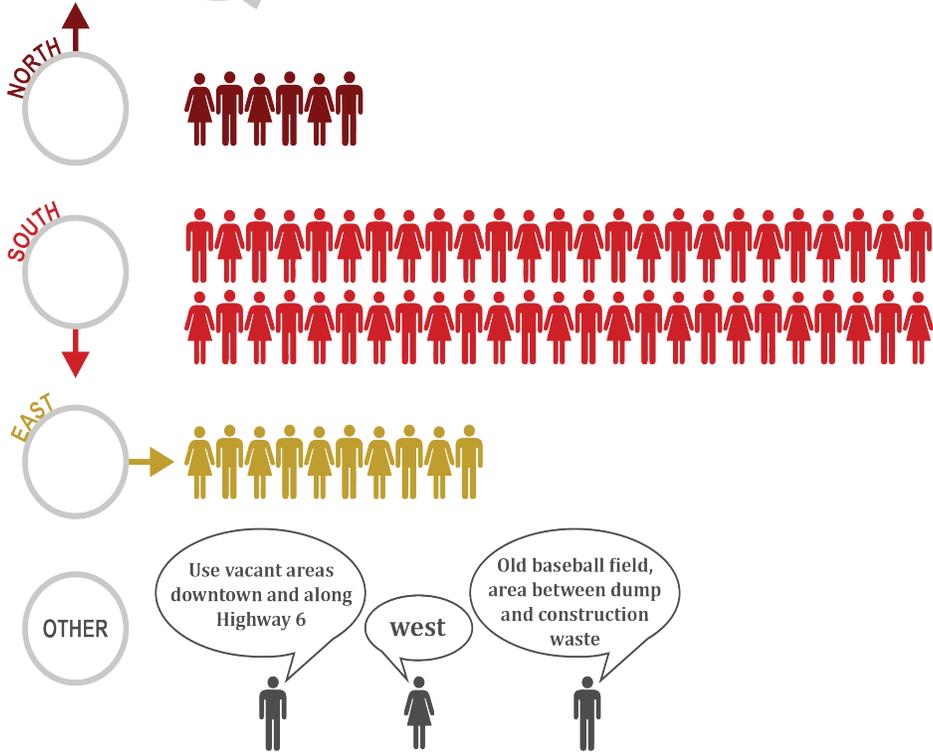
- Preference is for manageable growth of about 1% (of existing population) per year.
- Need more housing for families trying to move to Sutton.
- Better consideration of land use – future land use map

Community Survey

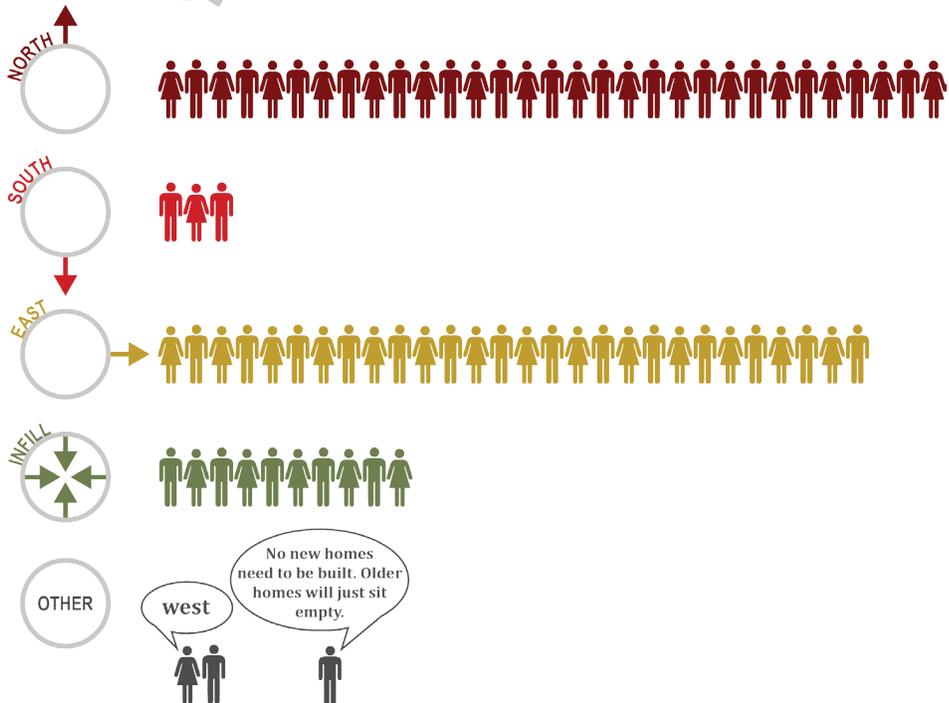
A community survey was completed during spring 2017. The purpose was to collect community input on a number of topics which helped guide the update of the Comprehensive Plan Update and to provide focus for community decision makers. See Appendix A for the full survey and comments.



Q What is the preferred direction of commercial/industrial growth?



Q What is the preferred direction of residential growth?





[section 8.3]

ACHIEVE

The Achieve section provides a summary of the previous sections and starts to identify priorities needed for future growth and development. Land use and growth management identify how and where the community will grow and/or redevelop. As a consideration, it provides land use compatibility that ensures that land uses do not create conflict. Land use of the City has not changed in many material ways from previous land use plans. However, Sutton is open and receptive to new development, including commercial and industrial growth.

Preferred growth areas were identified for residential outside of the existing city limits while the downtown and residential areas were noted for redevelopment as noted on the previous page. Residential growth to the north and east of Sutton would locate new homes close to desired amenities while extending utilities and infrastructure that is already near the site. Vacant lots as well as the rehabilitation of existing homes will need to be considered for housing growth.

The City's vision for expanded residential, commercial, and industrial uses is reflected in the Future Land Use Plan.

Future Land Use Plan

The Future Land Use component focuses on the development of Sutton as it redevelops and expands within the corporate limits as well as its extraterritorial jurisdiction. The existing land-use conditions and analysis were covered in the previous Profile chapter of the Comprehensive Plan. Coinciding with potential development outside the corporate limits, Sutton must focus on maximizing opportunities within its boundaries via infill developments. Additional housing options will assist the City in facilitating a growing and diverse population and ease residential demand.

Comprehensive plans generally project into a twenty-year period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Map 9) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was established to encourage development contiguous to the City's corporate limits. As Sutton grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the Plan reflect the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community



The Future Land Use designations are based on Sutton's current land uses within the desired intentions of the community. Future land use plans apply a best-use strategy that includes natural and man-made limitation. A simple example is identifying the floodplain boundaries and using this land with low-impact uses, like agricultural, open space, or park designations.

Sutton utilizes five general land use categories to define different use types and characteristics. These categories have been chosen to reflect the basic use and intensity to which land in the City and its jurisdiction are proposed to be developed. While the categories define land uses, they are intended to do so in a very general way. These land use categories are the basis for the zoning districts, but they are necessarily indicative of a particular zoning districts. A few uses may be appropriate in a single land use category.

The Future Land Use Categories Include:

- Agricultural Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial

Future Land Use Categories

Agricultural Residential

The Agricultural Residential land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine what land is best suited as productive farmland and less than an ideal location for City infrastructure and improvements. As current conditions provide, these less demanding land uses are best served by individual septic and water wells.

Low Density Residential

The Low Density Residential land use area is intended for typical community residential development. This category is intended for residential growth on the periphery of the community; connected to, rather than adjacent to arterial transportation corridors as well as existing residential areas.

Medium Density Residential

The Medium Density Residential land use area is intended to provide higher residential densities commonly found within urban neighborhoods. Most the existing housing and lot size in Sutton represent this density. In this land use, Sutton may choose to combine lots and build larger homes similar to low density residential.

As the City looks to grow, higher density residential may be a tool used to diversify housing types. Within medium density residential land use, the City would look to include housing types that include duplexes, townhomes, apartments, etc. These changes should be considered and implemented through zoning ordinance updates.



Commercial

Commercial uses may vary widely in their intensity of use and impact from low intensity offices to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan.

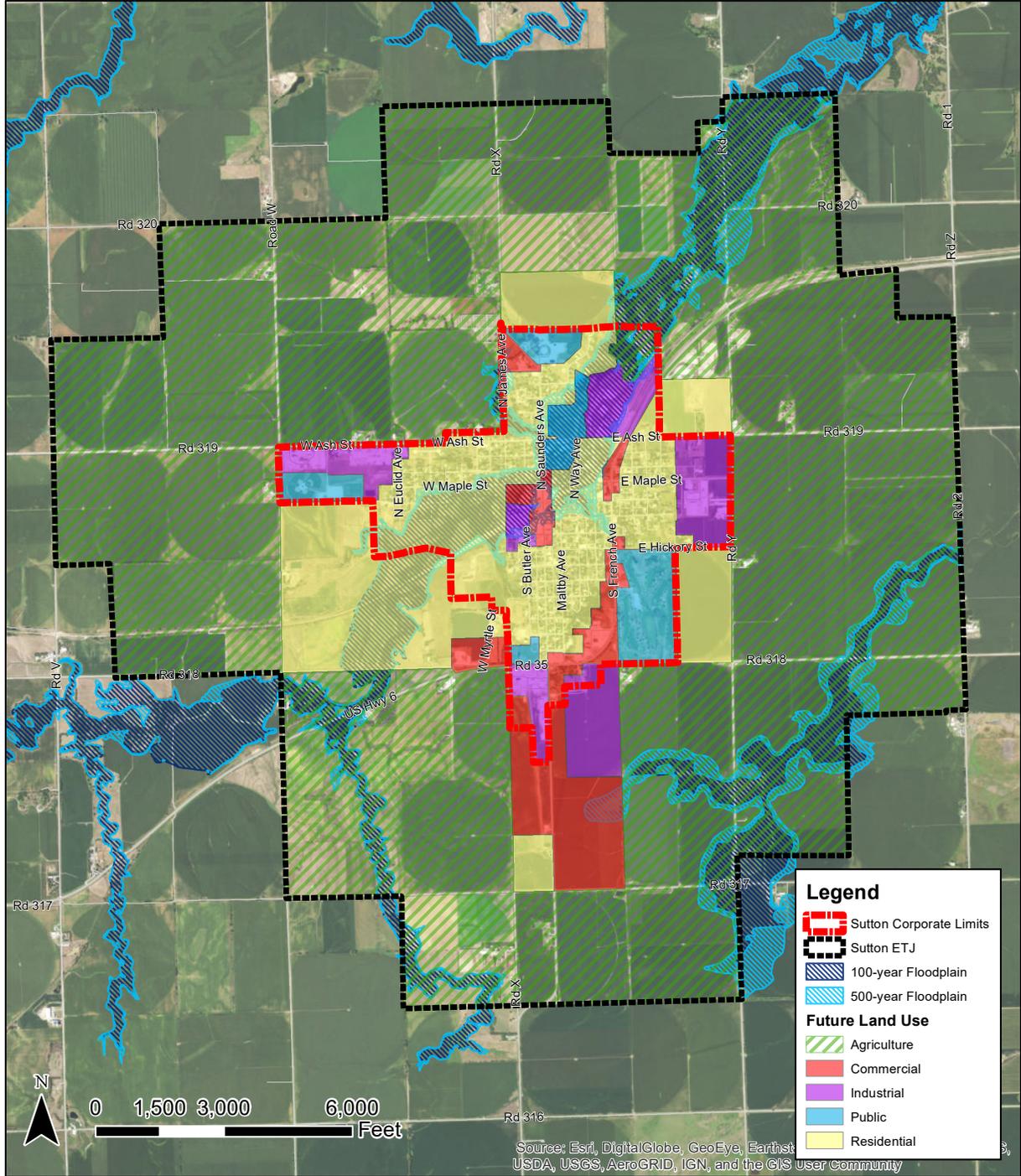
As the City looks to grow, higher density residential may be a tool used to diversify housing types. Within commercial land use, the City would look to include upper story living above businesses or offices within the downtown district. These changes should be considered and implemented through zoning ordinance updates.

Industrial

The Industrial land use area focuses on light industrial designation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses or detract from important new corridors. The Industrial land use area is intended to accommodate smaller, less intensive industrial uses.



Map 9: Future Land Use



Sutton Comprehensive Plan
Future Land Use Map

Created By: TL
 Date: Sept 2017
 Revised: N/A
 Software: ArcGIS 10.4
 File: 160987.00

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PROFILE

ENVISION

ACHIEVE

IMPLEMENT



[section 8.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the City. Here we outline the goals, policies, and action steps for Land Use and Growth Management. Policies and action steps further detail and describe the activities needed to achieve the desired goals of the City. Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the City and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and they imply a clear commitment to the City's future development.

Goal

The City of Sutton will manage land uses in a cost-effective and efficient manner that supports economic development that maintains Sutton's community character.

Objectives

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing corporate limits.
- Determine priority annexation areas within the city's extraterritorial jurisdiction to be legally annexed into the corporate limits.
- Provide and promote proper areas of town for both residential and commercial expansion.
- Maintain an adequate supply of "shovel ready" lots to support population growth

Action Steps

- Analyze and amend zoning regulations to reflect additional density requirements that facilitate population growth capacity with minimal land utilization.
- Promote housing opportunities throughout the community through infill (replacing the old structures or utilizing empty lots) or developing new subdivisions for residential use.
- Review the adjacent land uses for compatibility on all proposed zone changes.
- Locate commercial and/or industrial development in areas of the community that have adequate infrastructure present and do not infringe on residences.
- Implement a nuisance abatement program to remove or repair dilapidated structures
- Improve existing nuisance abatement program to remove or repair dilapidated structures



Chapter 9

Goals & Objectives

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Goals & Objectives

SUTTON

[section 9.1]

INTRODUCTION

This chapter pulls together all goals and objectives outlined within this plan to form actionable strategies and projects that are important to the people of Sutton which contribute to the City's long-term growth and development. Here we identify the action steps necessary to implement the community's goals.

Implementation refers to the goals, objectives, and actions that have been identified to carry out the vision of this Comprehensive Plan update. It includes actions designed to improve the long-range planning process, strengthen links between the Plan and capital improvement budgeting, establish a process reporting system to monitor progress and schedule for updating and amending the Plan in the future.

The success of this Comprehensive Plan update is contingent on the implementation of the goals and objectives identified in this Plan. While the role of the Planning Commission is to ensure the orderly growth of the community by adherence to the Comprehensive Plan, it is up to the community stakeholders in Sutton to champion the projects envisioned which should correspond to the plans guidelines and suggestions. What happens with the Plan, how it is used in day-to-day decision making, and the extent to which it is followed over time will all influence the success of the Plan. This Plan is a living guidance document meant to reflect the current and future vision of the community as it evolves. It is not the end of the planning process, but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Sutton.

[section 9.2]

GOALS, OBJECTIVES, & ACTION STEPS

Here we outline the goals, objectives, and action steps for the entire Comprehensive Plan. Objectives and action steps give more detail and describe the actions needed to achieve the desired goals of the community. Objectives are part of the value system linking goals with action steps and they define the broader goals with more detailed descriptions. The adopted action steps synthesize the information from the existing profile of the community and the public input from the visioning component of this Comprehensive Plan. Action steps are a means to achieve the goals established by the community and they imply a clear commitment to Sutton's future development.



FACILITIES & SERVICES

Goal

The City of Sutton will annually evaluate existing facilities and services to determine the necessity for updates and improvements to provide adequate services to its citizens.

Objectives

- Enhance youth activities by including youth in formation and implementation of City functions.
- Enhance youth activities by implementing youth leadership and mentoring programs.
- Improve Daycare/Before and After School opportunities by identifying potential costs and benefits to a before and or after school program.
- Develop strategies for promoting/fostering more daycare in the City.
- Improve telecommunications service for both residents and businesses.
- Promote services that support and attract senior citizens.
- Create a multi-use facility to be utilized for youth and family activities through all seasons.

