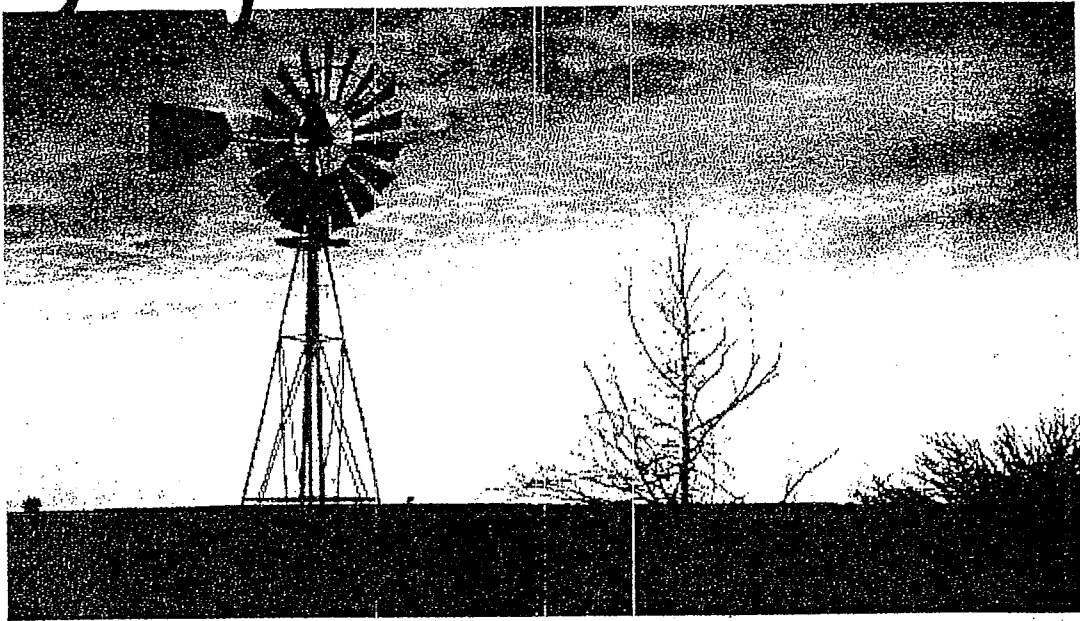


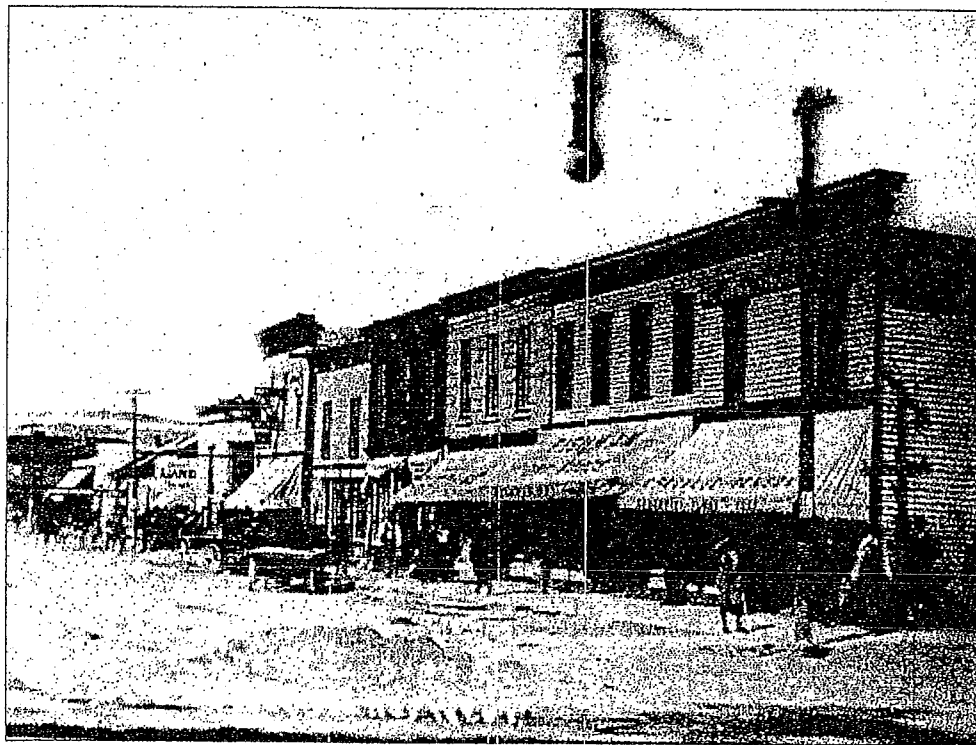
Cheyenne County



Purpose and Scope

The purpose of completing a comprehensive plan is to provide basic guidelines and policies for use by the County Board of Commissioners and planning commission. These policies should be followed when making decisions that affect existing and/or future uses of land and resources within Cheyenne County. The plan addresses all facets of development: residential, commercial, industrial, agricultural, open space, etc. It indicates what type and to what extent development should occur in a specific area. The comprehensive plan is intended to provide a general analysis of the condition of Cheyenne County and the needs of its residents. Past trends and future projections on various subjects are studied to determine deficiencies that need to be addressed or to reveal assets and opportunities that the County should build upon.

This information is helpful in establishing priorities and setting goals. Preparation of a comprehensive plan prior to the adoption of zoning regulations is a logical planning practice. The plan establishes County policies which will be upheld by the zoning regulations. The plan may indicate that a particular area of the County is a prime location for certain activities, the zoning regulations then encourage that type of activity and minimize any conflicting uses. Assuring that adjacent areas of the County are used for compatible activities serves to protect the rights, property values and best interests of the residents of Cheyenne County. The County's planning process does not end with the adoption of this document. Planning is an ongoing process to be used to promote orderly growth and development through policies established in this plan.

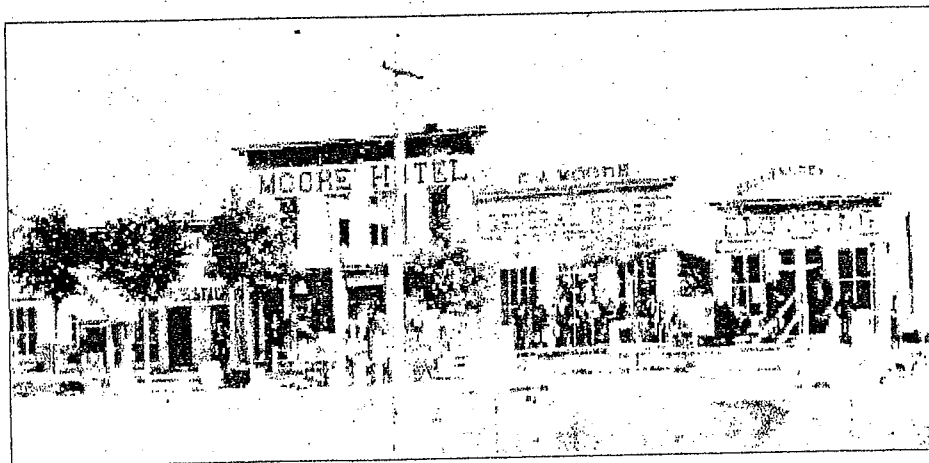


Historical Development

In August of 1870, Governor David Butler issued a proclamation which set forth the boundaries of Cheyenne County and designated Sidney as the county seat. The County encompassed the entire south half of the panhandle, including the present day counties of Kimball, Banner, Scotts Bluff, Morrill, Garden and Deuel. Eventually, the County would need to be divided due to the long distances from the outlying areas to the county seat. By November of 1909 Cheyenne County had been reduced to its current land area of approximately 1,196 square miles. The County owes its early development to the construction of the Union Pacific railroad in 1867. Prior to that time the County was inhabited by Indians and a few soldiers and traders. To protect workers during the construction of the railroad, the government stationed a company of soldiers at Lodgepole, Sidney and Potter as Indian raids were common at the time. The construction of the railroad established Sidney as a hub for the entire territory while Lodgepole and Potter developed from railroad stations into towns. Sidney became linked to the Black Hills by the Sidney-Deadwood Trail during the Black Hills gold rush. Gold seekers brought their gold to Sidney for shipment. Mail and stage lines were established along the route and freight and supplies shipped by rail to Sidney were then transported along the trail. In 1894 the Burlington Northern railroad constructed a north-south line through the County.

The construction of this line led to the founding of Dalton, Gurley and Lorenzo. While the County was experiencing this tremendous growth, Sidney was also developing somewhat of a reputation as a "wild west" town with plenty of gambling, saloons and dance halls. That reputation attracted famous and notorious personalities such as Wild Bill Hickock, Calamity Jane, Sam Bass, Butch Cassidy and "Doc" Middleton, who were all residents of the County, and Buffalo Bill (William F. Cody) was a frequent visitor. With the construction of the Northwestern railroad, trading between Sidney and the Black Hills tapered off and the community settled down. The County's primary industry was stockraising. Homesteaders dotted the landscape with sod houses and plowed fields. The first successful oil well in western Nebraska was drilled about five miles southeast of Gurley on August 9, 1949. Oil and natural gas production are still active in Cheyenne County today.

Cheyenne County presently finds itself in a period of great economic prosperity. Sidney has attracted several new businesses while others have expanded during the nineties and employment opportunities abound. The City's economy is among the strongest in the State and the benefits can be seen in the surrounding communities as well. Many employees commute to work from the surrounding communities because of Sidney's tight housing market.



Introduction

It is important to consider the relationship of the natural environment to land use and future development when making decisions pertaining to potential uses of the land. The capability of the environment to support development and the conflicts sometimes created by social and economic forces reveal the complex relationships between urban and natural environments.