Action Steps

- Utilize the youth leadership and energy to develop and operate the potential parks and recreational amenities.
- Development of more year-round activities for youth interaction.
- Consider the creation of Sutton Youth Leadership Academy with the Chamber of Commerce.
- Create a committee that can work with the City, school, and existing businesses providers to better explore and create before and after school programs to serve the school aged youth of the working families.
- Work with local partners to create funding programs, such as a long-term giving fund.
- Create a committee that can work with the City, nursing home, and existing business providers to better explore and create before and after school programs to serve the school-aged youth of the working families.
- Partner with regional service providers.
- Continue to provide a variety of senior activities.
- Implementation of Junior Achievement training in partnership with school and volunteers

UTILITIES & INFRASTRUCTURE

Goal

Infrastructure investments shall be implemented in a cost-effective manner that simultaneously encourage growth consistent to the Sutton Comprehensive Plan and provides quality service to residents.



Objectives

- Coordinate utility improvements and extensions with communities and utility providers.
- Maintain transportation infrastructure that enhances the safe and efficient movement of people, goods, and services.

Action Steps

- Encourage new development adjacent to existing development through policies on infrastructure extensions and subdivision regulations. Utilize technology and innovative methods to extend the use of existing infrastructure, provide better service, and protect the natural environment.
- Create 5-year Capital Improvement Plan (CIP) so that infrastructure projects can be coordinated and implemented at the same time. As part of the CIP, the City will:
 - Evaluate streets on a quarterly or semi-annual basis to identify short-term projects
 - Identify and set yearly project budget.
 - Identify and schedule major projects on a biannual basis.
 - Replace aging and deteriorating water mains.
 - Replace aging and deteriorating sewer mains.
- Partner with regional service providers for improvements to internet service within the community.

ENVIRONMENTAL RESOURCES & RECREATION

Goal

Development and implementation of a Parks and Recreation Plan. This plan would include both short-term and long-term projects.

Objectives

- Provide recreational opportunities and facilities for all demographics. This includes review of existing facilities and programming, as well as developing new opportunities.
- Implement priority and cost-effective park improvements/programs.
- Utilize community organizations and the private sector to assist with the implementation and development of parks and recreation services and facilities.
- Explore the feasibility of a Sutton Recreation Facility
- Focus on and identify family and youth core recreation activities and amenities.
- Market recreation assets more effectively to the region.

Action Steps

- Review and update park system maintenance procedures.
- Develop a Recreation Master Plan that includes the community priorities of:



- Developing and integrating recreational opportunities and community amenities via extended walking/biking trails.
- Create an indoor rec/multi-use/all season/facility for adult and youth activities
- Develop a plan showing the layout of a future park and trail improvements and their relationship to each other.
- Prepare cost opinions for planned park and trail improvements.
- Develop a phasing plan for the implementation of the proposed improvements.
- Identify the appropriate public agencies and/or community organizations that will be responsible for the implementation and ongoing oversight of the programs.
- Implement the Sutton Recreation Master Plan in phases.
- Incorporate amenities to attract families that are not limited to but may include:
 - Outdoor recreational opportunities for families and younger families including: zip line, paintball course, skeet or clay facility, firing range, outdoor theatre performances in parks, outdoor movie nights at parks, and Frisbee golf.
 - Indoor recreational opportunities within a multi-use facility including: small kids crawl space areas, repelling/climbing wall, elevated rope walking course, miniature golf, archery room, firing range, electronic driving range, paintball course, walking area track, athletic conditioning room, indoor therapy pool and mini-theatre.

HOUSING

Goal

Improve the housing choice for all current and future residents of Sutton.

Objectives

- Provide an environment that encourages and promotes residential development to support population growth.
- Identify adjacent land within the City’s Extraterritorial Jurisdiction to be legally annexed into the corporate limits for the creation of new subdivisions.
- Provide financial assistance for the rehabilitation of the City’s existing housing stock.

Action Steps

- Actively solicit potential housing developers/builders within the region.
- Review the goals and policies contained within the adopted Sutton Comprehensive Development Plan and Zoning Ordinance, and Subdivision Regulations that support housing development.



- Develop public/private partnerships, where necessary, to facilitate new housing development.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of tax increment financing (TIF).
- City should consider purchasing nuisance lots that need cleaned up and then sell to a developer or build houses on via CRA.
- Creation of an incentive to lower or reduce the risk to builders and developers. May include the utilization of LB840.
- Identify potential land and existing subdivisions to be legally annexed, as indicated in the Comprehensive Development Plan and other studies.
- Conduct an annexation study on specified sites to determine feasibility, cost-benefit and legality of the annexation.
- Where appropriate, formulate and officially adopt revised guidelines which will govern the fair and effective implementation of Sutton Housing Rehabilitation Program. Include specific language that addresses the responsibilities of the homeowner during the compliance period.
- Continue to identify local, regional, state and federal resources available for housing rehabilitation activities.
- Develop public amenities that are desired by young families to promote housing starts for this target demographic
- Review and update zoning ordinance to allow for greater density with appropriate residential areas. This would include more diverse housing opportunities such as apartments, duplexes, townhomes, lofts, etc.
- Assist Housing Authority to acquire vacant properties for redevelopment as rentals for young families and young single professionals
- Work with Housing Authority to make improvements to dilapidated properties.
- Allow non-first floor residential units within the downtown district. Provide incentives or other programs to assist property owners to make needed infrastructure and structural improvements (existing or investments new constructions).
- Future development and fundraising for new retirement home facility for Sutton should be pursued and encouraged.

ECONOMIC DEVELOPMENT

Goal #1

Promote economic development within the City of Sutton and the region.

Objectives

- Establish an economic development culture within the City.
- Examine the economic profile of Sutton and external factors that may influence future economic development efforts in Nebraska and Clay County.
- Develop strategies for promoting/fostering economic development in the Sutton.



- Emphasize and aggressively support small business development and entrepreneurial training.
- Educate residents and youth about economic development basics and create positive atmosphere for growth.

Action Steps

- Establish economic development goals, objectives, action steps and timelines in cooperation with community partners.
- Create an entrepreneurial atmosphere to encourage the development of new business.
- Consider the capacity of existing public infrastructure/utilities to support future economic development efforts.
- Consider the opportunities and constraints of a “commuter” population base. Involve a yearly Pull-Factor analysis of workforce that commutes.
- Promote the availability of “shovel ready” sites within the City and its extraterritorial jurisdiction; pursuing any possibilities to be ‘certified’ ready by outside group.
- Identify local and regional partners for economic development, including financial assistance partners, technical, educational and job training partners, improve communication among business and government leaders, and foster cooperation among industry coalitions, and residents.
- Use local option sales tax to be a reinvestment into promoting and marketing existing businesses.
- Develop a marketing plan that focuses on common business sectors.
- Utilize the Chamber of Commerce and the Central Community College to offer ongoing training and education to small business needs/entrepreneurs about accessing capital, preparing business plans, capturing niche markets, expanding market share, fostering economic clusters, or developing effective marketing strategies.
- Incentivize small business efforts to grow
- Creation of an incubator center for new start-up businesses as well as a market place for micro-enterprise and youth businesses.

Goal #2

Improve the appearance and viability of the downtown business district.

Objectives

- Evaluate the physical condition of the Sutton downtown business district and consider additional streetscape and façade improvements.
- Develop a vision for downtown revitalization.
- Support the downtown as the economic development and civic center of Sutton.

Action Steps



- Develop a Business District Master Plan to incorporate elements of the Sutton Downtown Condition Report and visioning process to encourage a unified downtown revitalization strategy.
- Provide incentives to help temporary fixes to second floor levels while phase 2 (major recondition is being considered) to stop the deterioration of the historic buildings.
- Investigate options for both the renovation and uses for the 2nd floor levels of the downtown business structures
- Create a marketing plan for the downtown area with the proposed Sutton Community Association
- Recruit businesses that are consistent with the Business District Master Plan and the City's Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building façades.
- Consider applying for Leadership Community Designation through the Nebraska Department of Economic Development.
- Improve pedestrian mobility in the downtown district
- Development of Sutton brand and logo.
- Market Sutton as a destination with focus on: community events, businesses, and entrepreneurial opportunities.

Goal #3

Promotion of Sutton as both an entrepreneurial development hotspot and a regional destination for its businesses.

Objectives

- Create a thriving environment (attitude) within the town about creating 'new' businesses
- Development of Sutton as a community known as a "must-stop" destination location for travelers wanting to purchase unique goods and/or grasp inspiration from existing and developing entrepreneurs

Action Steps

- Establish a stronger mentoring program focused on 'hands-on' experience for our youth during high school to know different workplace fields
- Creation of a volunteer based teaching program that assists with teaching entrepreneurial basics in Junior High School with the local leadership of our SPS teachers and administration.
- Involvement of our students in local, regional, and state competitions that engage entrepreneurial and new product visioning for our youth.
- Create and provide incentives that would help attract our graduating students to return to Sutton after accomplishing a degree in a field of study.
- Creation of a local youth inspiration - incubation building to house new products and services created by youth entrepreneurs during the entire year.



ENERGY ELEMENT

Goal#1

The City of Sutton will utilize best management practices to encourage energy efficiency and reduce energy use per capita.

Objectives

- Ensure efficient use of land resources.
- Utilize programs and incentives offered by state and federal agencies.
- Increase the energy efficiency of buildings within Sutton.
- Continue to encourage recycling in Sutton.
- Increase the energy efficiency within the City of Sutton’s operations.

Action Steps

- Encourage new development adjacent to existing development.
- Encourage infill development.
- Encourage mixed use development.
- Educate homeowners regarding practical energy efficiency measures.
- Encourage residential and commercial energy upgrades.
- Encourage energy conservation through the siting of development and landscaping.
- Utilize the City’s webpage to inform citizens of its energy related efforts, as well as provide energy saving tips.
- Conduct building energy audits on priority city buildings to identify energy retrofit and improvement opportunities.
- Educate city staff regarding energy consumption.
- Research funding opportunities to finance energy efficiency improvements.
- Continue to work with Sutton Utilities to regularly review and evaluate distribution systems, and other energy infrastructure.
- Continue efforts already being performed by Sutton Utilities Department.

Goal#2

The City of Sutton will work to promote the appropriate application of renewable energy within the community.

Objectives

- Encourage renewable energy use in buildings.
- Encourage private investment in renewable energy.

Action Steps

- Utilize the zoning regulations and ordinances to guide renewable energy systems into desired locations and uses.
- Inform citizens about practical renewable energy options.



- Identify and remove any unintended barriers that may exist for appropriate renewable energy generation such as height restrictions or setback requirements.
- Evaluate the feasibility of producing renewable energy from a city owned facility.

LAND USE & GROWTH MANAGEMENT

Goal

The City of Sutton will manage land uses in a cost-effective and efficient manner that supports economic development that maintains Sutton’s community character.

Objectives

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing corporate limits.
- Determine priority annexation areas within the city’s extraterritorial jurisdiction to be legally annexed into the corporate limits.
- Provide and promote proper areas of town for both residential and commercial expansion.
- Maintain an adequate supply of “shovel ready” lots to support population growth

Action Steps

- Analyze and amend zoning regulations to reflect additional density requirements that facilitate population growth capacity with minimal land utilization.
- Promote housing opportunities throughout the community through infill (replacing the old structures or utilizing empty lots) or developing new subdivisions for residential use.
- Review the adjacent land uses for compatibility on all proposed zone changes.
- Locate commercial and/or industrial development in areas of the community that have adequate infrastructure present and do not infringe on residences.
- Implement a nuisance abatement program to remove or repair dilapidated structures
- Improve existing nuisance abatement program to remove or repair dilapidated structures



IMPLEMENTATION, EVALUATION AND REVIEW

Goal

Sutton will facilitate efforts for future review and updating of the Sutton Comprehensive Plan and its supporting documents through continuous public participation.

Objectives

- Regularly review the Sutton Comprehensive Plan, to ensure the document remains current and relevant.
- Continually recruit and educate residents for service on the Sutton Planning Commission and other city leadership as needed.
- Utilize State and regional partners for implementation

Action Steps

- Establish an annual review process of the Sutton Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations.
- Develop an ongoing educational program relating to community planning and development issues so that residents are informed about planning decisions and become more familiar with new developments within and surrounding the community.
- Actively participate in the South Central Economic Development District and the Nebraska Planning and Zoning Association.



[section 9.3]

IMPLEMENTATION TOOLS

In order to obtain, realize and sustain the goals in a comprehensive plan, there are several tools and mechanisms that can be used. The City of Sutton will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Implementation strategies can be separated into several distinct tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

Support Programs

Three programs will play a vital role in the success of the Comprehensive Plan implementation. These programs are:

Capital Improvement Plan

A capital improvements plan provides an annual predictable investment plan that uses a one to six year horizon to schedule and fund projects integral to the plan's implementation.

Zoning Regulations

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the Comprehensive Plan update to allow the City to provide direction for future growth.

Subdivision Regulations

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including educating Sutton residents and stakeholders is paramount. Political leadership of Sutton should strive to implement an active public participation process by creating an educational process on land use and development issues. The City should make the Comprehensive Plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the Comprehensive Plan cannot be achieved unless the actions of public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and business community of Sutton.



Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies and corresponding decisions as opportunities and challenges arise can ensure that investments are made in accordance with the Comprehensive Plan. It is also important to update these studies/plans as needed. Some examples of additional planning efforts that can further develop ideas expressed in the Plan include:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies
- Annexation Plan
- Recreation Master Plan

Land Use Suitability

One over-arching goal of the Comprehensive Plan is to guide development and the community by:

- Describing the relationship between land uses
- Minimizing land use conflicts between neighboring parcels and neighborhoods
- Establishing criteria or design standards new development must meet
- Create consistent characteristics within each land use district

Land Use Transition

Development projects should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, earthen berms, fencing, or a combination. Boundaries between land uses are done along streets, alleys, natural features (streams, railroads, etc.) and lot lines whenever possible. This can be done through zoning ordinances.



[section 9.4]

ANNEXATION PLAN

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the City. A proactive approach to housing development pressures in the Sutton area will be contingent on a firm annexation policy and its implementation.

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. There are two distinct processes by which annexation actions can be taken:

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

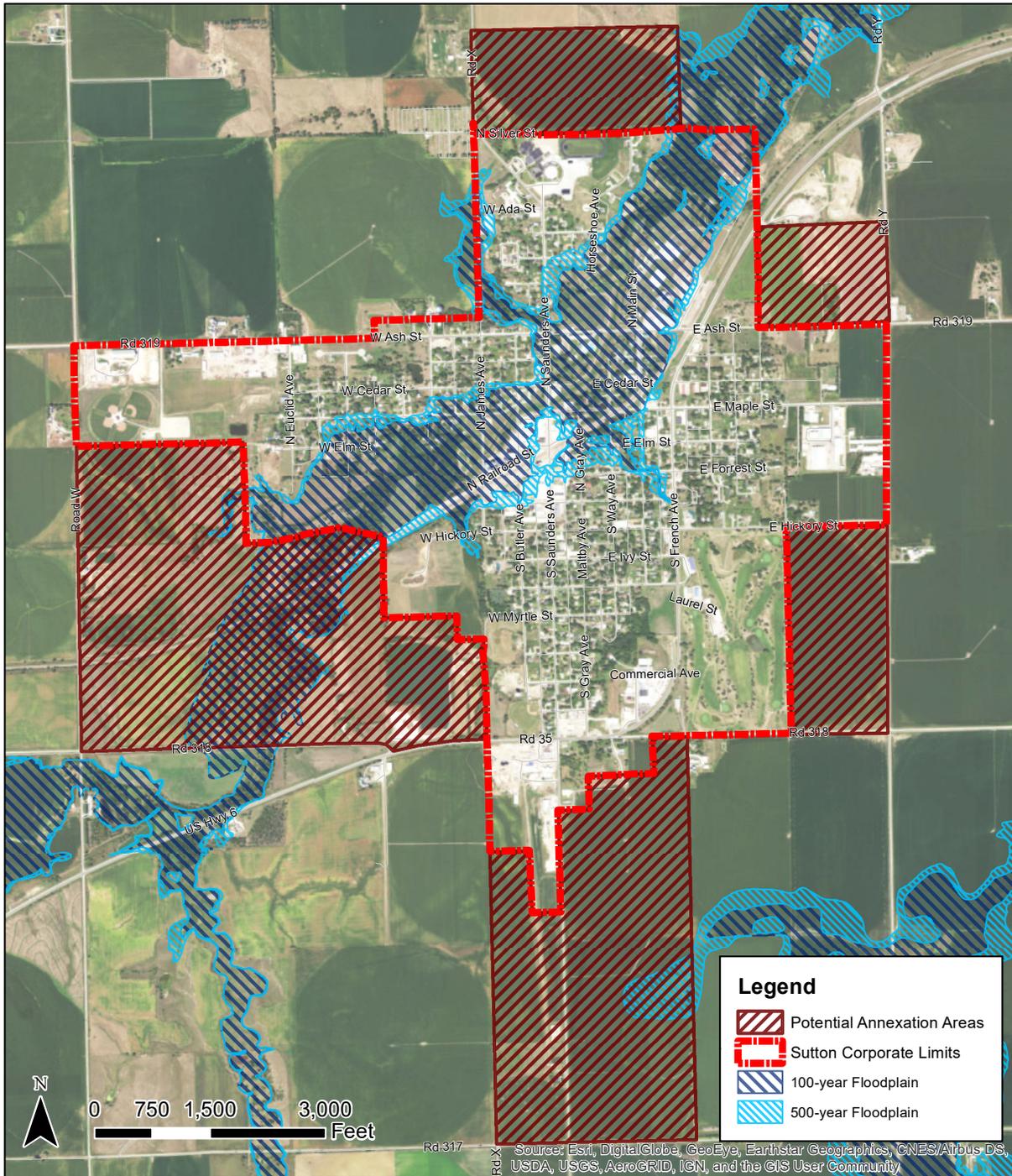
Landowners that desire annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the City Engineer and filed with the City Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

Once the Planning Commission provides a favorable recommendation of annexation, the City Council will hold three separate readings of the ordinance. A majority of affirmative votes by City Council in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor with a certified copy of the annexation ordinance. The City has one year to develop a plan that addresses the delivery of services to residents of the annexed area.

With regard to annexation, the City 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 City gets an agreement that states that the SID can be annexed at the discretion of the City, and the SID will not contest the annexation action.



Map 10: Potential Annexation



<p><i>Sutton Comprehensive Plan</i></p> <p>Potential Annexation Areas</p>	<p>Created By: JMC Date: June 2017 Revised: TL Software: ArcGIS 10.4 File: 160987.00</p> <p><small>This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.</small></p> 
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[section 9.5]

PLAN MAINTENANCE

The Comprehensive Plan Update is the community’s collective vision, yet change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan’s development. Jobs, housing, transportation, goods and services will evolve over time. The amendment process to the Comprehensive Plan must accommodate and help manage the inevitable change in a way that best promotes and does not compromise the community’s core values, health, or well-being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social, and ecological principles.

If new, significant development opportunities arise which impact several elements of the plan, and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The City Council or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens and stakeholders.

Since this Plan is a living, breathing document, it needs to be monitored for continued relevancy. Although the Plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short and midterm guidance for land use decisions. In doing so, the ultimate planning time period will move as well, constantly evolving to keep the Plan current and relevant.

Approximately every five years, the Comprehensive Plan should undergo a major update. Five years is recommended as the appropriate time interval for major updates for several reasons:

- More frequent updates create a burden on City staff and resources.
- Less frequent updates risk the relevancy of the plan.
- Finally, federal census data is available every decade, making a five-year review period the midpoint between census updates.

The common elements of a five-year update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

Annual Review of Plan

A relevant, up-to-date plan is critical to its ongoing planning success. To maintain the confidence and buy-in of both the public and private sectors, and to incorporate updates, the Plan must stay current. An annual review should occur when the Comprehensive Plan Citizen Advisory Committee, Planning Commission, City Council, residents, and City staff are able to review the Plan and recommend necessary changes.



After adoption of the Comprehensive Plan, opportunities should be provided to identify any changes in conditions that would impact elements or objectives of the Plan. The annual review process needs to involve regularly monitoring trends and changes in the local, regional, state, and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each year at the annual review, a report should be prepared by the Comprehensive Plan Citizen Advisory Committee and/or the Planning Commission that provides information and recommendations on whether the Plan is current in respect to population and economic changes, and if the recommended objectives are still valid for the City and its long-term growth.

The Planning Commission should hold a public hearing on this report to:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the Plan
- Identify any changes in the status of projects or action items called for in the Plan, and
- Bring forth any issues, or identify any changes in conditions which may impact the validity of the Plan

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Plan, they should recommend changes or further study of those changes.

Conditions of Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the Plan. It is a challenge to set hard and fast rules for such decisions, but consistent criteria should be used when making this determination. The following criteria are recommended:

- Land-use requests involving minor differences from those shown in the Plan should be considered in conformity with the Plan unless precedent would be set for more extensive and non-conforming changes in adjacent areas.
- Request for variations or changes in the alignment of designated roadways should be considered in conformity if:
 - The continuity of the roadway is maintained,
 - The alignment does not result in traffic safety issues or reductions in needed capacity,
 - It does not constrain the proper development of contiguous properties, and
 - It does not conflict with or preempt other planned uses or facilities.



- Requests to deviate from plan-specific requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundation of the Plan. If changes are to be made, they should be done through a plan amendment process.
- Regardless of the nature of the request, the final criteria must always consider whether approval will set a precedent for cumulative changes which are not consistent with the Plan. Therefore, in those instances where the implications of the request are not easily observed or detected a request for a plan amendment should be required.

Evaluating Land Developments

The interpretation of the Plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives, the overall land use plan, and specific land-use objectives. Moreover, when considering specific proposed developments, interpretation of the Plan should include a thorough review of all sections of the Plan. If a development proposal is not consistently supported by 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 parcels or neighborhoods
- 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 negative impact that may affect adjacent properties, or the City 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 allowed
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives
- Consideration of professional staff recommendations



[section 9.6]

ACHIEVING THE PLAN - PHASING

As part of the implementation process for Sutton, various recommendations are suggested. These recommendations are based upon public input, staff input, observations, and experience. Such recommended actions are classified as immediate, short-term, and continuing. These actions are only recommendations.

Opinion of cost is based on what is currently known about the project and other similar but current projects. This estimate is not to be used for contractual purposes but for the purposes of planning and budgeting.

Short-Term Recommendations

Update Official Infrastructure Maps

Existing sewer and water service maps are outdated. It is suggested that water maps are updated so that 100% of the system is correctly documented. By utilizing geo-located field data for the sewer and water system components, an official map using graphic information systems (GIS) can be developed. This will provide accurate information for maintenance, future upgrades and extensions necessary for community development and growth.

Sewer and water service map updates in GIS: \$13,000+

Infrastructure Extensions

Proposed extensions will connect future development and growth to City services.

SE Commercial Area

1. Existing sewer is available in this area can be extended on-site as needed. Sewer extension estimate - onsite: \$50,000 - \$70,000 for ~ 1 block
2. Existing water is available in this area and can be extended as needed. Water extension estimate - onsite: \$30,000 - \$40,000 for ~1 block

West Commercial Area

3. Sewer services can be extended into the west commercial area from this extension. Sewer extension estimate - onsite: \$50,000 for ~1 block
4. Existing water infrastructure is already available in this area

Infrastructure Improvements

Improvements to existing infrastructure will be necessary to maintain overall service for the community.



Overall Sanitary Sewer Collection System

5. A majority of the sewer collection system is RCP (Concrete Pipe) or Clay. The City should continue to TV these areas regularly to identify areas that need to be replaced. RCP sewer pipe eventually corrodes and crumbles due to sewer gasses. These pipes can be repaired if caught early enough. Project cost is typically much higher if pipe need to be excavated. Repair of existing pipe: \$16,000 for ~1 block. Replacement of existing pipe: \$200,000 for ~1 block;

Streets

6. Ash Street from Glen Avenue to James Avenue, asphalt milling on existing aggregate street: \$250,000;

Long-Term Recommendations

Infrastructure Improvements

Proposed long-term extensions will connect future housing development and growth to City services

North Service Area

7. A sewer extension along Horseshoe Avenue and west to James Avenue would be necessary to provide service to this area. It appears that a new lift station would be necessary to serve the east half of the site if that area develops. Sewer extension estimate - onsite: Due to overall size of this site, variability of costs will be determined upon design.
8. The Water Map shows an existing water main adjacent to this area. Water extension estimate - onsite: Due to the overall size of this site, variability of costs for onsite will be determined upon site design.

Continuing Recommendations

Improvements to existing infrastructure will be necessary to maintain overall service for the community.

Infrastructure Improvements

Overall Water System

9. The existing system is well looped. Improvements should focus any replacement of existing water mains in areas that have a history of breaking, have low water pressure complaints, have lead service lines, or are needed to serve increased demand or development. Water replacement estimate \$30,000-\$40,000 for ~1 block



Streets

10. Existing streets are in fair to good condition. However, maintenance is necessary and is considered on going. Asphalt milling on existing aggregate streets is \$250,000 for ~1 block

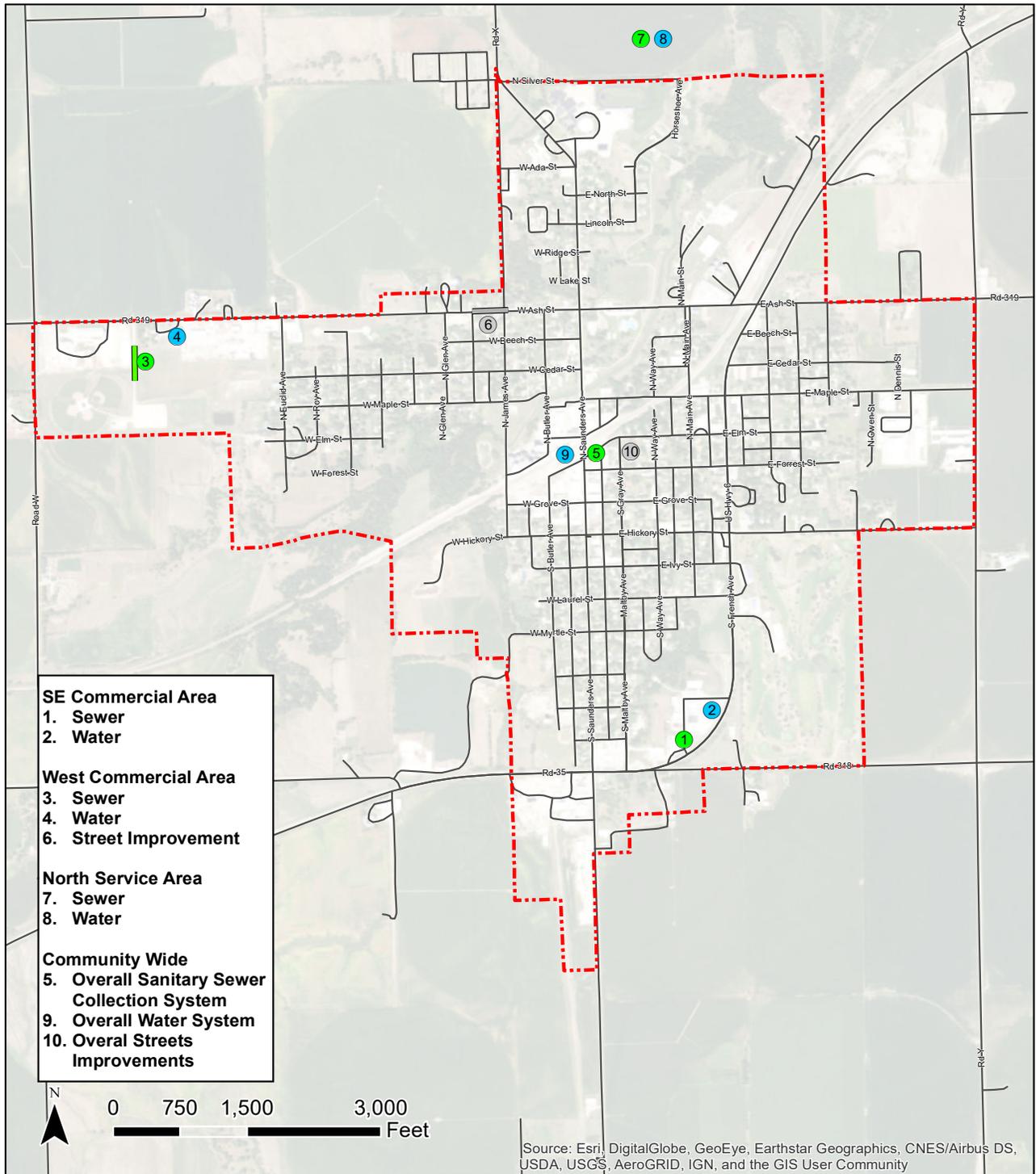
Budget Costs

Costs are based on linear foot budgetary prices. In order to provide more accurate cost opinion numbers, additional information is needed. Linear foot costs are as follows:

- Water Main Budget Cost - \$75/linear foot
- Water Main Budget Cost for Boring/Pavement Removal areas - \$100/linear foot
- Sewer Main Budget Cost - \$125/linear foot
- Sewer Main Budget Cost for Boring/Pavement Removal areas - \$175/linear foot
- Sewer Main Budget Cost for Cured-in-place-pipe (CIPP) sewer rehab - \$40/linear foot
- Sewer Main Budget Cost for digging up (point/spot repair) concrete sewer - \$500/linear foot



Map 16: Recommended Projects



Sutton

Recommended Projects

Created By: JMC
Date: Aug. 2017
Revised: NA
Software: ArcGIS 10.4
File: 160987.00

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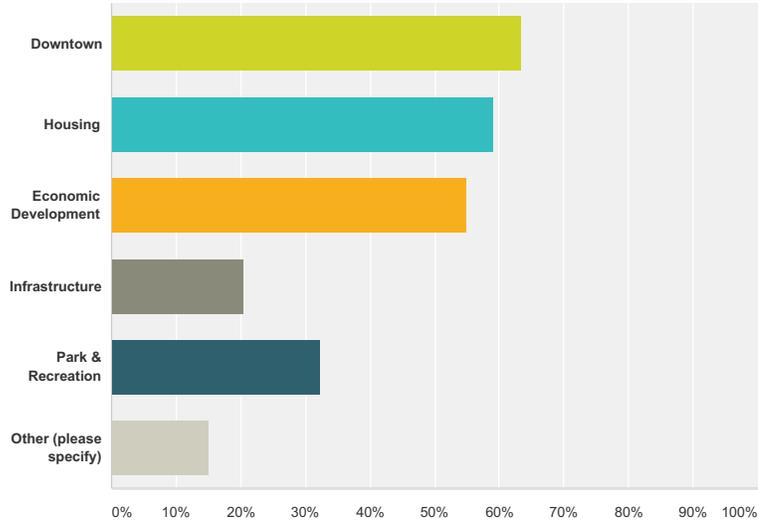
Appendix

Pages 145 - 179



Q1 What are currently the most important issues for Sutton? (Select up to 3)