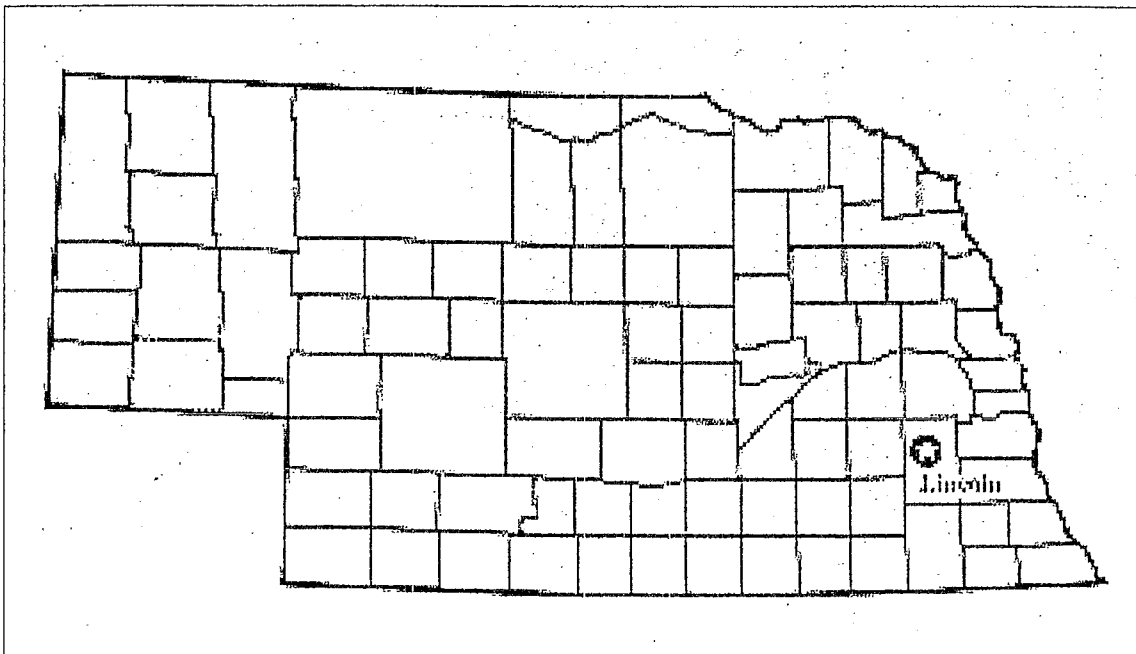
Historical development nation-wide has located along river corridors where the most fertile soils are prevalent. The more recent development trends of an affluent society have placed additional demands upon the natural environment. This has resulted in pressure to allow more intensive uses of the land within, or adjacent to, natural and scenic areas. As a preliminary step toward avoiding potential conflicts and guiding future decisions, this section of the plan provides a brief overview of Cheyenne County's natural environment.

Geographic Location

Cheyenne County is located in the southern half of what is generally referred to as the panhandle of Nebraska, sharing its southern border with Colorado. The County borders Deuel and Garden Counties to the east, Morrill County to the north, and Kimball and Banner Counties to the west. The County covers an area of 765,498 acres, or 1,196 square miles, and is approximately 40 miles east to west and slightly more than 30 miles north to south.

Cheyenne, Wyoming is located approximately 80 miles to the west while Lincoln is located approximately 344 miles to the east. Denver, the nearest large metropolitan center, is approximately 168 miles to the southwest.

Map 1: General Vicinity of Cheyenne County



Climate

Cheyenne County has a semiarid climate as a result of its relatively close proximity to the Rocky Mountains which affect climatic conditions by blocking and redirecting wind patterns and/or precipitation. Over the past 30 years, annual precipitation levels in Cheyenne County have averaged just over 16 inches a year. Most of the precipitation falls in the form of rain between April and September. Snowfall is common in winter. The average seasonal snowfall is about 41 inches while an average of 20 days per year have at least one inch of snow on the ground. May is the wettest month with 3.12 inches of rain while January is the driest month with just 0.27 inches of precipitation.

The heaviest one day rainfall in Cheyenne County occurred on June 11, 1970 when 4.54 inches of rain fell. Droughts, though, are more common to the area. In two years out of every ten, precipitation between April and September will be less than 12 inches.

Due to the County's location near the center of a large continent, extreme variances in temperatures are experienced during the year. In winter, periods of moderately cold temperatures are interrupted by spells of bitterly cold temperatures that can last for up to a week or longer. The average high temperature in January is 38.1 degrees F while the average low temperature in January is 10.5 degrees F. The lowest temperature ever recorded in Cheyenne County occurred on January 19, 1963 when the thermometer dipped to -30 degrees F.

Summers, conversely, are warm with periods of very hot weather. The relatively low humidity, which averages 50% at midafternoon, makes the periods of hot weather more comfortable than in the eastern part of the state. The average high temperature in July is 88.2 degrees F while the average July low is 56.6 degrees F. The highest temperature ever recorded in Cheyenne County occurred on July 11, 1954 when the thermometer rose to 107 degrees F.



The prevailing wind is from the east-southeast. Most days have at least a slight breeze while winds are greatest in Spring when the average windspeed is 13 mph.

A majority of the days in Sidney are sunny. In summer the sun shines 70% of the time possible while in the winter the sun shines about 60% of the time.

Severe thunderstorms occasionally occur during the spring and summer. Some of these storms are accompanied by hail which can damage or destroy crops. On a scarce occasion, tornadoes can also occur as part of these storms. In the spring, severe duststorms can occasionally occur.

Figure 1: Average monthly precipitation

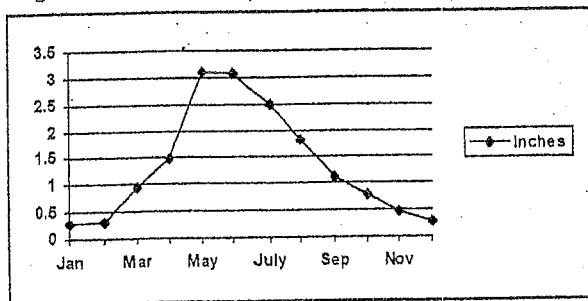
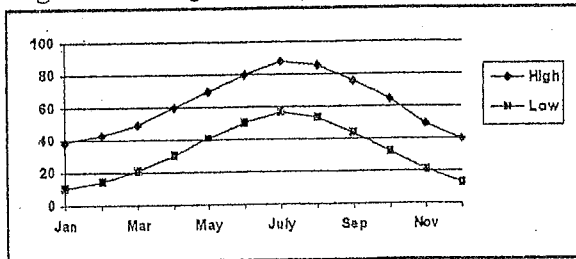


Figure 2: Average monthly high and low temperature



Topography

Three main topographical areas are found in Cheyenne County. The "valley" area consists of the area along Lodgepole Creek in the central portion of the County. The valley contains flat, level land, a high water table and local concentrations of salts. Moisture conditions and ground water recharge rates are favorable to plant growth. The "plains" portion of the County is the predominant topographic feature, found to the north and south of Lodgepole Creek. Soils are fertile on these relatively flat uplands. "Bluffs and escarpment" topographic features are found in the extreme northeastern portion of the County. This land lies adjacent to the North Platte River and is characterized by considerable relief.

Vegetation

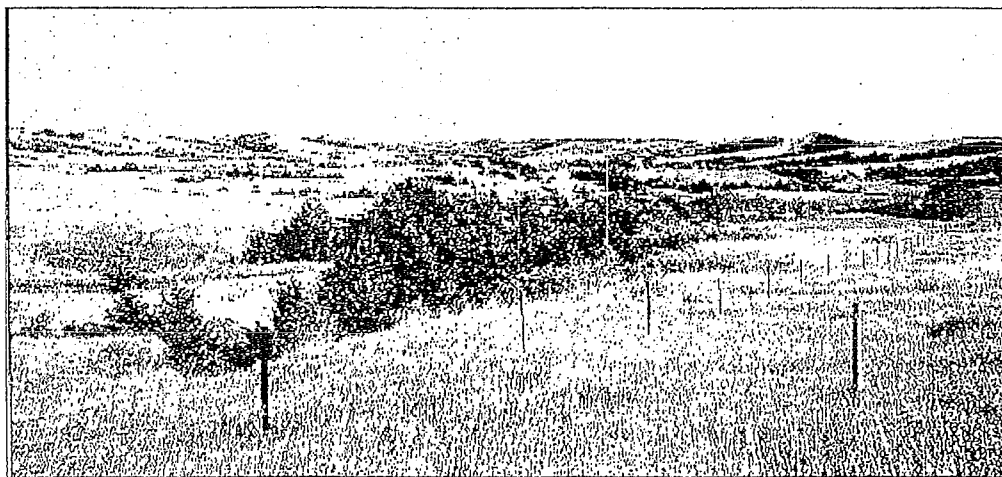
Native vegetation to Cheyenne County consists mainly of grasses, with the remainder being made up by grass-like plants, forbs and shrubs. Blue grama, little bluestem, buffalograss, needleandthread, sideoats grama, threadleaf sedge, western wheatgrass, prairie sandreed and sand bluestem are the dominant species.

Geology

The oldest exposed rock unit in Cheyenne County is the upper part of the Brule Formation which is the youngest formation of the White River Group of the Oligocene epoch (33 to 29 million years old). The Brule Formation predominately consists of volcanic debris that was transported to Cheyenne County by wind.

Lying directly above the Brule Formation is the Ash Hollow Formation of the Ogallala Group. This formation is of Miocene age (10.5 to 5 million years old). These sediments were transported and deposited by streams draining out of the Rocky Mountains. The Ash Hollow Formation underlies the tablelands and the sides of valleys along Lodgepole Creek and Sidney Draw and also underlies the valley floor of Lodgepole Creek west of the Point of Rocks. Records of test drilling and drilling for irrigation wells indicate that the formation varies from 0 to more than 500 feet in thickness in the county and is thickest in the northern half of the county.

Material that is younger than the Ash Hollow Formation in the county includes unconsolidated windblown silt and sand covering parts of the uplands, stream deposits beneath valley floors and terraces, and slope deposits along the sides of valleys. All of these deposits appear to be relatively young with most of them being less than 20,000 years old.



Physiography

Cheyenne County is located in the high plains of the Great Plains Region. Essentially the County has higher areas to the north and south separated by Lodgepole Creek, which flows west to east in the south-central part of the county. Other drainageways in the county include Cottonwood and Cow Creeks in the south-central to southeastern part of the county; Rush Creek, which drains the northern third of the county from the northwest to the east; various tributaries of the North Platte River and Pumpkin Creek, which greatly dissect parts of the northern rim of the county; and Sidney and Sand Draws, which drain into Lodgepole Creek in the southwestern part of the county.