Answered: 93 Skipped: 0



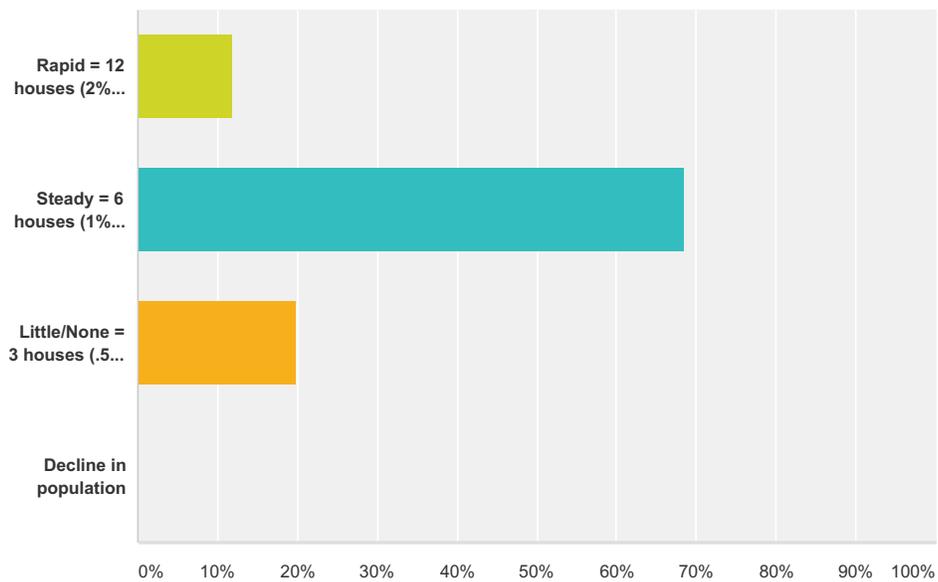
Answer Choices	Responses
Downtown	63.44% 59
Housing	59.14% 55
Economic Development	54.84% 51
Infrastructure	20.43% 19
Park & Recreation	32.26% 30
Other (please specify)	15.05% 14
Total Respondents: 93	

#	Other (please specify)	Date
1	Nursing Home Facility is in desperate need of teardown...	4/11/2017 9:39 AM
2	More things to do in Sutton (besides sports!) - movie theatre indoor or outdoor (Restaurants, (a Casey's would be fantastic-pizza) & more stores/shops...OK, WALMART would be the most wonderful addition-it has everything & brings lots more job opportunity bring in more \$ w/people shopping locally!!-	4/9/2017 1:27 PM
3	Community Home	3/25/2017 9:03 PM
4	Ems and fire department	3/11/2017 7:13 PM
5	Daycare	3/11/2017 5:11 PM
6	Daycare facilities	3/11/2017 1:49 PM
7	Eating establishments	3/11/2017 12:13 PM

8	Business	3/11/2017 9:55 AM
9	afordable house	3/11/2017 8:00 AM
10	Maintaining of streets especially the gravel streets in town. Some are terrible and are not fixed unless citizens call.	3/11/2017 2:06 AM
11	Daycare!	3/11/2017 12:28 AM
12	Childcare/Nonsports youth activities	3/10/2017 9:46 PM
13	There needs to be a decent fitness/activity center in this town	3/10/2017 8:27 PM
14	3/9/2017 4:08 PM

Q2 What is the optimal population growth scenario for Sutton moving forward?

Answered: 76 Skipped: 17



Answer Choices	Responses
Rapid = 12 houses (2% growth rate) per year	11.84% 9
Steady = 6 houses (1% growth rate) per year	68.42% 52
Little/None = 3 houses (.5% growth rate) per year	19.74% 15
Decline in population	0.00% 0
Total	76



Q3 Please explain your answer to #2. Why do you desire this type of growth?

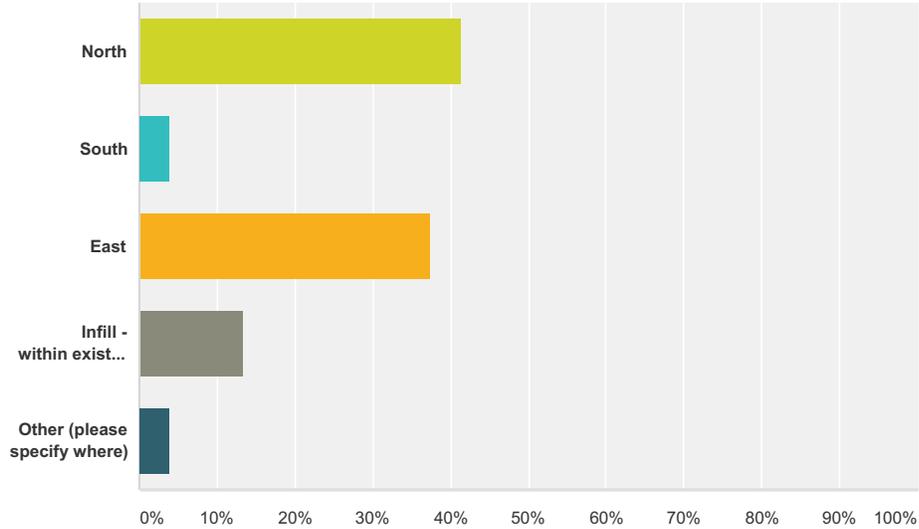
Answered: 51 Skipped: 42

#	Responses	Date
1	We have older people needing to move to retirement facilities so their homes will need to be sold.	4/11/2017 9:42 AM
2	Rapid's not going to happen and little/none is not optimal.	3/30/2017 3:40 PM
3	It appears that Sutton's population has been very consistent for the last 100 years. It would be great to see some more growth in people and businesses.	3/29/2017 12:25 PM
4	A thriving economy with lots of opportunities would attract this type of growth.	3/25/2017 9:09 PM
5	To fast of growth could be a burden on the school system, employment opportunities available, and city resources.	3/21/2017 2:02 PM
6	Don't know	3/19/2017 9:15 AM
7	Small town communities have a different type of fill, it should stay similar	3/14/2017 6:23 PM
8	There is a need for more homes as the town is growing, but it would also be nice to see older homes be revamped as well	3/14/2017 1:27 PM
9	Empty houses, good size	3/14/2017 1:07 PM
10	We can not grow if we have no houses or a place to build houses.	3/13/2017 3:52 PM
11	We need to continue to provide new housing options to encourage more youth to return to Sutton. However, we dont need to overbuild and have housing sitting vacant. Therefor, I feel the 1% growth is appropriate at this time!	3/13/2017 12:26 PM
12	The idea is to have steady growth. Not in waves, and to validate that the growth is being accepted without having homes sitting empty.	3/13/2017 6:06 AM
13	That youth come back and invest in their town.	3/12/2017 1:21 PM
14	Makes the town viable	3/11/2017 9:26 PM
15	Allow for proper infrastructure support while repairing existing infrastructure.	3/11/2017 8:57 PM
16	Steady to accommodate the growth	3/11/2017 7:14 PM
17	Increase in young families, growing school, starting businesses, providing employees. Housing also for elderly and retirees moving off the farm, from their family homes and other areas.	3/11/2017 5:19 PM
18	Comparing to other towns, Geneva for example it would be nice to have more options of restaurants and little shops. I love my small town but some more options would be nice.	3/11/2017 1:53 PM
19	A fast influx can lead to quick turnaround. Steady growth can lead to more consistent residents	3/11/2017 12:56 PM
20	I feel that steady growth is more sustainable and would produce long term results. If you add population too quickly the businesses may not be able to adequately fulfill their needs. We need steady growth across the board, not just going full tilt on gaining population.	3/11/2017 12:21 PM
21	I feel like we couldn't support rapid growth but would hope we could see steady.	3/11/2017 12:17 PM
22	There's a lot of young couples moving back and I would like see more incentives from the city for these couples to build or improve homes they buy	3/11/2017 12:12 PM
23	Growth is good but doesn't need to overwhelm the town	3/11/2017 12:02 PM
24	Kinda hard to keep growing if we don't have very many restaurants and hotels to support to keep people in town	3/11/2017 10:32 AM
25	Sounds reasonable....	3/11/2017 7:29 AM
26	To keep the value of our home	3/11/2017 7:21 AM
27	Not that it is desired but just common sense.	3/11/2017 2:10 AM
28	steady is best for positive growth	3/11/2017 12:36 AM
29	This has been the trend the past several years	3/11/2017 12:32 AM

30	There are houses that need to be taken down. The city needs to address this as well as focus on building new housing to attract young ambitious families!	3/10/2017 10:22 PM
31	While rapid growth sounds nice from a potential economic standpoint, I do not believe some of our current resources are ready to support that.	3/10/2017 9:56 PM
32	We don't need anymore people in Sutton we need better people and less people doing nothing	3/10/2017 9:42 PM
33	Housing could adjust and see the need for new businesses.	3/10/2017 9:36 PM
34	Slow and steady wins the race.	3/10/2017 9:02 PM
35	3 houses a year would be great growth.	3/10/2017 9:01 PM
36	Keep Sutton desirable and and bring in more businesses!	3/10/2017 9:00 PM
37	We enjoy the small town living and housing can be questionable at times	3/10/2017 8:30 PM
38	Get more people back.	3/10/2017 8:09 PM
39	Sutton thrives on a small town/rural atmosphere.	3/10/2017 8:09 PM
40	Our school (especially the elementary) is not equipped to handle rapid population growth.	3/10/2017 8:03 PM
41	To sustain a steady growth for the community to support current business and allow opportunities for new.	3/10/2017 8:00 PM
42	This would mean a steady increase in jobs, community members added. Rather than potentially create a boom and bust environment	3/10/2017 7:56 PM
43	There are many young families moving back into our community & feel if they are going to stay & our school system continue to grow we will need to see steady to rapid growth.	3/10/2017 7:11 PM
44	To support our businesses and the school.	3/10/2017 6:52 PM
45	Give unopened homes a chance to sell	3/10/2017 5:52 PM
46	It would be nice to see more business grow	3/10/2017 3:51 PM
47	We need some growth but rapid growth can be devastating to a community.	3/10/2017 2:56 PM
48	Steady growth is more manageable, too rapid of growth and we could run into issues with housing and resources 7	3/10/2017 12:59 PM
49	It would be nice to see a lot of growth but we need to be realistic in the amount of people coming to town	3/10/2017 10:13 AM
50	Not a rush	3/10/2017 10:03 AM
51	Need more houses so bring people in... very few choices with high prices!	3/10/2017 9:44 AM

Q4 Considering the site map above, what is the preferred direction of residential growth (please note that areas are general)?

Answered: 75 Skipped: 18



Answer Choices	Responses
North	41.33% 31
South	4.00% 3
East	37.33% 28
Infill - within existing neighborhoods and subdivisions	13.33% 10
Other (please specify where)	4.00% 3
Total	75

#	Other (please specify where)	Date
1	No new homes need to be built. Older homes will just sit empty...and look trashy.	4/11/2017 9:42 AM
2	West	3/10/2017 8:30 PM
3	West	3/10/2017 8:09 PM

Q5 Please explain your answer to #4. Why would your selected area be the best fit for residential growth?

Answered: 44 Skipped: 49

#	Responses	Date
1	Golf course.	3/30/2017 3:40 PM
2	Having residential growth within walking distances to school would be beneficial for attracting families to new homes, and would promote health in the community. Building in areas that could potentially connect to the current bike/walking path would be ideal!	3/29/2017 12:25 PM
3	Close to the golf course, not a lot of other traffic, level ground for easy development, close enough to Highway 6 for convenience.	3/25/2017 9:09 PM
4	Close to school, walk to school for children.	3/21/2017 2:02 PM
5	Closer to school	3/14/2017 6:23 PM
6	In proximity to the school I think it would be most beneficial	3/14/2017 1:27 PM
7	There are a lot of empty lots around town. We need to utilize them.	3/13/2017 3:52 PM
8	There are a lot of homes that need to be torn down. People buy these homes rather inexpensive then rent them to lower income people that do not stay.	3/13/2017 12:58 PM
9	The south area is too industrial right now to add housing. I like the north area, however I worry about the increasing flood plain being a problem with that area in the future. So, the east are seems most appropriate.	3/13/2017 12:26 PM
10	Seems most appropriate	3/13/2017 6:06 AM
11	To make neighborhoods whole.	3/12/2017 1:21 PM
12	Best location	3/11/2017 9:26 PM
13	Close to school, on the same side of highway and railroad tracks as the park/pool	3/11/2017 5:19 PM
14	There is room in sutton city limits for more housing. We just have to make use of what we have and empty lots	3/11/2017 1:53 PM
15	There are industrial sites on the East end of town. Development in that direction could lead to more businesses and residences	3/11/2017 12:56 PM
16	It is close to school and a more desirable area to tie into the exsisting hiking/biking trail.	3/11/2017 12:21 PM
17	I think that housing by the golf course would be heavily sought after	3/11/2017 12:17 PM
18	East would be better for residential and building.	3/11/2017 12:12 PM
19	Closer to the golf course	3/11/2017 12:02 PM
20	Closer to the school and use the east lot for a 18 hike golf corse someday	3/11/2017 10:32 AM
21	Close to school	3/11/2017 7:29 AM
22	By the school - clean - new	3/11/2017 7:21 AM
23	Because it's By the golf course	3/11/2017 2:10 AM
24	East side will give you luxury building along the golf course if you provide adequately spaced lots and not little ones. Building north has great access to the school but keeping in mind the pain the RR crossings are when they are being blocked, means more residents stuck on north side away from downtown. South should remain rural, too much truck traffic the way it is.	3/11/2017 12:36 AM
25	It is difficult to make an area feel neighborhood like if there are not neighbors near by	3/11/2017 12:32 AM
26	This area of town needs to be addressed and there is room for growth!	3/10/2017 10:22 PM
27	This area is the closest proximty to other residential areas. The north would be greatly seperated from "town" by the school and the south area is getting into industrial territory. Not to mention potential draw of east area being adjacent to golf course.	3/10/2017 9:56 PM



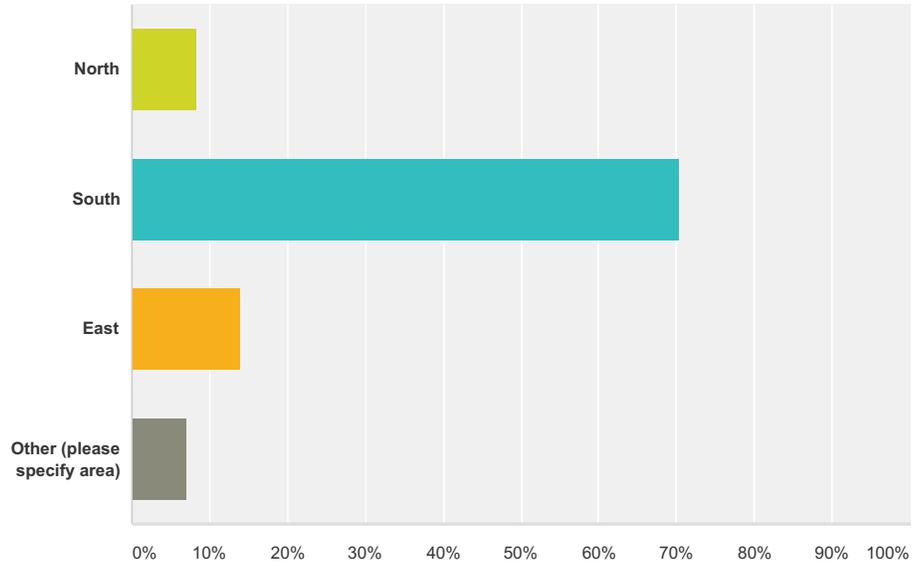
Sutton Community Survey

Sur

28	Closer to the school for young families	3/10/2017 9:31
29	There are quite a few lots for sale. There's also house that need to be torn down	3/10/2017 9:01
30	Access to property. Infill would be next best.	3/10/2017 9:01
31	Why would we not want to grow around a main attraction that had brought allot of money into town! Not to mention beautiful views!	3/10/2017 9:01
32	The west side of town has more area to expand	3/10/2017 8:31
33	More room	3/10/2017 8:01
34	.	3/10/2017 8:01
35	This allows new home builders and potential families to be close to the school.	3/10/2017 7:51
36	Close to the school.	3/10/2017 7:41
37	Although all areas have their perks, an area near the golf course could provide larger lots & quieter atmosphere for those that prefer being near town, yet having more privacy. Sutton is fortunate to have a beautiful golf course & think housing near the area could enhance that!	3/10/2017 7:11
38	There are plenty of areas to be redeveloped within town.	3/10/2017 6:51
39	By school	3/10/2017 5:51
40	North will draw more people through the downtown area.	3/10/2017 2:51
41	It's near the school, away from industrial sites or other business. South side wouldn't be too bad. Let's save the east site for golf holes 10-18 ;)	3/10/2017 12:11
42	I feel it's the best area connected to the city.	3/10/2017 10:11
43	Make the town larger	3/10/2017 10:11
44	Close to school	3/10/2017 9:41

Q6 Again, considering the site map above, what is the preferred direction of commercial/industrial growth (please note that areas are general)?

Answered: 71 Skipped: 22



Answer Choices	Responses
North	8.45% 6
South	70.42% 50
East	14.08% 10
Other (please specify area)	7.04% 5
Total	71

#	Other (please specify area)	Date
1	Not applicable	3/11/2017 1:53 PM
2	Utilize vacant spaces downtown and along highway 6.	3/10/2017 10:22 PM
3	West	3/10/2017 7:56 PM
4	Old baseball field, area between dump and construction waste?	3/10/2017 12:59 PM
5	Z	3/10/2017 10:06 AM



Q7 Please explain your answer to #6. Why would your selected are be the best fit for industrial or commercial growth?

Answered: 41 Skipped: 52

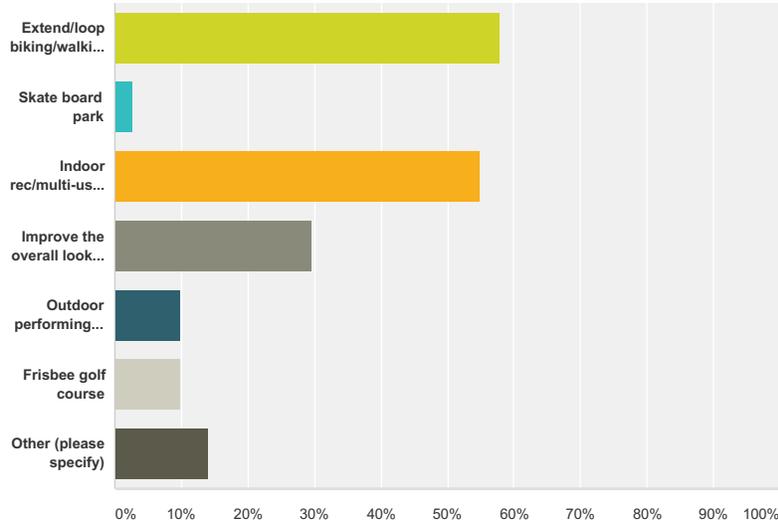
#	Responses	Date
1	Fits within other commercial properties.	3/30/2017 3:40 PM
2	There is already industry in that direction and it could be developed into a go-to commercial site for future business.	3/25/2017 9:09 PM
3	Easy access to Road X and Hwy 6 without infiltrating neighborhood traffic downtown with commercial traffic	3/21/2017 2:02 PM
4	Good location	3/14/2017 6:23 PM
5	We already have a good start with George Bros, Sutton Irrigation and the concrete place there.	3/13/2017 3:52 PM
6	It already has industrial in that area	3/13/2017 12:58 PM
7	I feel this area is already fairly industrial, so that seems to be the best place for commercial/industrial growth.	3/13/2017 12:26 PM
8	Seems most appropriate	3/13/2017 6:06 AM
9	Looks like best fit.	3/12/2017 1:21 PM
10	appears to be ag business already	3/11/2017 5:19 PM
11	Doesn't really make a difference to me.	3/11/2017 1:53 PM
12	The school is at the North end of town. Adding traffic to that section requires serious thought about the safety of our children	3/11/2017 12:56 PM
13	The south location is easier to access from the highway and is away from residential areas. I'm not fond of the unsightly metal buildings that are popping up all over Sutton, it detracts from the beauty of the neighborhoods.	3/11/2017 12:21 PM
14	It's closer to the highway and would have better luck being in that location	3/11/2017 12:17 PM
15	South would be a good option for industry expansion because of the highway and black too for truck traffic	3/11/2017 12:12 PM
16	It's already on an industrial path	3/11/2017 12:02 PM
17	It's away from residential so semis will be in their own area	3/11/2017 10:32 AM
18	Away from residential	3/11/2017 7:29 AM
19	Already several industrial businesses there.	3/11/2017 2:10 AM
20	ultimately industrial and commercial growth should follow the RR lines for easier access & more options to industrial businesses.	3/11/2017 12:36 AM
21	There is some area there that at one time was business area	3/11/2017 12:32 AM
22	Need to utilize existing infrastructure.	3/10/2017 10:22 PM
23	Already have industry in area. Easily accessible to Hwy 6 traffic.	3/10/2017 9:56 PM
24	Already a bunch of good businesses there	3/10/2017 9:42 PM
25	There is already some industry buildings south of town	3/10/2017 9:36 PM
26	There's plenty of room for growth in this area.	3/10/2017 9:02 PM
27	Easy Access from Hwy 6.	3/10/2017 9:01 PM
28	Not much going on that way, keep that stuff on the outskirts of town. You ruined an already established industrial area by putting a ballpark there, so I would hate for that to happen again	3/10/2017 9:00 PM
29	There are business there already	3/10/2017 8:30 PM
30	Already existing industry	3/10/2017 8:09 PM
31	.	3/10/2017 8:03 PM

32	West of town is more or less undeveloped and would be a good addition to the area	3/10/2017 7:56 PM
33	Located on the south side of town are already a couple small businesses & easy access to highway 6 for larger truck traffic so they aren't having to drive through town.	3/10/2017 7:11 PM
34	There is more room south of town unless it is along highway 6 towards Grafton.	3/10/2017 6:52 PM
35	Highway	3/10/2017 5:52 PM
36	There are already businesses there along the black top	3/10/2017 3:51 PM
37	Easiest access for people on hwy 6.	3/10/2017 2:56 PM
38	Ideally we could have some businesses in city limits, and those spaces are not well utilized at this time	3/10/2017 12:59 PM
39	There is already commercial and industrial buildings in the area	3/10/2017 10:13 AM
40	Better access	3/10/2017 10:03 AM
41	There is already businesses down there	3/10/2017 9:44 AM



Q8 As Sutton works to improve park and recreation opportunities, what of the following projects would be your priorities? (Choose up to 2)

Answered: 71 Skipped: 22

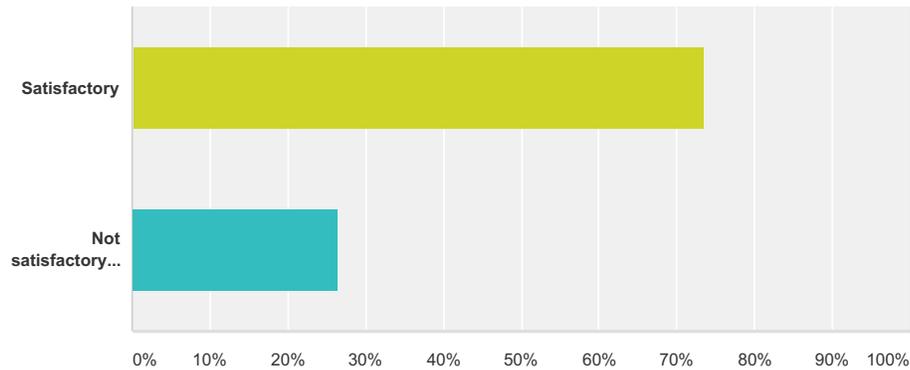


Answer Choices	Responses
Extend/loop biking/walking trail	57.75% 41
Skate board park	2.82% 2
Indoor rec/multi-use/all season/facility for adult and youth activities	54.93% 39
Improve the overall look and use of existing parks	29.58% 21
Outdoor performing arts/amphitheater	9.86% 7
Frisbee golf course	9.86% 7
Other (please specify)	14.08% 10
Total Respondents: 71	

#	Other (please specify)	Date
1	Splash pad added on to the pool area for babies	4/11/2017 9:44 AM
2	Food/Restaurant	3/14/2017 1:09 PM
3	3/13/2017 8:25 AM
4	Need a park/rec director for year-round programming, Could schedule community building, DLD park and youth/children's activities year round	3/11/2017 5:22 PM
5	Splash pad. There are NONE of these anywhere in the surrounding communities and are very popular. Take the pool for example when it was built. There were none around and attracted other communities and ultimately improves economic business growth for places like sweet treat	3/11/2017 12:23 PM
6	a in door pool for work outs would be great. to have a swim team lots of options.	3/11/2017 9:25 AM
7	Improve the overall look of downtown	3/11/2017 5:35 AM
8	D	3/10/2017 7:52 PM
9	Also, adding a splash pad to the main park I believe would attract people/visitors to our community as there aren't any in other small towns & have been an attraction in larger communities.	3/10/2017 7:18 PM
10	Could we add exercise equipment to the community center and make that a multi use all season facility	3/10/2017 1:04 PM

Q9 Overall, how would you rate the condition of city streets (exclude railroad crossing in consideration)?

Answered: 68 Skipped: 25



Answer Choices	Responses
Satisfactory	73.53% 50
Not satisfactory (please explain and/or provide examples)	26.47% 18
Total	68

#	Not satisfactory (please explain and/or provide examples)	Date
1	Elm.	3/30/2017 3:42 PM
2	Dips in intersections throughout town (but a lot of people drive way to fast). Cracks, run-off on busy roads.	3/21/2017 2:06 PM
3	Rough	3/14/2017 1:09 PM
4	Pot holes and railroad crossing needs to be examined to make smoother.	3/14/2017 9:55 AM
5	Need to do a lot more gap paving to fix streets.	3/13/2017 3:55 PM
6	Hhhhh	3/13/2017 11:35 AM
7	A lot of roads need improved.	3/11/2017 12:23 PM
8	some work in some parts of the town.	3/11/2017 9:25 AM
9	I	3/11/2017 7:30 AM
10	Gravel roads are not maintained at all.	3/11/2017 2:12 AM
11	Some streets are extremely cracked and filled with potholes	3/10/2017 8:12 PM
12	lots of roads need fix'n	3/10/2017 8:04 PM
13	H	3/10/2017 7:52 PM
14	T	3/10/2017 7:48 PM
15	Many streets have areas of roads sinking and lots of potholes.	3/10/2017 6:54 PM
16	Lots of streets need fixed and the steer that goes by Christian school and Bg's need to be paved	3/10/2017 3:54 PM
17	Way too many gravel streets in highly traveled areas-clarks pond!	3/10/2017 2:59 PM
18	Some side streets are breaking up	3/10/2017 10:05 AM



Q10 In regards to telecommunication services, do you currently have adequate internet service for your needs? Do you use internet for personal, business or both? Who is your service provider?

Answered: 54 Skipped: 39

#	Responses	Date
1	Yes, Zito Media	4/11/2017 9:44 AM
2	SuperiorNet & Verizon	4/9/2017 1:32 PM
3	Both. Windstream and Zito.	3/30/2017 3:42 PM
4	Windstream provides adequate services. I was happy to see competition from Zito Media, though, because before Zito was available, I was paying \$106/month for just internet, which is extremely high. After I called to cancel and switch to Zito Media, Windstream lowered my price to \$55/month.	3/29/2017 12:28 PM
5	Ours is adequate. It is used for personal and business. Windstream.	3/25/2017 9:10 PM
6	Recently switched from Zito to Windstream for internet. Zito very unreliable in internet and cable and pricey for the amount of time they are down. Paying for the faster speed for Windstream which is great services but ridiculous at \$100/month. I really would hope the city could help implement a community based, low cost high speed internet service.	3/21/2017 2:06 PM
7	Yes, windstream	3/14/2017 6:24 PM
8	No. We use it for both business and personal through windstream. When one person is downloading something no one else can do anything.	3/14/2017 1:29 PM
9	Yes, both, superior Inet	3/14/2017 12:19 PM
10	Both. Windstream. Not reliable	3/14/2017 9:55 AM
11	No. Both. Superior iNet	3/13/2017 3:55 PM
12	Windstream	3/13/2017 12:59 PM
13	It is adequate. Personal and business. Windstream.	3/13/2017 12:27 PM
14	Windstream	3/12/2017 1:23 PM
15	Zito we need more options in town. They are over priced for the internet speed and service	3/11/2017 11:09 PM
16	It's adequate but very limited selection so it's expensive	3/11/2017 7:16 PM
17	Windstream is antiquated	3/11/2017 5:22 PM
18	Yes, windstream	3/11/2017 1:55 PM
19	Yes and Zito media	3/11/2017 12:57 PM
20	The internet runs terribly slow in the late afternoon when school gets out. We use it for personal and business. We use Superior Inet.	3/11/2017 12:27 PM
21	I use internet for both listed above. We will live rurally and we hear superior inet is flaky for what you have to pay. This is something that needs to be improved. Is their tower in the possible location in town. To me this is a market other providers to come in and invest to improve their services and add competitive rates and service.	3/11/2017 12:23 PM
22	Windstream rural is not reliable for work but sufficient for personal	3/11/2017 12:21 PM
23	Yes. ERC communications for saronville	3/11/2017 12:03 PM
24	That's fine	3/11/2017 10:42 AM
25	windstream	3/11/2017 9:25 AM
26	I live in the country	3/11/2017 7:30 AM

27	Windstream	3/11/2017 7:23 AM
28	Satisfactory- windstream	3/11/2017 5:35 AM
29	It is adequate. Personal and Windstream	3/11/2017 2:12 AM
30	Our internet is not adequate at all. Our household has relied on the internet for all tv programs for several years now. We have not had any cable/satellite services. We are paying outrageous prices for basic internet. We need to find a way to bring updated services to rural areas!! we use internet for personal and business and we use windstream only for internet- no home phones	3/11/2017 12:44 AM
31	I wish that there were better options for broadband services!	3/10/2017 10:24 PM
32	Yes. Both. Windstream	3/10/2017 10:00 PM
33	Good, superiorinet	3/10/2017 9:44 PM
34	Not as fast as I pay for. Windstream	3/10/2017 9:37 PM
35	No, both, Windstream	3/10/2017 9:14 PM
36	We have Superior INet and they don't do well at our house in the country but have heard they are pretty good in town. We use our service for personal.	3/10/2017 9:05 PM
37	Windstream and it is sketchy often	3/10/2017 8:33 PM
38	Yes, but very little adequate competition. Used mostly for personal and some business. We use windstream	3/10/2017 8:12 PM
39	no internet is slow	3/10/2017 8:04 PM
40	Yes. Both. Windstream.	3/10/2017 8:04 PM
41	Yes	3/10/2017 7:58 PM
42	G	3/10/2017 7:52 PM
43	No. The internet in the country is poor. We use our internet for personal & for work/business. Superior i net.	3/10/2017 7:18 PM
44	Yes, both, Windstream	3/10/2017 6:54 PM
45	Both. Windstream	3/10/2017 5:54 PM
46	Yes,yes,yes,windstream	3/10/2017 5:45 PM
47	Yes, both, windstream	3/10/2017 5:44 PM
48	Expensive there is not enough competition to bring prices down and slow	3/10/2017 3:54 PM
49	No. Both. Zito.	3/10/2017 2:59 PM
50	No. We need better internet. Everyone I have talked to says we need better service. We do not have Internet set up yet in our new home	3/10/2017 1:04 PM
51	Windstream is our service provider. I would like other choices. I had major problems with windstream for awhile. I feel as though they could be more competitive in price. We are paying \$69 for the same service you can get other places for 20	3/10/2017 10:34 AM
52	Windstream	3/10/2017 10:07 AM
53	Windstream and it's to expensive and slow	3/10/2017 10:05 AM
54	Windstream... gets slow way too often	3/10/2017 9:46 AM



Q11 Do you have any concerns with other infrastructure systems (water, electricity, streets, sewer, telecommunication, or trash)?