In the northwestern tip of the county, the north-central rim, and the northeastern tip are areas of gently sloping to very steep, shallow to very deep, and somewhat excessively drained and well drained soils. These areas include a significant proportion of rock outcrop. Associated with these are areas of soils formed in eolian sediments and loess. These areas are very deep, well drained, and are nearly level to gently sloping.

The high table area in the northern part of the county in the Cheyenne Table. It consists of large areas of very deep, well drained, level to strongly sloping soils. In these areas are some small to large areas of depressional, poorly drained soils. Table is dissected by Rush Creek and tributaries of Lodgepole Creek. Along these drainageways are shallow to very deep soils. These areas are well drained and are nearly level to moderately steep. Along the breaks to the Lodgepole Creek valley are shallow and moderately deep; excessively drained, somewhat excessively drained, and well drained; and gently sloping to very steep areas. The breaks includes many areas of rock outcrop and gravel and sand knobs.

The Lodgepole Creek valley, Sidney Draw and Sand Draws have very deep and somewhat poorly drained to well drained soils on foot slopes, stream terraces, alluvial fans, and bottom land. These areas are generally nearly level to strongly sloping.

The breaks to Sidney and Sand Draws in the southwest corner of the county are made up of shallow to very deep soils and areas of sandstone and siltstone rock outcrop. These areas are somewhat excessively drained and well drained and are gently sloping to very steep. Above these breaks to the west are small areas of shallow to very deep soils on tables. These areas are well drained and are nearly level to strongly sloping.

A table area of well drained soils is south of Lodgepole Creek above the breaks. These soils are moderately deep to very deep and are nearly level to strongly sloping.

In the southeastern corner of the county along Cottonwood and Crow Creeks are gently sloping to very steep areas. The soils in these areas are shallow and moderately deep to sand and gravel and are excessively drained to well drained.

Throughout the county are small areas of soils on small ridges that are shallow over bedrock. These soils are generally well drained and are on steeper slopes than the soils in surrounding areas.

Lodgepole Creek has cut a channel about 200 feet below the level of the high plain. The elevation of the county ranges from about 3,800 feet near Lodgepole to about 4,400 feet near the western boundary. The average elevation is about 4,100 feet.

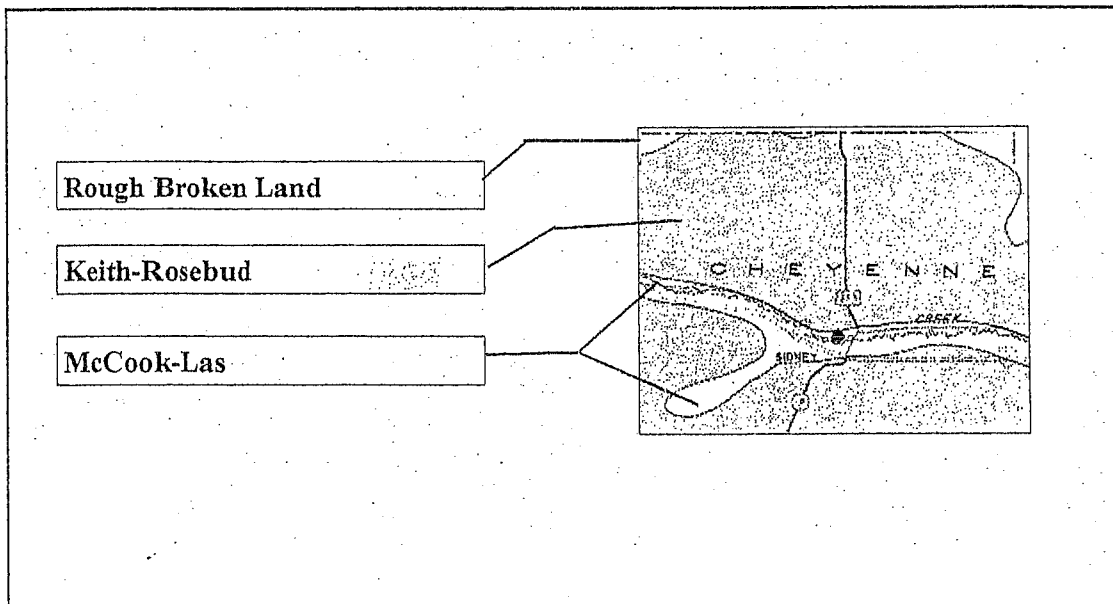
Soils

The majority of the County's soils are loamy and silty. They range from nearly level to very steep. Most of the soils in the County formed in residuum weathered from calcareous sandstone or in loess deposited over this sandstone. Most soils in the County are on uplands. Some soils in the uplands formed in sandy and gravelly alluvium. In the northern part of the County, some soils formed in windblown and redeposited sandy and loamy materials. On the side slopes of the major valleys, soils are steep and formed in calcareous sandstone, calcareous siltstone or in sandy and gravelly colluvium. The soils in the valleys are formed mainly in calcareous alluvium and/or colluvium. Soil blowing and water erosion are the main hazards on upland soils.

Over one-fourth (27%) of the soil in Cheyenne County consists of soils in the Alliance-Duroc-Kuma Association. This association is located on uplands and has deep to very deep loamy soils that are formed in loess, alluvial sediment, and eolian material. The soils are nearly level to gentling sloping and are well drained.

The Kuma-Keith-Duroc Association also occupies 27% of the county. The association is located on uplands and has very deep loamy soils formed in loess, eolian material and alluvial sediment. The soils are nearly level to gently sloping and are well drained.

Map 2: Cheyenne County Soil Associations



About 11% of the county consists of Bayard-Bridget-Duroc Association soils. The association is located on foot slopes, stream terraces and alluvial fans and has very deep loamy and silty soils formed in colluvial and alluvial sediment and eolian material. The soils are nearly level to gently sloping and are well drained.

Ten percent of the county is made up of Canyon-Bayard-Rosebud Association soils. The association is located on uplands and footslopes and has shallow, deep and very deep loamy soils formed in calcareous residuum and colluvial and alluvial sediments. The soils are strongly sloping to very steep and are well drained.

Altvan-Satanta-Johnstown Association soils make up 6 percent of the county. This association is located on uplands and stream terraces and has moderately deep to deep loamy soils that are formed in loess, loamy alluvial sediment, and eolian material deposited over gravelly sand. The soils are nearly level to strongly sloping and are well drained.

The Rosebud-Sidney Canyon Association covers 5% of the county. This association is located on uplands and has shallow to deep loamy soils that are formed in calcareous residuum and colluvium. The soils are nearly level to steeply sloping and are well drained.

The Dix-Altvan Association soils make up 4% of the county. This association is located on uplands and stream terraces and has shallow to moderately deep loamy soils that are formed in loamy, sandy, and gravelly sediments. The soils are very gently sloping to very steep and are excessively to well drained.

Four percent of the county consists of Alliance-Canyon-Sidney Association soils. This association is located on uplands and has deep and shallow loamy soils that are formed in loess, calcareous residuum and colluvium. The soils are nearly level to steep and are well drained.

Jayem-Duroc-Keith Association soils cover 2% of the county. This association is located on uplands and has very deep loamy soils that are formed in eolian material, alluvial sediment and loess. The soils are nearly level to gently sloping and are well drained.

Just 2% of the county consists of Busher-Tassel Association soils. This association is located on uplands and has deep and shallow loamy and sandy soils that are formed in material weathered from fine sandstone. The soils are nearly level to very steep and are well drained.

Mitchell-Epping-Rock Outcrop Association make up only 1% of the county. This association is located on uplands and foot slopes. Areas of rock outcrop are present along with very deep and shallow loamy soils that are formed in colluvial and alluvial sediments as well as material weathered from siltstone. The soils are gently sloping to very steep and are well drained.

Las-Glenberg-McCook Association soils cover just 1% of the county. This association is located on floodplains and has very deep loamy soils that are formed in calcareous alluvium. The soils are nearly level and are somewhat poorly drained to well drained.

Flood Plains

Potential for flooding along the entire course of the Lodgepole Creek drainage basin represents the one single natural impact on Cheyenne County. The greatest potential impact would occur in Sidney, Potter and Lodgepole. In an effort to address the potential flood hazard, the City of Sidney completed a flood control project in the mid 1990's which alleviated the threat of potential flooding in the majority of the community. The project consisted of 16,300 feet of channel enlargement and 12,300 feet of levee with a total project cost of \$6 million. The Village of Potter is located just north of the 100 year flood plain according to the Nebraska Natural Resources Commission. The flood plain does not pass within the Village's corporate boundaries, but does cross the Village's one-mile planning area north of Interstate 80 south of town. However, a heavy rain in May of 1997 caused flooding in the south end of Potter as the railroad tracks trapped the water in town. The Village of Lodgepole is located along Lodgepole Creek and a large portion of the southern half of the Village is located in the 100 year flood plain. The flood plain covers several blocks within the Village's southernmost corporate limits and a large portion of the Village's one-mile planning area south of town and north of Interstate 80.

Wellhead Protection

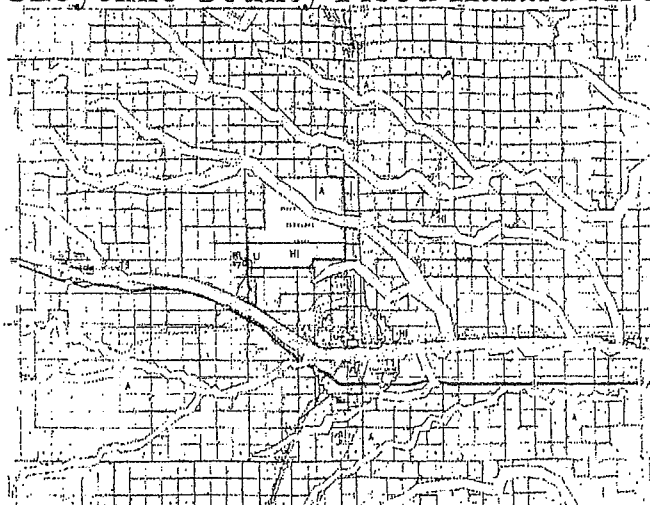
Wellhead protection areas should be determined and zoned accordingly to maintain safe sources of drinking water in the County. Land uses and development that could possibly contaminate well fields should be prohibited from locating near these areas. Preventing contamination is especially important since removal of contaminants would be extremely costly and could possibly force the abandonment of contaminated wells.