Answered: 40 Skipped: 53

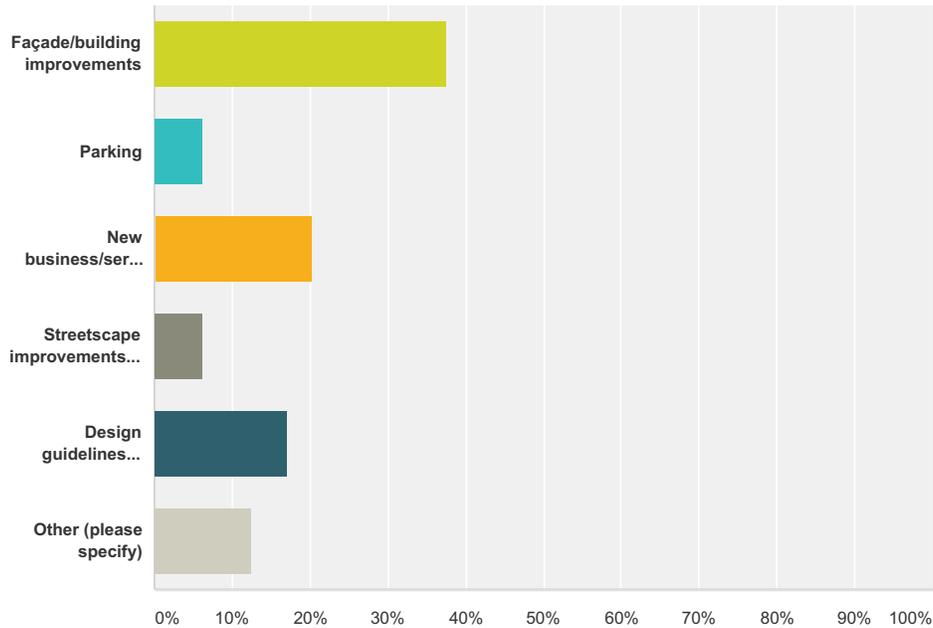
#	Responses	Date
1	no	4/11/2017 9:44 AM
2	No.	3/29/2017 12:28 PM
3	The age of some of the systems is a concern.	3/25/2017 9:10 PM
4	Recycling options are awful. Smaller towns have tow away neat recycling centers. We quit recycling a few years ago because of the mess and inconvenience with the trailers up by Geo. Brothers. I would be willing to pay an extra \$15-20/month for curbside recycling.	3/21/2017 2:06 PM
5	No	3/14/2017 6:24 PM
6	Not currently	3/14/2017 1:29 PM
7	Railroad crossings	3/14/2017 12:19 PM
8	streets	3/13/2017 3:55 PM
9	No	3/13/2017 12:27 PM
10	no	3/12/2017 1:23 PM
11	Electricity is over priced!!!	3/11/2017 11:09 PM
12	No	3/11/2017 7:16 PM
13	None	3/11/2017 1:55 PM
14	The streets are mostly in good condition but what I don't understand is why the downtown area gets cleaned in the middle of a work day when there are cars lining both ends of downtown. I think it's necessary that the cleaning be done on a Saturday afternoon or early morning on a weekday so that the gutters can be fully cleaned. Out of town visitors have commented many times that we have such a nice town, it's too bad the gutter areas are so dirty downtown.	3/11/2017 12:27 PM
15	I'm not aware of anything major or concerning at this time.	3/11/2017 12:23 PM
16	No	3/11/2017 12:03 PM
17	Nope	3/11/2017 10:42 AM
18	no	3/11/2017 9:25 AM
19	No	3/11/2017 5:35 AM
20	No	3/11/2017 2:12 AM
21	sewage needs updated, we have had it backed up into our home from outside lines several times!!! And twice when it happened 3 other homes in the neighborhood also faced the same situation. We also pay more in monthly utilities in this small town then when we lived in Lincoln.	3/11/2017 12:44 AM
22	No	3/10/2017 10:00 PM
23	No.	3/10/2017 9:37 PM
24	Businesses in town need more options for trash removal	3/10/2017 9:14 PM
25	I don't use those services in town so I prefer not to say.	3/10/2017 9:05 PM
26	The treatment plant in the edge of town I often wonder if it effects our water or anything else in any way since w have a high number of cancer cases	3/10/2017 8:33 PM
27	Sutton electrical rate is extremely high compared to other towns.	3/10/2017 8:12 PM

28	We need to make sure our water is clean and safe not just for now, but for future generations.	3/10/2017 8:04 PM
29	no	3/10/2017 8:04 PM
30	Streets	3/10/2017 7:58 PM
31	H	3/10/2017 7:52 PM
32	Not that I'm aware of.	3/10/2017 7:18 PM
33	No.	3/10/2017 6:54 PM
34	No	3/10/2017 5:44 PM
35	Prices are getting outrageous.	3/10/2017 2:59 PM
36	Let's bury fiber optics to our homes so we can have better communication.	3/10/2017 1:04 PM
37	No	3/10/2017 10:34 AM
38	No	3/10/2017 10:07 AM
39	Fire hydrants need to be tested and replaced as needed I know some don't work	3/10/2017 10:05 AM
40	No	3/10/2017 9:46 AM



Q12 What should be the first step of projects in downtown improvements?

Answered: 64 Skipped: 29

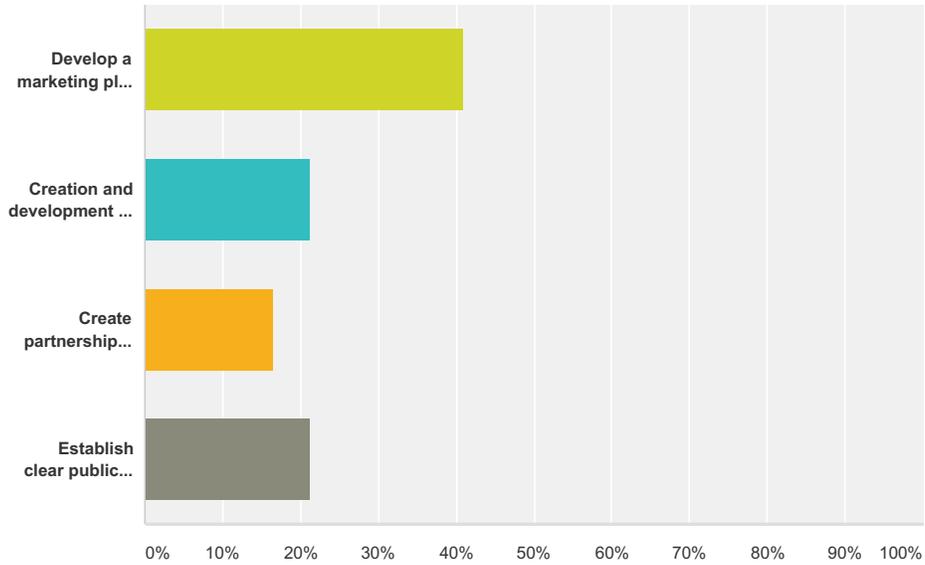


Answer Choices	Responses
Façade/building improvements	37.50% 24
Parking	6.25% 4
New business/services	20.31% 13
Streetscape improvements (landscaping, sidewalks, lighting, street furniture, etc.)	6.25% 4
Design guidelines (general outline that ensures historical look of downtown remains through improvements)	17.19% 11
Other (please specify)	12.50% 8
Total	64

#	Other (please specify)	Date
1	All of the Above	3/13/2017 3:57 PM
2	Please, no more metal buildings!!! So unsightly.	3/11/2017 12:34 PM
3	D	3/11/2017 9:59 AM
4	the parking needs fixed and out back parking needs to be added fixed and made so people can come in the back way.	3/11/2017 9:30 AM
5	Aparentments above the businesses.	3/10/2017 9:06 PM
6	Make it consistent. Right now some buildings look good and other are falling apart. Fix them all to take on a certain look!	3/10/2017 9:04 PM
7	We desperately need a coffee shop and a restaurant. Most of us go out of town for these things.	3/10/2017 7:44 PM
8	I feel design is important, as well as recruiting new businesses/services also. Other small towns in surrounding areas are benefiting from Sutton community members leaving town to eat, shop, meet for coffee etc.	3/10/2017 7:24 PM

Q13 If Sutton is to establish an Economic Development culture, what should be the first step?

Answered: 61 Skipped: 32

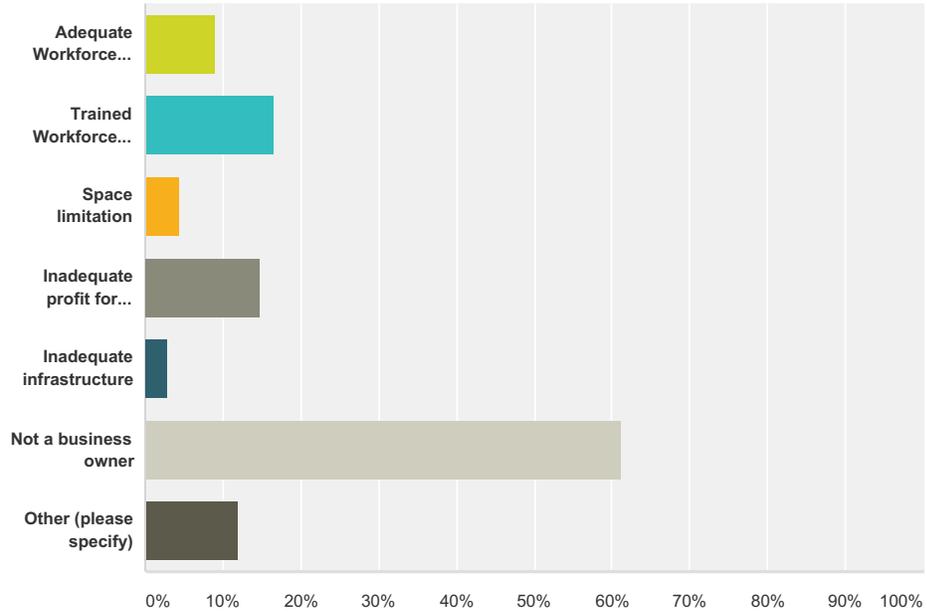


Answer Choices	Responses
Develop a marketing plan to help "promote" Sutton and its businesses as a unified group.	40.98% 25
Creation and development of a small business incubation space and/or location for micro business expansion (youth businesses & home based product development)	21.31% 13
Create partnership with the Chamber of Commerce and the Central Community College to offer ongoing training and education to small business needs/entrepreneurs about accessing capital, preparing business plans, capturing niche markets, etc.	16.39% 10
Establish clear public policy as it relates to dedicating resources for economic development activities	21.31% 13
Total	61



Q14 As a business owner, what is keeping you from expanding your business? (Select up to 2)

Answered: 67 Skipped: 26



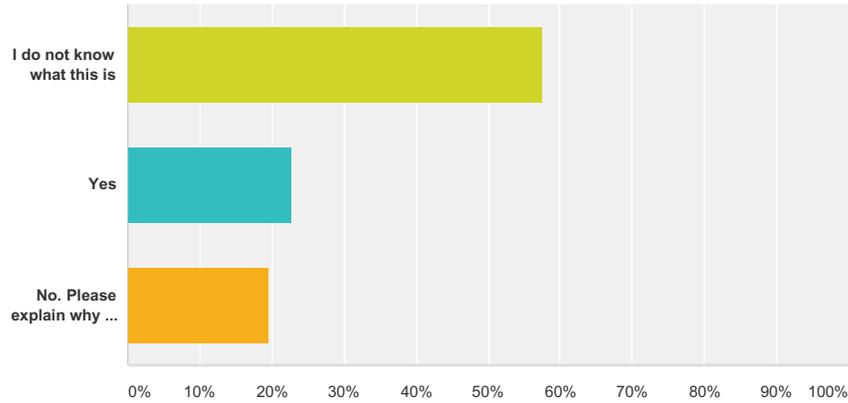
Answer Choices	Responses
Adequate Workforce availability	8.96% 6
Trained Workforce availability	16.42% 11
Space limitation	4.48% 3
Inadequate profit for expense of expansion	14.93% 10
Inadequate infrastructure	2.99% 2
Not a business owner	61.19% 41
Other (please specify)	11.94% 8
Total Respondents: 67	

#	Other (please specify)	Date
1	Can't find childcare.	3/29/2017 4:30 AM
2	Receptivity of the public	3/14/2017 5:30 AM
3	...	3/13/2017 12:25 AM
4	M	3/11/2017 3:12 PM
5	none apply	3/11/2017 1:30 AM
6	support from local businesses by community members	3/10/2017 4:49 PM
7	\$3 corn doesn't help much either	3/10/2017 1:17 PM

8	No need to expand	3/10/2017 1:05 PM
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Q15 In your opinion, has the local LB840 loan/grant program helped in the development and expansion of businesses in Sutton?

Answered: 66 Skipped: 27

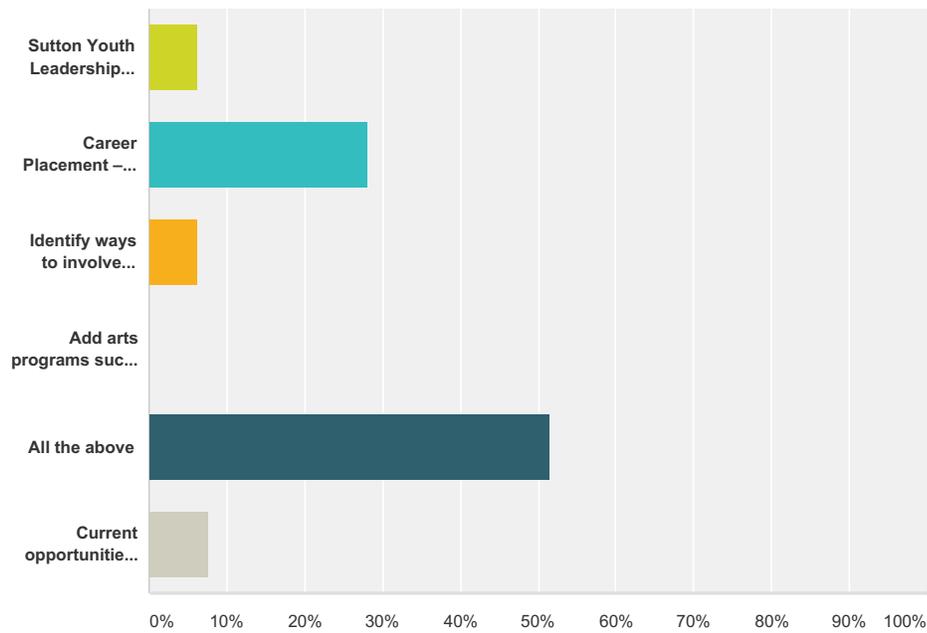


Answer Choices	Responses
I do not know what this is	57.58% 38
Yes	22.73% 15
No. Please explain why it has not helped:	19.70% 13
Total	66

#	No. Please explain why it has not helped:	Date
1	Don't know much about it...	4/11/2017 1:47 AM
2	Feel like been fairly inconsistent in who we have granted monies to.	3/14/2017 4:21 AM
3	H	3/13/2017 3:37 AM
4	Some that have received this grant and then did not stay open long. Once they sold the building they did not put money back into the community	3/11/2017 3:12 PM
5	The program has helped some but I do feel that others have taken advantage of this. I've heard that the grants aren't always used properly, as in the business shut it's doors and the grant wasn't paid back. Not sure if that's true but if it is there needs to be a system of checks and balances to make sure this never happens. I do know that some are turned down for even a small amount, this seems to be defeating the purpose of the loan/grant.	3/11/2017 4:34 AM
6	What new businesses?	3/10/2017 9:40 PM
7	There should be help for people to go through the process. Someone to show fill out the forms so it's easier for it to get used.	3/10/2017 5:11 PM
8	I know what it is and I think it's a great program, I just don't know where it has all been used to grow Sutton.	3/10/2017 4:49 PM
9	Most businesses that used it aren't here anymore.	3/10/2017 12:14 PM
10	I don't feel the money has been used as it was originally intended when first presented to the public. Some businesses have "tapped" into this resource more than once. Some people who have applied have been denied. I feel there should be more oversight, so those that use this resource are held accountable if they do not keep their business going for more than 5 years. It is a tragic waste of money and is very discouraging to potential businesses who have been denied access to this.	3/10/2017 12:08 PM
11	Not everyone who wants to start a business gets the grant	3/10/2017 11:51 AM
12	People who have used it have not stayed open and have they had to pay back the loan?	3/10/2017 10:58 AM
13	People are getting loans/grants that could afford to open or expand their business without them.	3/10/2017 7:02 AM

Q16 The strategic planning process (completed in 2016) identified the goal to better involve the youth of Sutton. Of the action steps identified, which would you like to see developed to accomplish that goal?