Surface Water

Cheyenne County has very little surface water. The County does not have any rivers or significant sized lakes. Lodgepole Creek, a small stream which flows through the south-central part of the county, is the only significant surface water in Cheyenne County.

Other surface water present in the County include Cottonwood and Cow Creeks in the south-central to southeastern part of the county, Rush Creek in the northern third of the county, and Sidney and Sand Draws in the southwestern part of the county.

Map 3: Cheyenne County Flood Hazard Areas



Groundwater

Municipalities in Cheyenne County obtain their water from one or more of three geological units. Sidney obtains most or all of their groundwater from fractured zones in the Brule formation, Potter, Gurley, and Dalton obtain water from the Ash Hollow Formation while Lodgepole obtains water from Quaternary alluvium.

The Brule Formation, which underlies all of Cheyenne County, generally yields only small amounts of water to wells. Large initial yields often followed by rapid declines during pumping may come from wells in fractured parts of the Brule Formation. Wells along the eroded valley sides and on the floors of the the valley of Lodgepole Creek and the Sidney Draw be supplied by water from this aquifer.

The Ash Hollow Formation is completely saturated below the water table. The saturated thickness where the formation occurs is known to be less than 35 to more than 290 feet from one part of the county to another. Potential yields to wells vary from little or no yield to more than 1,000 gallons per minute, depending on the thickness of the formation and the kinds of sediments and rocks encountered.

Unconsolidated silts, sands, and pebbles of Quaternary age (younger than 2.8 million years old) are important sources of ground water in the valleys. Municipal supplies for some farms, ranches, villages, and towns along Lodgepole Creek come from these units at least in part.

The supply of ground water is adequate for the needs of most domestic and livestock users in the county. Reliable supplies are most difficult to obtain from areas where the Brule Formation is near the surface. The depth of water varies greatly across the county. The water table occurs at less than ten feet beneath the surface in areas on the floor of Lodgepole Creek, while it is more than 300 feet beneath the surface at many places in the tablelands.

Water quality throughout the county is generally good. The water ranges from hard to very hard but otherwise is low in mineralization. However, contamination of water supplies is a potential problem. Chemicals introduced during agricultural activities, human and animal wastes that have been improperly disposed, leaking fuel storage tanks, and commercial and household chemicals that have been carelessly discarded are possible sources of contamination. Water supplies should be checked periodically to determine if a problem is developing, particularly in areas where the sources just mentioned are present.

Environmental Goals

- ⇒ To protect and conserve the natural and physical resource base of the county.
- ⇒ Preserve prime farm areas for agricultural purposes.

Environmental Objectives

- ⇒ To develop design standards and/or monitor construction practices on soils that exhibit the need for special foundation design.
- ⇒ To discourage development from locating on productive agricultural soils and in other agricultural areas where conflicts may arise with farming and efficient farm practices.
- ⇒ To review and revise development standards and regulations to ensure that high quality scenic and historically significant sites are aesthetically protected.
- ⇒ To carefully monitor the design of commercial, industrial and agricultural waste systems to ensure a clean, high quality physical and natural environment.

Environmental Policies

- ⇒ Agricultural zoning will be established and maintained to protect and maintain the County's agricultural industry.
- ⇒ Discourage residential, commercial, and industrial development which is not located in interchange development areas or adjacent to existing incorporated communities or designated industrial areas.

Planning Issues

- ⇒ The County's future development policies should encourage the in-filling of existing platted subdivisions and communities to minimize the conversion of prime farmland to more intense, urban land uses.
- ⇒ In those areas where the relief is a distinct feature, modification of the natural environment should be avoided. Future development policy should strive to preserve the high quality natural scenic resources of the County. These unique landscapes provide marketing opportunities, however, potential growth should be reviewed and monitored carefully.
- ⇒ Future development of the flood plain should be restricted to those land uses which would be least impacted by flooding. In most cases, the flood plain should be left in its natural state. Grazing, open space, golf courses and parks represent acceptable uses.
- ⇒ New feedlot sites should be carefully monitored to investigate potential economic benefits and environmental or social conflicts.

Introduction

Population change is an extremely important variable to consider during the comprehensive planning process. Changes in population ultimately determine how the County grows and develops. Growth or decline in total population will directly impact land uses, the provision of public services and utilities infrastructure. Special needs groups are also determined by changes that occur within the population. Change in the total population is measured in two ways. The first is called natural change, or the number of births versus the number of deaths experienced. The second is net migration, or the number of persons moving into the area versus the number leaving the area. Both of these factors have a strong influence on Cheyenne County's planning process.

Historical Population Change

Cheyenne County has experienced large population gains in the past, growing by 27.1% in the forties and 22.7% in the fifties to reach its peak population of 14,828 in 1960. During the sixties, however, Cheyenne County lost 27.3% of its total population, the largest decline of any panhandle county during that time. Cheyenne County's population loss of 36% from 1960 to 1990 was the third largest in the panhandle, behind Kimball (48.5%) and Sioux (39.8%) Counties. Since 1970 the County's population declines have been less extreme. The County lost 6.7% of its population during the seventies and 5.6% in the eighties. Despite the population losses leading up to 1990, the strength of the County's economy in the nineties has helped to reverse this trend and the potential for future growth is excellent. U.S. Census estimates for 1994 indicate a gain of 80 persons since 1990, however, this estimate is conservative considering the economic growth experienced in the early nineties. Several factors have influenced these fluctuations in the past, including a national trend toward urbanization, agricultural mechanization and subsequently larger farm operations requiring fewer workers. Portions of these fluctuations can also be attributed to specific local factors such as the closing of the Sioux Army Depot, the rise and gradual decline of the local oil industry, as well as the construction and completion of "minuteman" missile silos in the area.

Figure 5: Population by Decade

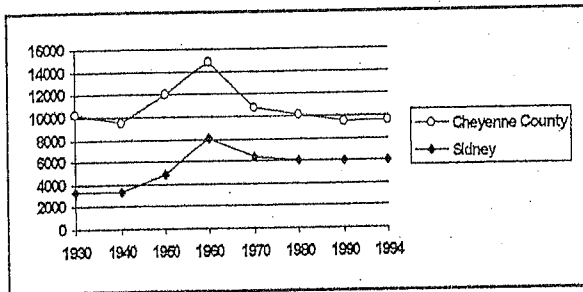


Table 1: Population by Decade

Year	Sidney		Cheyenne County		Nebraska	
	#	% Change	#	% Change	#	% Change
1930	3,306	-	10,187	-	1,377,963	-
1940	3,388	2.5	9,505	-6.7	1,315,834	-4.5
1950	4,912	45.0	12,081	27.1	1,325,510	0.7
1960	8,004	62.9	14,828	22.7	1,411,921	6.5
1970	6,403	-20.0	10,778	-27.3	1,485,333	5.2
1980	6,010	-6.1	10,057	-6.7	1,569,825	5.7
1990	5,959	-0.8	9,494	-5.6	1,578,385	0.5
1994	6,015	0.9	9,574	.008	1,622,858	2.8

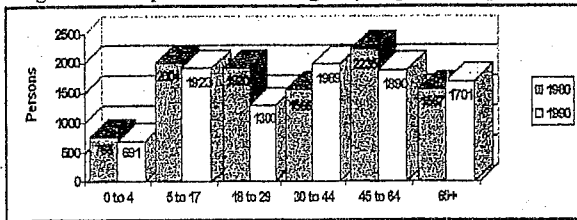
Population Composition

Trends and projections which are based upon the age and gender of the population are helpful in identifying future needs in areas such as employment, housing, education and recreation. To evaluate changes in age group structure, the County's population was divided into six age group categories as follows: pre-school (0-4 years old); school age (5-17); young adult (18-29); lower middle age (30-44); upper middle age (45-64) and retirement (65 and over). The most significant change among age groups from 1980 to 1990 occurred in the young adult and lower middle age groups. During this time period, the

of 20 to 29 year olds in Cheyenne County in 1980 (1,493) who shifted into this age group far outnumbered the amount of 35 to 44 year olds (978) who shifted out of the lower middle age group.

The large exodus of young adults in child bearing age caused the number of 0 to 4 year olds to also decline. From 1980 to 1990 the number of children decreased by 74 persons or 9.7%. The upper middle age group decreased by 15.4% from 1980 to 1990. Much of the decrease in this age group resulted from more people shifting out of the age group than into it. Due to the large decrease in the number of 45 to 55 year olds, the number of persons in the 5 to 17 year old age group decreased by 4% during this time period. The increase 30 to 44 year olds prevented the 5 to 17 year old age group from decreasing at a significant rate. Retirement age persons increased in Cheyenne County from 1980 to 1990. The number of persons 65 and over increased by 134 (8.6%) during this time period. Much of the growth can be attributed to a relatively large number of 55 to 64 year olds in 1980 shifting into retirement. The development of some retirement units in Sidney during the 1980's also assisted by accounting for some in-migration of retirement age persons.

Figure 4: Population Change by Age Group



County's young adult population decreased by 47.7% while the lower middle age group increased 27%. Much of the decrease in young adults can be attributed to persons leaving to go to college or to find more lucrative employment elsewhere. The increase in the number lower middle age adults resulted because the number

Table 2: Population Change by Age Cohort

Age	Sidney			Cheyenne County			Nebraska
	1980	1990	%Change	1980	1990	%Change	%Change
0-4	450	443	-1.6	763	691	-9.4	-2.7
5-9	423	498	17.7	725	809	11.6	7.1
10-14	473	439	-7.2	724	721	-0.4	-2.9
15-19	543	377	-30.6	951	607	-36.8	-23.4
20-24	448	306	-31.7	777	429	-44.8	-27.0
25-29	428	435	1.6	716	657	-8.2	-7.1
30-34	347	431	24.2	610	700	14.8	15.4
35-39	305	429	40.7	492	718	45.9	40.0
40-44	298	354	18.8	486	571	17.5	39.4
45-49	318	260	-18.8	560	452	-19.3	9.3
50-54	343	281	-18.1	646	442	-31.6	-10.3
55-59	338	266	-21.3	548	436	-20.4	-10.4
60-64	271	326	20.3	476	550	17.6	0.3
65-69	318	300	-5.7	509	502	-1.4	4.2
70-74	262	229	-12.6	431	407	-5.6	2.0
75-79	309*	245	-33.3*	307	369	20.2	10.6
80-84	167	167	0.0	192	243	26.6	14.6
85+	136	143	5.1	134	180	34.3	23.0
Total	6010	5999	-0.8	10,057	9,494	-5.6	

Table 3: Population Change by Age Group

1980 Age	1990 Age	Sidney			Cheyenne County		
		1980 Pop	1990 Pop	Change	1980 Pop	1990 Pop	Change
	0-4	-	443	-	-	691	-
	5-9	-	498	-	-	809	-
0-4	10-14	450	439	-2.4	763	721	-5.5
5-9	15-19	423	377	-10.9	725	607	-16.3
10-14	20-24	473	306	-35.3	724	429	-40.7
15-19	25-29	543	435	-19.9	951	657	-31.6
20-24	30-34	448	431	-3.8	777	700	-9.9
25-29	35-39	428	429	0.2	716	718	0.3
30-34	40-44	347	354	2.0	610	571	-6.4
35-39	45-49	305	290	-4.9	492	452	-8.1
40-44	50-54	298	281	-5.7	486	442	-9.1
45-49	55-59	318	266	-16.4	560	436	-22.1
50-54	60-64	343	326	-5.0	646	550	-13.3
55-59	65-69	338	300	-11.2	548	502	-8.4
60-64	70-74	271	229	-15.5	476	407	-14.5
65-69	75-79	318	245	-23.0	509	369	-27.5
70-74	80-84	262	167	-36.3	431	243	-43.6
75+	85+	445	143	-67.9	633	180	-71.6
TOTAL		6010	5999	-0.8	10,057	9,494	-5.6

Median Age:

Cheyenne County's median age has increased from 26.6 in 1960 to 35.9 in 1990. Persons living longer combined with fewer births and an out-migration of young adults have resulted in a higher percentage of the population being in retirement age as seen in Table 4, resulting in a higher median age. State-wide figures have remained around thirty.

Figure 5: Median Age by Decade

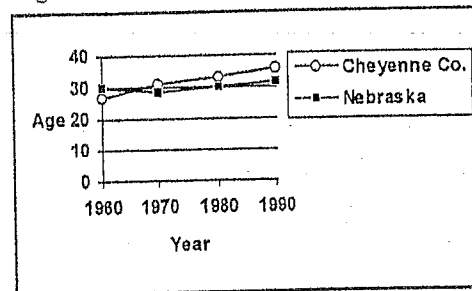


Table 4: Persons 65+ as a Percentage of Total Population

	1970		1980		1990	
	#	%	#	%	#	%
Dalton	-	-	75	21.7	72	25.5
Gurley	-	-	17	8.0	40	20.2
Lodgepole	-	-	104	25.2	97	26.4
Potter	-	-	70	19.0	80	20.6
Sidney	852	13.3	1,025	17.1	1,084	18.2
Cheyenne County	1,406	13.0	1,567	15.6	1,701	17.9
Nebraska	-	-	-	-	-	14.1

Households:

The number of households in Cheyenne County has been increasing due to a continued reduction in persons per household. In 1970, Cheyenne County had 3,534 households with 3.00 persons per household. By 1990 the number of household had increased to 3,831 households despite a 1,284 decrease in population.

Gender:

Females outnumber males 4,910 (51.7%) to 4,584 (48.3%) in Cheyenne County. The larger number women is primarily attributed to the fact that women tend to live longer than men. Females age 65 and over outnumbered males of the same age 1,033 to 668 in Cheyenne County in 1990.

Race:

Cheyenne County consists predominately of persons of white race. The County's population was 95.7% white in 1990, compared to 92.5% Statewide. The largest minority group in Cheyenne County are Hispanics who accounted for 3.3% of the County's 1990 population. Native Americans comprised 0.7% of the County's 1990 population.

Figure 6: Population by Gender, 1980 to 1990

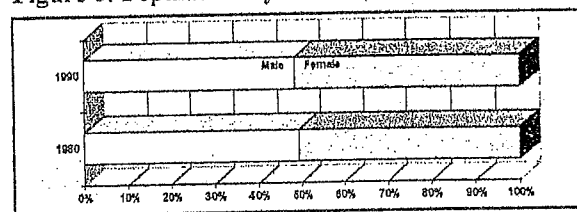


Table 5: Race as a percentage of Population

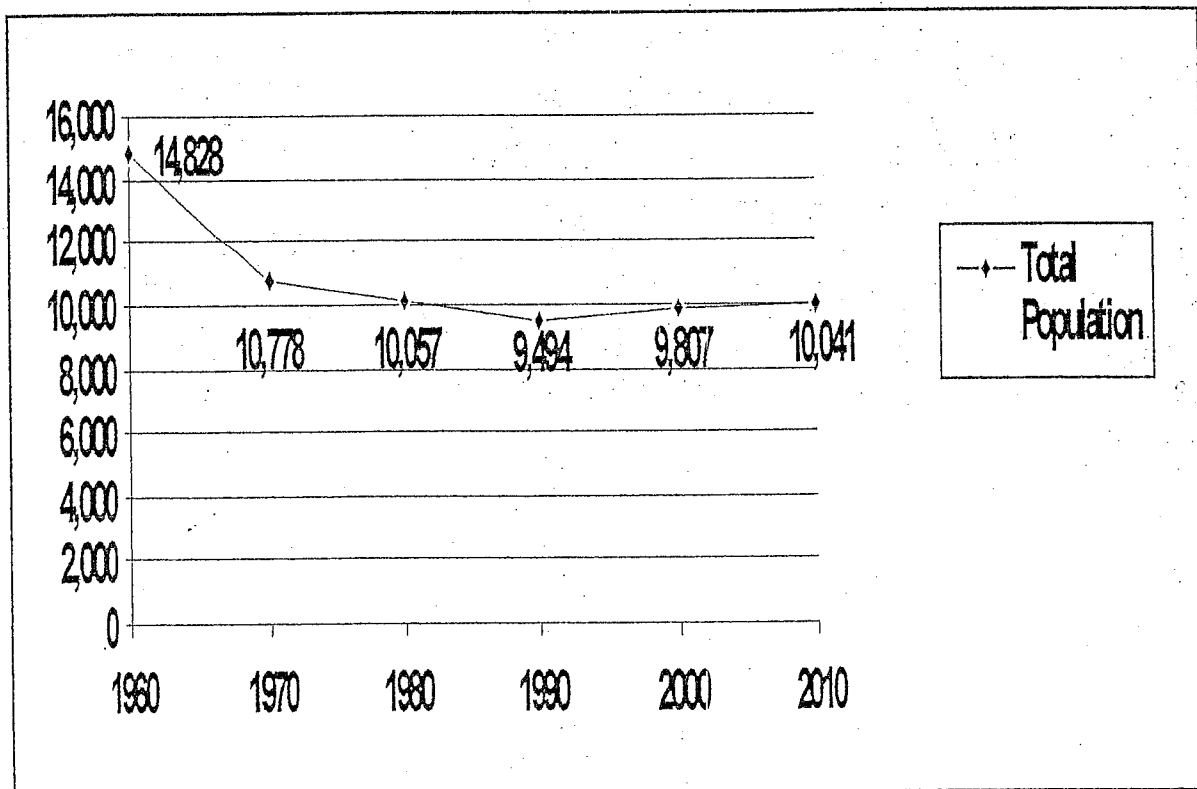
	Cheyenne County		Nebraska	
	1980	1990	1980	1990
White	96.5	95.7	94.1	92.5
Hispanic	2.8	3.3	1.8	2.3
Native American	0.2	0.7	0.5	0.7
Other	0.5	0.3	3.6	4.4

Population Projection

Projected growth or decline in the population is one of the most important factors to consider when planning for future development. A fluctuation in total population, as well as changes within age groups in the population, can impact the County in a variety of ways. Potential impacts may include differing needs for public infrastructure and services or making additional land available for new development. The County's ability to generate or attract new development will also be influenced by changes in population. As previously mentioned, population change is measured in terms of natural change and net migration. The effects of natural change are measured by applying birth and survival rates to 5-year age cohorts. For the purposes of this plan, a Cohort-Survival Projection model incorporating national birth and survival rates adjusted to more closely reflect State trends was used. In addition, birth rates in the model were further adjusted to more

closely reflect what has occurred in Sidney and Cheyenne County. Migration rates for 5-year age cohorts were developed by reviewing historical migration trends with consideration given to current economic activity in Cheyenne County. By running a natural change projection, or projecting the County's 1990 population forward to the year 2000 with no migration effect, it can be estimated that the County's population could increase by a total of 177 persons to 9,671 during the decade. When a migration factor is included, the County's total population is projected to increase by 313 persons to 9,807 by the year 2000. Projecting the County's population to the year 2010 indicates the County's population will decrease through natural change by 16 persons. When a migration rate is factored in, the County's population is projected to increase by 234 to 10,041 persons.

Figure 7: Projected Population, 1960 to 2010



Projected Population by Age Group

Examining projected populations by age group indicates the County can expect a large increase in middle age adults. The County's projected population of 2,521 for persons between the ages of 40 and 59 for the year 2000 is 32.6% greater than 1990 figures. By the year 2010, the number of persons between the ages of 40 and 59 is expected to be 49.8% greater than 1990 figures. The large increase in middle aged adults is anticipated for two primary reasons. 1) A large number of 30 to 39 year olds in 1990 will shift into the 40 to 59 year old age group through 2010. 2) An influx persons between the ages of 30 and 44 is expected to occur due to improving economic conditions in Sidney.

Despite the improving economy of the region, the County will continue to lose a significant number of young adults. The exodus of young adults will continue as wages in the area are not high enough to dissuade persons in this age group from going away to college or to search for more lucrative employment elsewhere. As a result, the number of 20 to 39 year olds in the year 2000 is projected to be 7.5% less than 1990 figures despite a considerable in-migration of persons expected for persons between the ages of 30 and 39. By the year 2010, though, the number of 20 to 39 year olds will be only 0.8% less than 1990 figures.