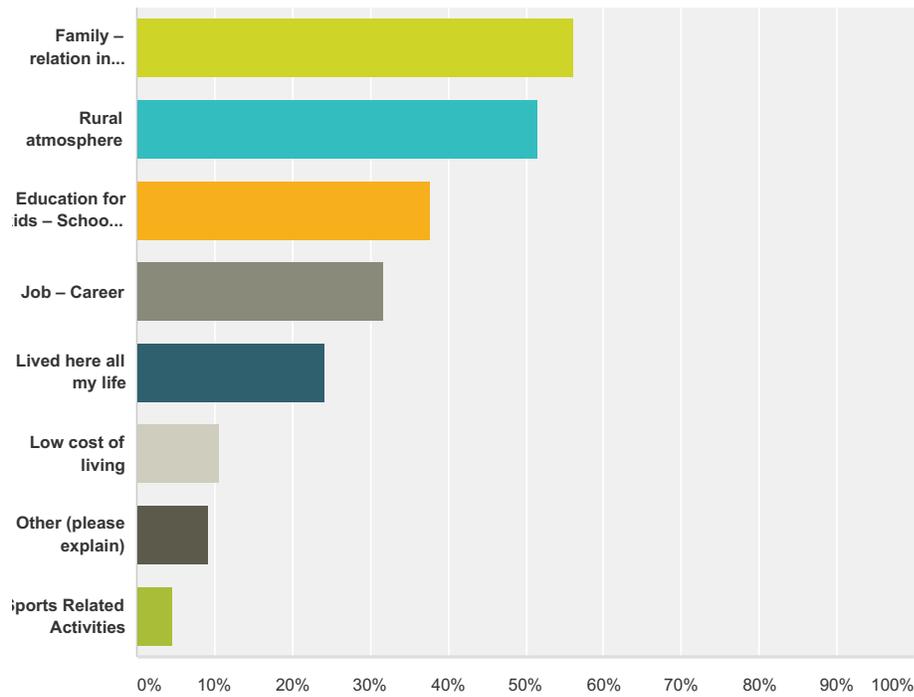
Answered: 64 Skipped: 29



Answer Choices	Responses
Sutton Youth Leadership Academy – Partnership between the Chamber and School to develop leaders. Curriculum would be created that focuses on community awareness, how government works, business and economic development, and more.	6.25% 4
Career Placement – Continue to pair a local businesses mentor and youth for job shadow opportunities to expose the youth to jobs and careers in Sutton. Sutton Schools are in year 1 of this program.	28.13% 18
Identify ways to involve youth in community planning and decisions – this provides youth perspective and support of community activities.	6.25% 4
Add arts programs such as Community Theater that could also include adults.	0.00% 0
All the above	51.56% 33
Current opportunities for our youth are sufficient.	7.81% 5
Total	64

Q17 What encouraged you to live in Sutton? (Select up to 3 options)

Answered: 66 Skipped: 27



Responses

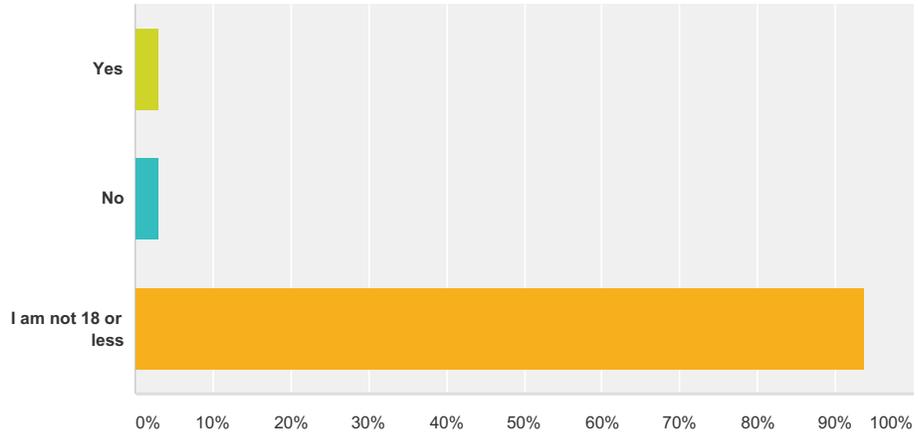
Answer Choices	Responses
Family - relation in area	56.06% 37
Rural atmosphere	51.52% 34
Education for kids - School system	37.88% 25
Job - Career	31.82% 21
Lived here all my life	24.24% 16
Low cost of living	10.61% 7
Other (please explain)	9.09% 6
Sports Related Activities	4.55% 3
Total Respondents: 66	

#	Other (please explain)	Date
1	...	3/13/2017 8:25 AM
2	marrige	3/12/2017 1:26 PM
3	Forward thinking community	3/11/2017 9:02 PM
4	Pool and school - easy access to I-80	3/11/2017 7:27 AM
5	Hehe	3/10/2017 8:27 PM
6	We knew people here	3/10/2017 3:58 PM



Q18 If you are age 18 or younger, are you considering staying in Sutton after graduation or moving back after college?

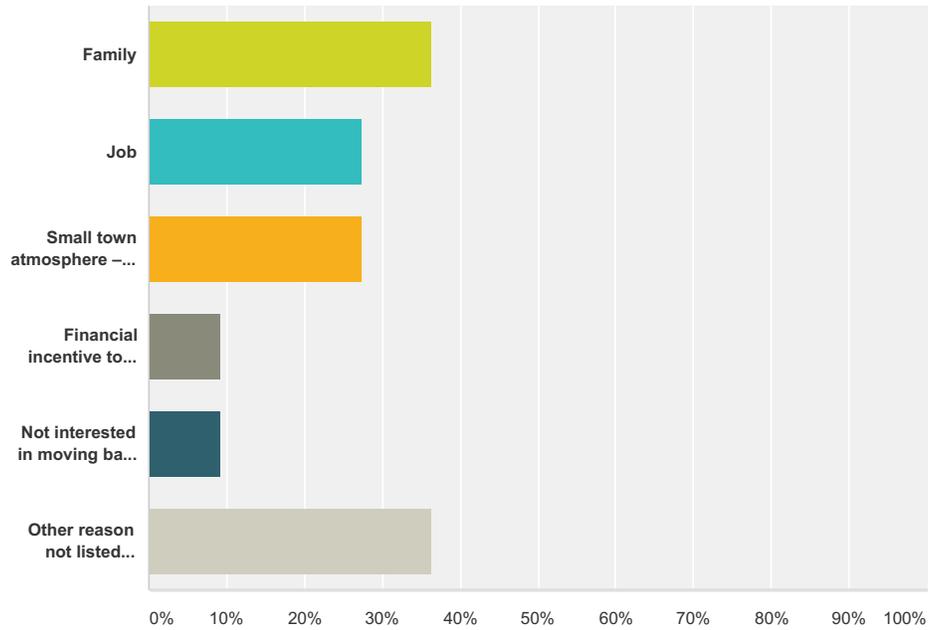
Answered: 63 Skipped: 30



Answer Choices	Responses
Yes	3.17% 2
No	3.17% 2
I am not 18 or less	93.65% 59
Total	63

Q19 If you answered "Yes" to question #18, please indicate the reason(s) that would encourage you to come back to Sutton. (If you answered "No" to question #18, please move on to question #20)

Answered: 11 Skipped: 82



Answer Choices	Responses
Family	36.36% 4
Job	27.27% 3
Small town atmosphere – like the town	27.27% 3
Financial incentive to move back for certain amount of years	9.09% 1
Not interested in moving back.	9.09% 1
Other reason not listed (please specify)	36.36% 4
Total Respondents: 11	

#	Other reason not listed (please specify)	Date
1	Na	3/11/2017 4:24 AM
2	M	3/10/2017 1:48 PM
3	Hehe	3/10/2017 12:27 PM
4	No	3/10/2017 9:59 AM



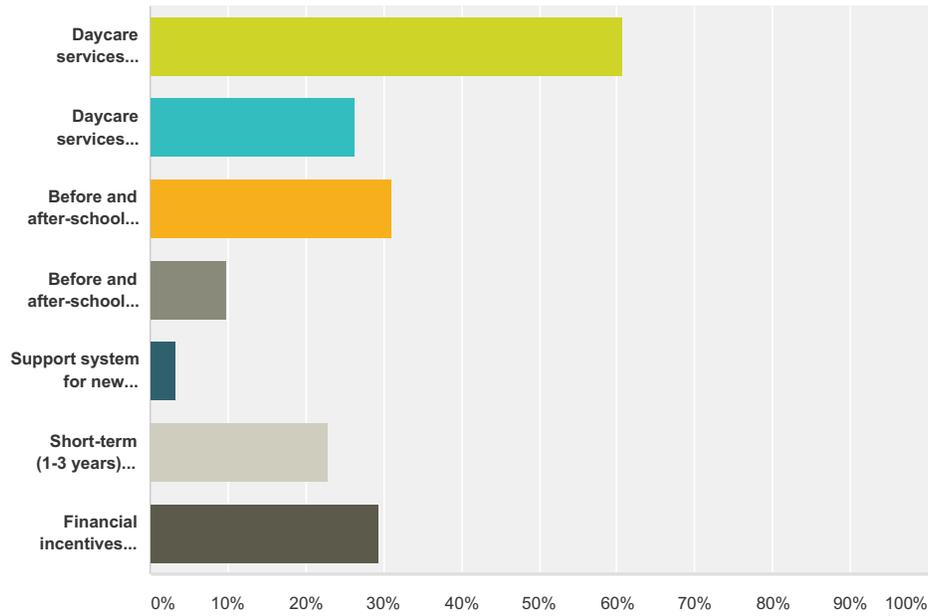
Q20 If you selected "No" to question #18, please explain why you would not want to live in Sutton.

Answered: 4 Skipped: 89

#	Responses	Date
1	Over 18	3/14/2017 6:27 PM
2	No job opportunities	3/11/2017 10:00 AM
3	No job opportunities, no housing	3/11/2017 5:42 AM
4	It's just not "home" to me.	3/10/2017 3:04 PM

Q21 If Sutton is to continue to grow, the needs of new families should be considered along with improved or expanded services. Please note what you believe to be the top priorities in achieving this. (Choose up to 2)

Answered: 61 Skipped: 32



Answer Choices	Responses
Daycare services (expansion of center care)	60.66% 37
Daycare services (expansion of home style care)	26.23% 16
Before and after-school activities/care focused on ages 5 – 13	31.15% 19
Before and after-school activities/social group center focused on ages 14- 18	9.84% 6
Support system for new families with young kids to area	3.28% 2
Short-term (1-3 years) home rentals with adequate space and good condition	22.95% 14
Financial incentives available via banks to help young families purchase homes	29.51% 18
Total Respondents: 61	



Q22 What amenities and/or incentives are lacking in Sutton to recruit young families to the community?

Answered: 40 Skipped: 53

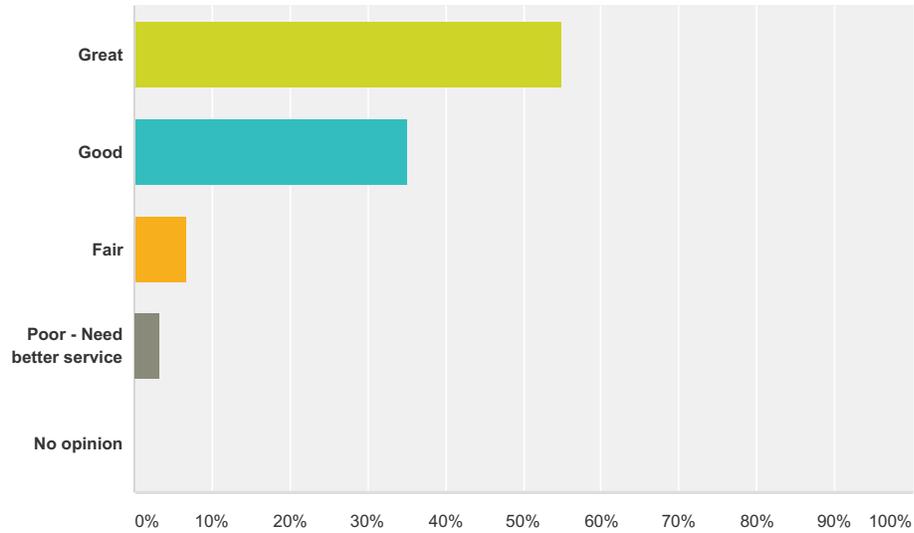
#	Responses	Date
1	Eating establishments	4/11/2017 9:50 AM
2	recreation & stores/shops	4/9/2017 1:37 PM
3	Coffee Shop Restaurants Recreation/fitness Center	3/29/2017 12:33 PM
4	Daycare, median priced housing that is family friendly.	3/25/2017 9:16 PM
5	Daycare/afterschool care	3/21/2017 2:10 PM
6	Activities. Theatre?	3/14/2017 6:28 PM
7	Restaurants & gyms	3/14/2017 1:32 PM
8	No Rentals.	3/13/2017 4:02 PM
9	Daycare. Entertainment options. Restaurant options.	3/13/2017 12:32 PM
10	Childcare Good paying career	3/11/2017 11:21 PM
11	Daycare, dual-credit courses for high school students anticipating college, more emphasis on fine arts, robotics	3/11/2017 5:31 PM
12	Lack of homes for sale at a decent or reasonable price. No rental options.	3/11/2017 2:02 PM
13	Daycare centers, no activities that aren't focused around sports	3/11/2017 1:02 PM
14	Restaurants, retail/gift/clothing stores, coffee shop, a classy bar.	3/11/2017 12:42 PM
15	LACK OF DAYACRE	3/11/2017 12:30 PM
16	Afford but reliable/updated housing and childcare options	3/11/2017 12:26 PM
17	Activities for young couples with children and daycare	3/11/2017 12:06 PM
18	Jobs and daycare	3/11/2017 10:54 AM
19	Restaurant choices	3/11/2017 7:34 AM
20	Sutton needs a skating rink . That's an activity for any age - any birthday party . Also needs a nice restaurant	3/11/2017 7:30 AM
21	Availability of services i.e. Coffee shops, restaurants, conveyances. Extracurricular fun things to do. Job opportunities and housing	3/11/2017 5:49 AM
22	Daycare	3/11/2017 2:15 AM
23	A good gas station.	3/10/2017 10:33 PM
24	Available childcare and decent affordable rental property.	3/10/2017 10:09 PM
25	Entertainment	3/10/2017 9:49 PM
26	More activities for younger kids.	3/10/2017 9:46 PM
27	Lack of good paying jobs and affordable rental housing.	3/10/2017 9:09 PM
28	Housing. We have no housing at all!	3/10/2017 9:07 PM
29	Housing, daycare, food establishments, gym facilities	3/10/2017 8:36 PM
30	Food/restaurant and activities	3/10/2017 8:18 PM
31	eating establishments	3/10/2017 8:12 PM
32	Jobs	3/10/2017 8:04 PM