The number of persons between the ages of 0 and 19 is expected to remain relatively stable. The number of persons in this age group projected for the year 2000 is expected to be 3.2% greater than the 1990 numbers. By the year 2000, the number of 0 to 19 year olds will be only 1% greater than 1990 figures. The anticipated stability in this age group will result from a significant increase in 10 to 19 year olds balancing out and a significant decrease in 0 to 9 year olds. The number of 10 to 19 year olds is expected to increase by 93 persons from 1990 to 2010 subsequently to the anticipated influx of 30 to 44 year olds. The number of 0 to 9 year olds is expected to decrease by 64 between 1990 and 2010 due to the continued exodus of young adults in child bearing age. Although a large increase is expected for middle aged adults, the number of persons 60 and over is expected to decrease sharply. The number of persons in this age is expected to be 9.3% lower in the year 2000 than it was in 1990. By 2010, the number of persons 60 and over is expected to be 18.1% lower than 1990 figures. The major reason for the large decrease anticipated for retirement aged persons is that a large number of persons who were 60 and over in 1990 are expected to pass away by 2010. Additionally, the number of persons who were between the ages of 40 and 59 in 1990 is less than the number of persons expected to pass away.

Table 6: Projected Population, by Age Group 1990 - 2010

Age Group	Population			
	1990	1990	2000	2010
0-4	763	691	666	723
5-9	725	809	712	713
10-14	724	721	739	716
15-19	961	607	802	705
20-24	777	429	301	504
25-29	716	657	559	749
30-34	610	700	515	586
35-39	492	718	742	646
40-44	486	571	780	591
45-49	560	452	740	768
50-54	646	442	575	782
55-59	548	436	426	706
60-64	476	560	405	530
65-69	509	502	371	365
70-74	431	407	448	324
75-79	307	369	358	265
80-84	192	243	238	263
85+	134	180	230	105
Total	10,057	9,494	9,807	10,041

Table 7: Projected Population by Age Cohort, 1990 -

Age Group	Population		# Change
	1990	2000	
	0-4	666	+666
	5-9	712	+712
0-4	10-14	691	+48
5-9	15-19	809	-7
10-14	20-24	721	-200
15-19	25-29	607	-48
20-24	30-34	429	+86
25-29	35-39	657	+85
30-34	40-44	700	+80
35-39	45-49	718	+22
40-44	50-54	571	+4
45-49	55-59	452	-26
50-54	60-64	442	-37
55-59	65-69	436	-65
60-64	70-74	560	-112
65-69	75-79	502	-144
70-74	80-84	407	-169
75+	85+	732	-522
Total		9,494	+313

Demographic Goals

- ⇒ To sustain an adequate population base which provides a stable tax base and provides for a variety of social and economic opportunities.

Demographic Objectives

- ⇒ To create an economic environment that will encourage the retention of young adults and the location of new residents to the county.
- ⇒ To ensure that facility and infrastructure improvements are developed with an awareness of the growing percentage of elderly residents.
- ⇒ To expand economic efforts to reverse previous out-migration trends.

Planning Issues

- ⇒ Only two panhandle counties lost more population than Cheyenne County did from 1960 to 1990.
- ⇒ Cheyenne County has been experiencing a substantial increase in population during the 1990's due to an improving economy.
- ⇒ Cheyenne County's young adult population decreased 47.7% during the 1980's. Although the County can expect to lose many young adults leaving for college, the exodus of young adults can be reduced if economic and social opportunities for this age group are improved.
- ⇒ Cheyenne County's median age will continue to grow, but at a slower rate as the number of retirement age persons will drop sharply by the year 2010.
- ⇒ The number of households in the county will continue to increase at a higher rate than population growth.
- ⇒ Cheyenne County's population is expected to increase by 313 persons from 1990 to 2000 and another 234 persons from 2000 to 2010.

Introduction

The future of any community, or county, is directly related to the economic well-being of the primary, or base, industries that employ its residents. The economic base of the community can be composed of a variety of industries that produce a product from raw material, add value to a product or provide a service which can be exported. Base industries may include agriculture, manufacturing, health care, tourism, retail and service industries. The money received from exports by these industries is distributed throughout the community in the form of wages, benefits, taxes, purchased services, etc. and forms the base upon which the local economy is built. A general understanding of the health of the County's base industries can be obtained by evaluating trends in income, poverty, employment, unemployment and other economic factors. This type of analysis can provide useful information to guide future decisions concerning both public and private investment in community and economic development activities. Much of the following analysis is derived from U.S. Census data. However, due to the amazing economic growth that Sidney and Cheyenne County have experienced since 1990, supplemental information provided by the Sidney/Cheyenne County Economic Development office has been used to provide a much more accurate perspective.

Income

Income data is generally used to compare the County's relative economic well-being to other areas. Cheyenne County has recorded higher per capita incomes than the panhandle as a whole since 1970 and has also improved in relative position to State incomes. In 1970, Cheyenne County's per capita income (total income divided by the Village's total population) equaled only 86.1% of the State income. By 1980, the County had closed the gap to just \$131, equaling 98.1% of State incomes. Cheyenne County's per capita income in 1980 also exceeded that of the panhandle, \$6,805 to \$6,475. The disparity between the County and State incomes grew to \$935 in 1990, when the County's income of \$11,517 represented 92.5% of the State's \$12,452. Cheyenne County again fared better than the rest of the panhandle, at \$10,765.

Table 8: Per Capita Income

	Cheyenne County		Panhandle		Nebraska	
	Income	% Change	Income	% Change	Income	% Change
1970	\$2,423	-	\$2,337	-	\$2,814	-
1980	\$6,805	180.9	\$6,475	177.1	\$6,936	146.5
1990	\$11,517	69.2	\$10,765	66.3	\$12,452	79.5

Figure 8: Per Capita Income

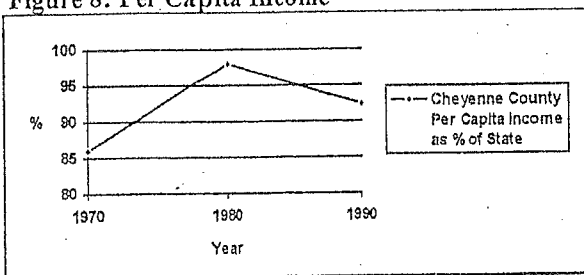
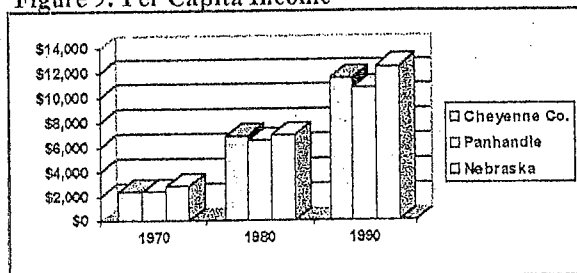


Figure 9: Per Capita Income



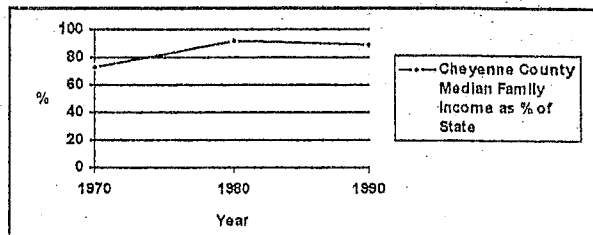
Median Family Income

The County's median family income revealed similar trends, representing only 73.4% of the State level in 1970. The disparity decreased to just \$1,518 in 1980, when the County's income equaled 92.1% of the State's figure. However, the County's median family income of \$28,080 in 1990 was \$3,554 lower than that of the State, equaling just 88.8% of the State level. Cheyenne County's median family incomes have surpassed panhandle figures since 1970. The largest disparity between the two being in 1990, when the panhandle's income of \$26,724 represented 95.2% of Cheyenne County's \$28,080.

Table 9: Median Family Income

	Cheyenne County		Panhandle		Nebraska	
	Income	% Change	Income	% Change	Income	% Change
1970	\$6,285	-	\$6,023	-	\$8,564	-
1980	\$17,604	180.1	\$17,213	185.8	\$19,122	123.3
1990	\$28,080	59.5	\$26,724	55.3	\$31,634	65.4

Figure 10: Median Family Income

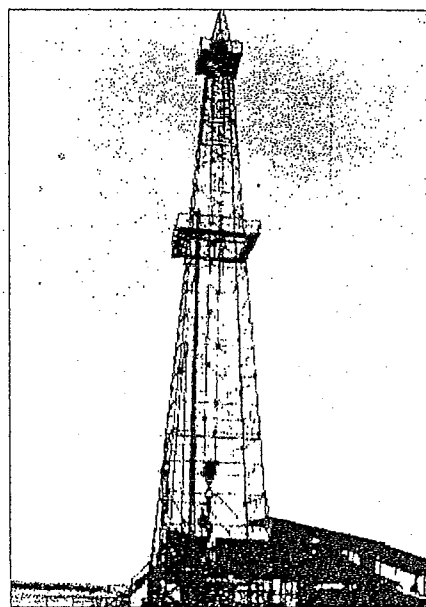
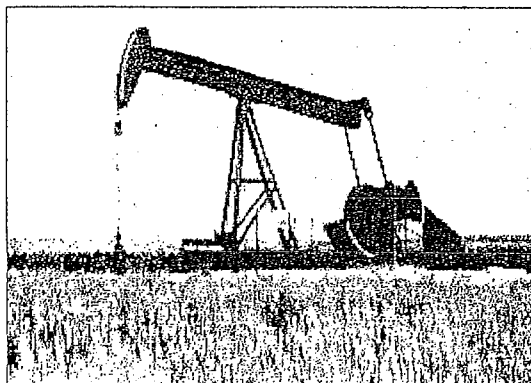


Median Household Income

Median household income differs from median family income in that household income includes the income of the householder and all other persons 15 years old and over in the household, whether related to the householder or not. Because many households consist of only one person, average household incomes are usually less than average family incomes. The decline in median household income was similar to that of the median family income. The disparity between the County and the State grew from \$854 in 1980 to \$2,616 in 1990. In 1990 the County's median household income represented 89.9% of the State.

Table 10: Median Household Income

Year	Cheyenne County		Nebraska	
	Income	% Change	Income	% Change
1970	-	-	\$7,426	-
1980	\$15,071	-	\$15,925	114.4
1990	\$23,400	55.3	\$26,016	63.4



Poverty

Changes in poverty rates over time provide insight into the health of the local economy and its citizens' standard of living. Poverty rates for persons in Cheyenne County have been near State levels since 1970. The County's rate of 12.2% exceeded the State's 10.7% in 1980. However, this was reversed in 1990, when the County's rate was only 10.2%, compared to the State at 11.1%. The panhandle's poverty rate has been consistently higher than that of the County and State. In 1990, the poverty rate for persons was 14.9%. The County's poverty rate for families has been just slightly higher than that of the State since 1970. The disparity, however, has decreased each decade to just 0.3% in 1990.

Figure 11: Poverty Rate per Persons

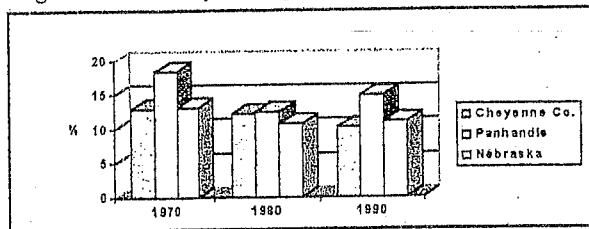
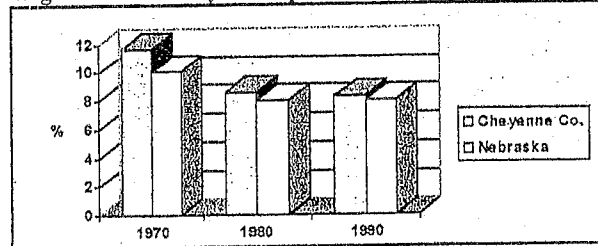


Figure 12: Poverty Rate per Families



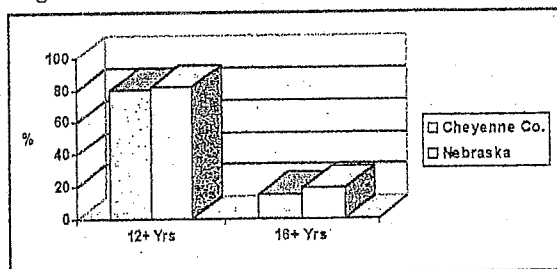
Education

The nation's economy is expected to continue a general shift which places more emphasis on service industries and high technology. As this trend progresses, educational attainment and skill levels of the County's labor force will play an increasingly important role in the County's ability to maintain its strong economy and population base.

The percentage of Cheyenne County's population age 25 and over with at least a high school education has almost doubled since 1970. This reflects the State-wide trend toward a more highly educated population. Census data indicates that in 1990, 80.3% of the County's population had at least a high school education, while 15.1% of residents possessed at least a four year college education. These levels are only slightly lower than that of the State.

The primary reason that most rural areas have trouble retaining persons with a college education is the shortage of employment opportunities. Most of the governmental, professional and educational employment opportunities tend to concentrate in the larger population centers. The fact that Cheyenne County's percentage of population which had at least a high school education only trailed the State by 1.5% in 1990 indicates that the County has been able to retain a high percentage of its high school graduates and provide them with employment opportunities.

Figure 13: Education Attainment, 1990



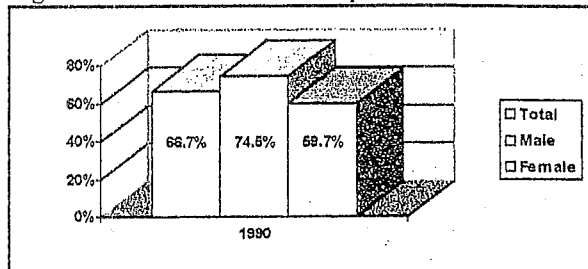
Labor Force

The size and composition of the area labor force is an important variable to consider relative to the County's ability to foster new economic growth. The labor force is defined as all persons age 16 and older who are either employed, unemployed or available for employment. For the purposes of this plan, civilian labor force figures were used which excludes area residents who are on active military duty.

By removing those persons from the labor force who are age 16 and older but not likely to be available for employment on a full-time basis (senior citizens and high school students), it is estimated that approximately 1,056 people were available in 1990 as a potential labor pool, above and beyond those that were already employed. However, not all of these persons will accept full-time employment. Also, the estimate of 1,056 in 1990 has probably decreased due to the increased employment opportunities created by the addition and expansion of businesses in the early nineties. Nebraska Department of Labor 1995 annual average data indicates that Cheyenne County had a labor force of 5,166 which is an increase of 420 over the 1990 census figure.

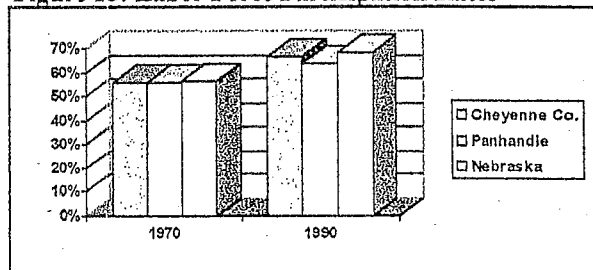
It is estimated that an 80% participation rate for men and a 70% participation rate for women is nearing the practical upper limit. The participation rates for Cheyenne County in 1990 were 74.5% for men and 59.7% for women. Participation rates are lower in the County's non-urban communities partly due to the higher percentages of elderly persons living in those communities.

Figure 14: Labor Force Participation Rates



The total labor force participation rate for the panhandle increased from 56.0% in 1970 to 63.7% in 1990, while the total rate for the State went from 56.3% in 1970 to 68.3% in 1990. These increases are due to the increase in female participation in the labor force over the last twenty years. This can be explained in part by the shift toward service industries and the need for a second income to improve the standard of living for many families. The County's total participation increased from 56.0% in 1970 to 66.7% in 1990, while the female participation increased from 37.2% in 1970 to 59.7% in 1990.

Figure 15: Labor Force Participation Rates



Employment

Evaluating the distribution of employment among and changes within the primary sectors of the economy provides an indication of the overall performance of each sector. This information also reveals the level of economic diversification within the County. From 1970 to 1980, a period of economic stability and growth nation-wide, Cheyenne County's total employment grew 17.4%, or approximately 690 jobs. During the recession of the 1980's, total employment in Cheyenne County decreased by 0.9%. Despite the small decrease during the eighties, total employment in Cheyenne County increased by 16.6% between 1970 and 1990, slightly more than the 14.9% increase the panhandle realized. Employment in Cheyenne County has been rising through the 1990's. The Nebraska Department of Labor 1995 annual average data indicates Cheyenne County had a total employment of 5,064 compared to a census figure of 4,616 in 1990.

Unemployment

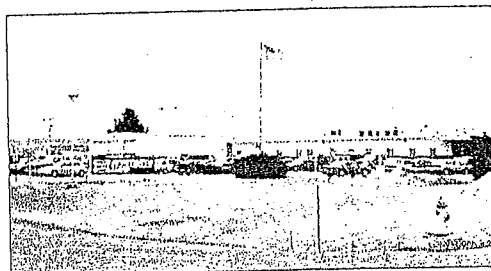
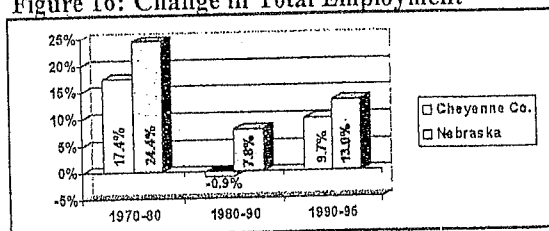
Census figures for unemployment do not accurately illustrate total unemployment. Many persons who are not included in the labor force would be interested in employment if the opportunity existed. Also, rural areas have a large number of persons who are employed on a less than full-time basis. These people are considered to be employed when underemployed may best describe their situation. Changes in unemployment and unemployment rates can be analyzed to discover important trends in a given area. The changes can be used to determine whether or not a need for new sources of employment exists or sufficient new jobs have been created. Although unemployment rates for Cheyenne County increased from 1980 to 1990, the 1990 rate of 2.7% was still below the 3.7% State level. According to Nebraska Department of Labor 1998 annual average data, County unemployment in 1998 had fallen to just 1.6%, compared to 2.3% for the State.

Table 11: Labor Force Characteristics

	Population 16+	Labor Force	Unemployed		Total Employment	Not in Labor Force
			#	%		
Cheyenne County						
1970	7,360	4,125	158	3.8	3,967	3,235
1980	7,633	4,740	80	1.7	4,657	2,893
1990	7,114	4,746	130	2.7	4,616	2,368
1995*	-	5,166	102	2.0	5,064	-
Nebraska						
1970	1,031,435	592,142	16,077	2.7	576,065	427,193
1980	1,180,393	744,195	27,562	3.7	716,633	423,511
1990	1,192,803	802,139	29,326	3.7	772,813	377,733
1995*	-	896,634	23,717	2.6	872,917	-

*1995 figures are annual averages from the Nebraska Department of Labor

Figure 16: Change in Total Employment



Employment by Industry

Analyzing total employment by industry reveals the true level of diversity in an area's economy, as well as identifying which industries the area depends upon the most. A healthy economy includes a range of industries which help sustain itself during periods of difficulty within individual economic sectors.

A comparison between County and State data indicates that the County is fairly well diversified. The largest differences were seen in the agriculture/ forestry/fisheries (Ag/F/F), finance/insurance/real estate (FIRE) and retail trade sectors. Cheyenne County relies more heavily upon retail trade and agricultural activities and less on finance/insurance/ real estate than does the State.

Retail trade and services industries made up the largest portion of the County's economy in 1990 at 24.1% and 23.9% respectively. Retail trade made the most dramatic increase of any industry sector, increasing by 7.1% from 1980 to 1990. Retail trade has continued to grow throughout the nineties as a result of the opening of Cabela's retail store and a multitude of other business openings and expansions. Nebraska Department of Labor 1995 annual average data indicates that 18.6% of Cheyenne County's non-farm employment is in retail trade. Cheyenne County's services industry peaked in 1980 at 28.8%, and then fell back to 23.9% in 1990.

Although still a primary industry for Cheyenne County, agriculture has gradually declined from 17.9% in 1970 to 14.0% in 1990, following a trend also seen in the rest of the panhandle and State.

Some of Cheyenne County's other industries also experienced rather significant fluctuations from 1970 to 1990. Mining and construction activities were down in 1980 and made only a modest comeback in 1990.

Manufacturing has increased from 5.8% in 1970 to 8.1% in 1990. The growth of manufacturing firms in Sidney during the nineties indicates more of the same growth this decade.