33	<p>We just moved back home to Sutton after living in Kansas City for 10 years. We are pleased with the community, but there is a definite lack of child care. Most of my friends have said that the few in home centers are full and even I, myself, have had to lean on Fairmont to help care for my children. I fully believe Sutton should have a child care center, ran by a young college grad with a degree in early childhood development - someone with energy and passion for children, someone with a vibrant personality that will bring LIFE in this area that is such a strong need for this community. I also believe that we should better support the preschool at the community center. The room is packed full of students. Mrs. Mau does an amazing job. However, if we are wanting to attract other families with young kids to this community we have got to provide a better facility for preschool. I also believe the tuition for preschool should be raised, it's very low right now. There are MANY of us that work from home and would LOVE a coffee shop with Wi-Fi to work at. The coffee shop could also play a roll for gatherings, bible studies, and great community. The bakery is sad - the donuts are always gone and it's hours are rare. We need to raise the bar with that type of service!</p>	3/10/2017 7:51 PM
34	Daycare, & jobs	3/10/2017 7:31 PM
35	Decent restaurants and job opportunities.	3/10/2017 7:01 PM
36	Restaurant	3/10/2017 6:03 PM
37	Jobs and housing	3/10/2017 3:07 PM
38	Fiber optics communications make small businesses with high Internet demands look more seriously at sutton as an option	3/10/2017 1:28 PM
39	Child care is hard	3/10/2017 10:38 AM
40	Jobs and housing	3/10/2017 10:10 AM



Q23 Overall, how would you rate the health services available in Sutton? (Clinics and health related businesses)

Answered: 60 Skipped: 33



Answer Choices	Responses	
Great	55.00%	33
Good	35.00%	21
Fair	6.67%	4
Poor - Need better service	3.33%	2
No opinion	0.00%	0
Total		60



Q24 Please explain your answer to #23. What is it that you like or dislike about the health services available in Sutton?

Answered: 35 Skipped: 58

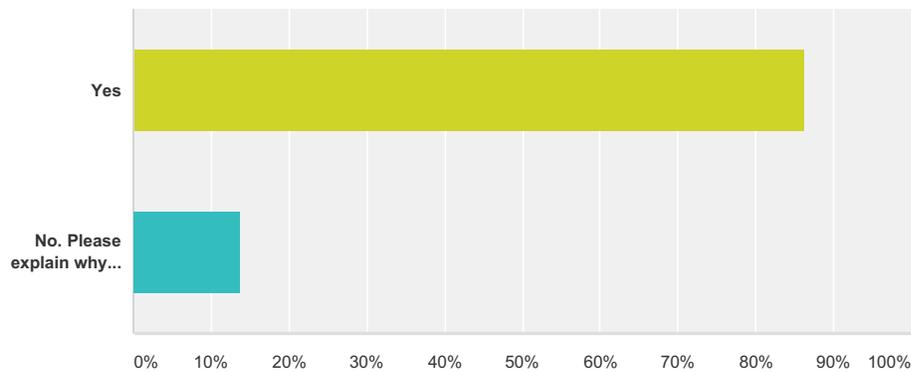
#	Responses	Date
1	No ER.	3/30/2017 3:46 PM
2	Both health clinics have provided good service.	3/29/2017 12:33 PM
3	The amount and quality of health care in Sutton is very good for a small town.	3/25/2017 9:16 PM
4	Amazing people who are willing to go the extra mile	3/14/2017 6:28 PM
5	Multiple options available	3/14/2017 1:32 PM
6	Two Clinics are good. Would like to see a medical park with more services and ability to expand Quality Health Care Clinic	3/13/2017 4:02 PM
7	Henderson health care's new clinic makes me very comfortable with the health care here in town.	3/13/2017 12:32 PM
8	Have general care for most issues.	3/12/2017 1:29 PM
9	Quality health care is dissatisfiery- misdiagnoseis Dr ohrt is amazing It is nice to have a pharmacy in town,but they are over priced on items as well as they take to long to fill/refill perceptions.	3/11/2017 11:21 PM
10	would like additional dental/orthodontist	3/11/2017 5:31 PM
11	I work in healthcare in Geneva. We have 8 providers in one clinic. I love our new facility built in town but it's hard to believe we can't support our own healthcare center without the help of Henderson. No ER/Urgent care options in sutton either. It would be nice to have these options in town.	3/11/2017 2:02 PM
12	We have 2 clinics, a pharmacy, vision center, chiropractor, massage therapists and a dentist. We bring in business from other communities.	3/11/2017 1:02 PM
13	I feel that we have a wonderful selection of health care providers. Our family has used all of them at some point.	3/11/2017 12:42 PM
14	The clinic is nice but there would never be a hospital and people have to leave town for needs beyond clinic care	3/11/2017 12:30 PM
15	Seem to have good options for health care, pharmacy and dental	3/11/2017 12:26 PM
16	The ability to have more than one option	3/11/2017 12:06 PM
17	It's nice to have two separate places to go	3/11/2017 10:54 AM
18	nothing 24 Hr a day you still have to leave town if you get sick to go to a ER	3/11/2017 9:43 AM
19	Easy access. Same day appointments	3/11/2017 7:34 AM
20	I love both clinics	3/11/2017 7:30 AM
21	Easily accessible	3/11/2017 2:15 AM
22	We have great healthcare services for a town our size, would be nice to have an on call or walk-in service on the weekend/after hours instead of having to drive to york, hastings or gi.	3/11/2017 12:54 AM
23	So many options for the size of the town!	3/10/2017 10:33 PM
24	Where else can you find a community of our size with as many health services as we have available. Not to mention the care is provided mostly by local individuals who have a real stake in taking care of their "neighbors".	3/10/2017 10:09 PM
25	Like everything	3/10/2017 9:49 PM
26	We take a more natural approach to our health and there are little to no options for this.	3/10/2017 9:46 PM
27	Like the choices. Wish the nursing home was more up to date.	3/10/2017 9:09 PM
28	We go to Sutton family practice and it is truly amazing	3/10/2017 8:36 PM



29	Sutton Family Practice has all lab/x-ray services you could ever need at their new location. They also have access to specialists from York/Lincoln.	3/10/2017 8:12 PM
30	just good	3/10/2017 8:07 PM
31	We have the best of rural NE	3/10/2017 8:04 PM
32	There are adequate clinics, yet people have to travel out of town to other providers to access a hospital or a higher level of care.	3/10/2017 7:31 PM
33	We need a better dentist.	3/10/2017 3:07 PM
34	Nice to have new clinic in town	3/10/2017 10:38 AM
35	Plenty of choices	3/10/2017 10:10 AM

Q25 Do you feel that emergency needs of the community are being met?

Answered: 58 Skipped: 35



Answer Choices	Responses
Yes	86.21% 50
No. Please explain why not:	13.79% 8
Total	58

#	No. Please explain why not:	Date
1	We need more trained EMTs.	3/25/2017 9:16 PM
2	H	3/13/2017 11:39 AM
3	Our EMTs are stretched to thin. We need to find a way to get more to volunteer maybe with incentives	3/11/2017 11:21 PM
4	Not sure what this refers to?? Closest ER is henderson or geneva	3/11/2017 2:02 PM
5	I don't know first hand but I've heard that the ambulance can be very slow to respond. The fire department is above par!	3/11/2017 12:42 PM
6	I think a small urgent care would help out the town .	3/11/2017 9:43 AM
7	We have a good core but need to be bringing in new people ready to replace those who have been providing care for years.	3/10/2017 10:09 PM
8	The elderly need taken care of better in a power outage.	3/10/2017 3:07 PM

Q26 If you had a magic wand and could fix/change one item in Sutton for the betterment of the community, what would it be and why?

Answered: 47 Skipped: 46

#	Responses	Date
1	School needs to work more with the community and not hire couples so they can bring in twice the teachers and families. Bring in more activities instead of just focus on sports.	4/11/2017 9:53 AM
2	Add a Casey's & Walmart	4/9/2017 1:38 PM
3	Downtown facades.	3/30/2017 4:18 PM
4	I'd build a community rec/fitness center that included a coffee shop area and daycare. It would be built along the trail so families could easily walk/bike there. In the summer time, it would host a local farmer's market where locals could sell their garden fresh foods, homemade goods, and other items.	3/29/2017 12:36 PM
5	recycling services	3/21/2017 2:10 PM
6	Add entertainment	3/14/2017 6:28 PM
7	Extend running trail. Many active people need a good place to use	3/14/2017 1:33 PM
8	Indoor rec area for the older to workout and maintain health. Young kids to go to play and or workout.	3/14/2017 9:59 AM
9	Lower taxes	3/13/2017 7:43 PM
10	Outside City Staff need to be more helpful and take pride in their job. Sweep Downtown streets more often	3/13/2017 4:06 PM
11	I would add a daycare/after school center for all the young families.	3/13/2017 12:35 PM
12	Better communication	3/12/2017 1:30 PM
13	The generation gap and how some "older" generation sees the progress this town needs	3/11/2017 11:23 PM
14	railroad tracks out of the center of town	3/11/2017 5:32 PM
15	Build our own hospital/clinic and stand on our own. I think it would generate great income within the community. Slowly build on with physical services and specialist options. Offer OB care.	3/11/2017 2:05 PM
16	Easier to open new small businesses. There is a lot of red tape and small town politics to run around	3/11/2017 1:02 PM
17	The looks of the downtown area, ugly metal buildings gone and the existing historical ones fixed up and full of thriving businesses.	3/11/2017 12:47 PM
18	More restaraunts places to eat, including fast food. A Caseys? Subway is getting old!	3/11/2017 12:38 PM
19	Facade of downtown	3/11/2017 12:28 PM
20	Adding restaurants and business owners to the area. We can sustain restaurants but can't find the people to manage them well.	3/11/2017 12:08 PM
21	More restaurants and hotels because we decided to build this softball complex and no place to put kids and not enough restaurants to begin to support all the teams	3/11/2017 11:07 AM
22	A rec building with pool, weight room etc.	3/11/2017 10:02 AM
23	to Try to Keep the Big Tucks off the streets down town. Truckers Rout needs to be made to avoid them coming by the school and by the pool.	3/11/2017 9:47 AM
24	Daycare center	3/11/2017 7:35 AM
25	More things to do so we don't have to drive	3/11/2017 7:30 AM
26	More modern businesses, not only for us currently living here but to also draw out of Towners here	3/11/2017 5:50 AM
27	Streets	3/11/2017 2:15 AM



28	The hwy and train tracks not going through town. It's a area of concern for kids.	3/11/2017 1:18 AM
29	an overpass for one of the RR crossings!!!	3/11/2017 12:55 AM
30	Daycare center, many are driving out of town for f	3/11/2017 12:46 AM
31	School system....offer more opportunities for trade education for those who will not continue to 2 or 4 year college.	3/10/2017 10:34 PM
32	Childcare. It was and still is a significant source of struggle for our family. 2 working parents, no retired/nonworking family in town to help out.	3/10/2017 10:12 PM
33	Make CPI be a successful business so it could employe more people	3/10/2017 9:50 PM
34	More restaurants or places to eat for lunch. A coffee shop or cafe to socialize and host events.	3/10/2017 9:48 PM
35	have people with junk in their yard clean it up. It looks trashy.	3/10/2017 9:10 PM
36	Housing.	3/10/2017 9:08 PM
37	Eating establishments We are very limited and when you have activities in town there are not many choices and gas stations aren't open late enough for baseball games	3/10/2017 8:38 PM
38	Corruption on city council	3/10/2017 8:18 PM
39	A second real estate agency. Housing prices here are astronomical for a small rural community. Price-setting is prohibiting young families from being able to afford a simple 3-bed, 2-bath home.	3/10/2017 8:13 PM
40	Get a new superintendent and high school principal at the school.	3/10/2017 8:08 PM
41	Infrastructure of downtown to draw attention to people coming to visit.	3/10/2017 8:05 PM
42	Addition of year round restraurants/fast food &/or coffee shop with food for those who live in town or traveling through.	3/10/2017 7:36 PM
43	More focus on fine arts (community theatre, band) restaurants.	3/10/2017 7:03 PM
44	Flood plains	3/10/2017 5:49 PM
45	School System	3/10/2017 5:47 PM
46	We need an overpass in town so emergency vehicles don't have to wait on trains.	3/10/2017 3:10 PM
47	More houses in the 10-30 year old range for sale. Affordable, but not super old houses	3/10/2017 1:30 PM

Q27 Please provide any additional comments that you would like to share:

Answered: 12 Skipped: 81

#	Responses	Date
1	The baseball field was not a very good choice for our community. It was money wasted.	4/11/2017 9:53 AM
2	We love Sutton!	3/29/2017 12:36 PM
3	I know more trustworthy daycare options are severely needed. It's something I've looked into doing myself but I'm afraid my house is not big enough. This is a concern for myself with my future in mind. I also wish we could have more food options.	3/11/2017 2:05 PM
4	Please stop allowing anyone to put up an ugly metal building in residential areas. It detracts from the beauty of our community, no one wants to look out their window and see those. The placement of Russ Girmus' shop was a bad decision as the fitness center is right beside it and now when working out on the machines we have to look at that instead of the beautiful golf course view we used to have. He should at least plant something green on the west side. Very bad placement on the city's part!	3/11/2017 12:47 PM
5	Security measurements at the school and continue growth. Has there been any thought to eliminating city cops and working out a deal with the county add two more officers like Geneva and Fillmore county did? What's being done to fix situations like the current situation with the city councilman that was fined for using his construction company for city projects. Is there a bid process in place? I'm sure it doesn't look good on the city council and city administration when articles are ran in the Lincoln journal about something like this.	3/11/2017 12:38 PM
6	Also really need a childcare center	3/11/2017 12:28 PM
7	In a honestly I think that the money spent on the softball complex and also the new football field at the school seems a little over done seems like this town just loves to spend the tax money of land owners	3/11/2017 11:07 AM
8	If you want to do anything with daycare maybe talk to the daycare providers that are in the town already.	3/11/2017 1:18 AM
9	I grew up here. Like any town there are likes and dislikes. This community could be a rapid growing town but housing and daycare pose a great issue. Also, there are limited attractions such as food establishments, gym that is worth going to, and park but that is being upgraded.	3/10/2017 8:38 PM
10	I feel Sutton is fortunate to still have their own school system & is not consolidated. However, I feel we need to continue to encourage growth in our community & enhance security & transportation for those living rurally or opting their children in at the school.	3/10/2017 7:36 PM
11	Our city council is the laughing stock of town. Talk about YES men.	3/10/2017 7:03 PM
12	Our cops need to do a better job of stopping underage drivers, underage ATV drivers, trailers parked in the streets, vehicles parked on the wrong side of the streets, speeding through downtown, and people blowing through stop signs.	3/10/2017 3:10 PM