Figure 17: Employment by Industry

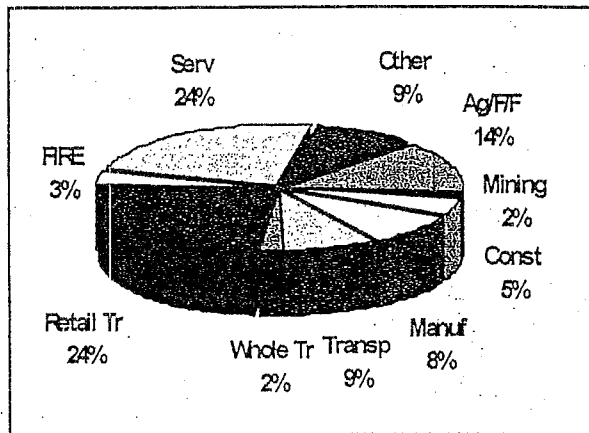


Table 12: Employment by Industry, 1970 to 1990

	Ag/F/F	Min	Const	Man	Tran	WhTr	Rt Tr	FIRE	Srv	Other
CheyenneCo										
1970	17.9	4.0	5.6	5.8	8.5	2.5	23.6	1.9	23.3	6.8
1980	18.5	0.1	1.7	9.3	12.7	4.0	17.0	4.1	28.8	3.9
1990	14.0	1.5	4.9	8.1	8.6	2.4	24.1	3.4	23.9	9.1
Panhandle										
1970	19.7	1.9	4.9	8.4	7.5	3.5	21.0	3.2	22.6	7.4
1990	14.8	0.7	4.5	7.8	10.8	3.7	18.6	4.2	25.2	9.9
Nebraska										
1970	13.7	0.4	5.9	13.7	7.7	4.3	18.0	5.2	23.0	8.0
1990	8.3	2.7	5.3	12.7	8.1	4.6	17.9	6.7	25.9	10.1

Employment by Occupation

From 1970 to 1990, Cheyenne County followed trends in employment by occupation similar to those of the State, although to different degrees. The largest increases were seen in the Technical/Clerical and Services/Sales occupation categories increased by 60.0% and 43.1% respectively.

Figure 18: Employment by Occupation, 1990

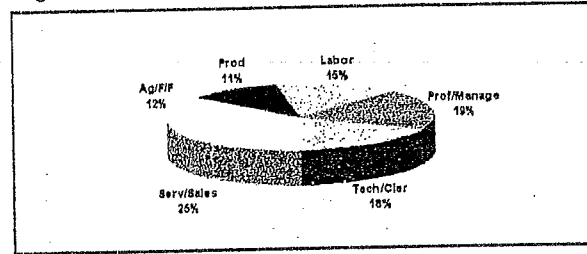


Table 13: Employment by Occupation, 1990

	Prof/Manage	Tech/Cler	Serv/Sales	Agri/FF	Prod	Labor	Other
Cheyenne County							
1970	785	525	796	681	501	592	87
1990	894	840	1,139	540	501	690	12
% Change	+13.9	+60.0	+43.1	-20.7	0.0	+16.6	-86.2
Panhandle							
1970	7,790	4,721	6,743	6,690	3,969	5,418	569
1990	8,103	6,520	10,699	5,439	4,440	6,012	227
% Change	+4.0	+38.1	+58.7	-19.0	+11.9	+11.0	-60.1
Nebraska							
% Change	+46.7	+54.1	+50.7	-23.0	+26.2	-33.4	

Farm Employment

Farm employment in Cheyenne County experienced a significant decrease between 1987 and 1992. The total number of farms decreased by 72 farms (9.7%), while the average size of a farm grew by 121 acres, or 11.7%. There were 12.7% more farmers who spent more than 200 days working at jobs off of the farm in 1992 than in 1982, while the number of farms on which farming was the principle occupation decreased by 43 farms (7.9%) during the same period.

Table 14: Farming as Principle Occupation, 1982 to

	Cheyenne County	Panhandle	Nebraska
1982	545	4,313	47,549
1987	546	4,051	45,387
1992	502	3,690	39,123
Change '82-'92	-7.9%	-14.4%	-17.7%

Analysis by Industry

As previously mentioned, the local economy is composed of a number of base industries. These industries may include agriculture, manufacturing, wholesale trade, retail trade, services, etc. A basic understanding of the strength of the County's economy can be obtained by monitoring trends in employment, sales and number of establishments in each of these sectors.

The following economic analysis is not directly comparable to other employment data used in this plan due to differences in the years reported, ie: 1982 and 1992 data versus 1980 and 1990 data. In addition, the following analysis uses paid employee data versus total employment.

In order to present a true picture of the economy, the following 1982 sales figures were adjusted for inflation to reflect what the identical value of sales would have been in 1992. Gross Domestic Product Implicit Price Deflators were used to make the adjustment.

Retail Trade

Data from the Census of Retail Trade indicates the value of retail sales in Cheyenne County totaled \$80,571,000 in 1982. By 1992 sales had increased to \$269,096,000. Even after 1982 dollars are adjusted for inflation, an impressive 131.1% gain was realized. During the same time period, the State's inflation adjusted retail sales increased by 14.0%, while the panhandle's increased by 12.1%. As a result of Sidney's booming retail sales, Cheyenne County's State rank by volume of sales jumped from 14th in 1982 to 9th in 1992.

Although the County's retail growth during the eighties was impressive, the rate of growth during the early and mid-nineties is even more astonishing. Bolstered by the development of numerous new businesses and expansions of existing business, the County's taxable retail sales nearly doubled between 1991 and 1996.

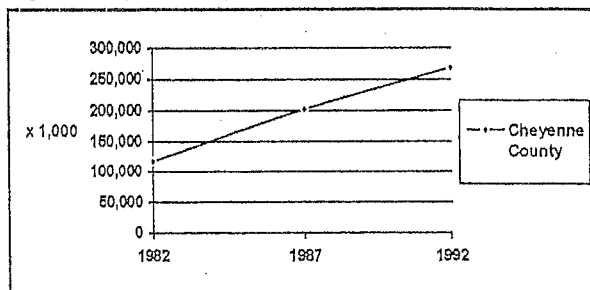
Much of the growth is attributed to the development of the City of Sidney's Interstate 80 interchange. The 1991 opening of Cabela's retail store escalated commercial development at the interchange.

Cheyenne County's dramatic increase in retail trade indicates that a large portion of retail trade dollars are coming from outside the County. By comparing Cheyenne County's Effective Buying Income (EBI) to the County's total retail sales, a general estimate of retail sales captured by the County can be obtained.

EBI is defined as personal income less personal tax and non-tax payments. It is often referred to as "disposable" or "after-tax" income. Cheyenne County's 1990 EBI, roughly 79% of the County's mean household income, was \$18,625. It is estimated that rural populations spend roughly 54% of EBI on retail consumer goods, which amounted to \$10,058 in Cheyenne County.

This figure, multiplied by the County's estimated 3,811 households, indicates that retail purchases by Cheyenne County residents totaled \$38,331,038. When compared to the total retail sales in 1992 (\$269,096,000), it is estimated that approximately \$230,764,962 in retail sales came from outside the County. A large portion of this can be attributed to Interstate 80 traffic and the high volume of out-of-state customers attracted by Cabela's in Sidney.

Figure 19: Cheyenne County Inflation Adjusted Retail Sales, 1982 to 1992



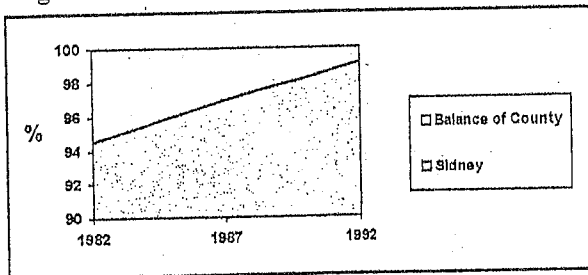
Although 1982 to 1992 retail sales figures for Sidney make the total County numbers look impressive, the same does not hold true for the balance of the County. The census counted 35 retail establishments in the County, outside of Sidney, in 1982. By 1992 that number had dwindled to just 16. The most significant change, however, was the decline in the proportion of the County's total retail sales which came from outside of Sidney. The City of Sidney accounted for 94.6% of the County's total inflation adjusted retail sales in 1982, while the rest of the County totaled \$6,277,080, or 5.4%. By 1987 the disparity had increased to 97.0% for Sidney and 3.0% for the balance of the County. In 1992, Sidney's retail sales of \$266,789,000 made up 99.1% of the County's total, compared to \$2,307,000 (0.9%) for the rest of the County.

Wholesale Trade

Table 15: Inflation Adjusted Retail Sales, 1982 - 1992

	Net Gain/Loss	% Gain/Loss
Cheyenne County	+152,671	+131.1%
Panhandle	+84,392,245	+12.1%
Nebraska	+1,413,346,510	+14.0%

Figure 20: Share of Cheyenne County Retail Sales



Between 1982 and 1992 wholesale trade in Cheyenne County declined by 12.3% after adjusting for inflation. The census only provided wholesale trade statistics for Cheyenne County as a total to avoid disclosing data for individual companies. Despite the decline in sales, Cheyenne County's rank in the State by volume of sales improved from 36th in 1982 to 33rd in 1992.

Manufacturing

Manufacturing shipments in Cheyenne County almost doubled from 1982 to 1992. After adjusting for inflation, shipments in 1982 totaled \$20.5 million compared to \$40.6 million in 1992. This impressive growth occurred during a time when the panhandle decreased by 6.9% and the State decreased by 0.3%. Similar to the County's growth in retail trade, the manufacturing sector has been enhanced with new businesses and the expansion of existing businesses during the nineties. According to statistics compiled for the City of Sidney, there were 10 manufacturing plants in the community by the end of 1996, employing approximately 450 persons.

Table 16: Inflation-Adjusted Manufacturing Shipments, 1982 to 1992

	Net Gain/Loss	% Gain/Loss
Cheyenne County	+\$20,081,000	+97.9%
Panhandle	-\$28,638,000	-6.9%
Nebraska	-\$70,824,000	-0.3%

Figure 21: Inflation-Adjusted Manufacturing Shipments, 1982 to 1992

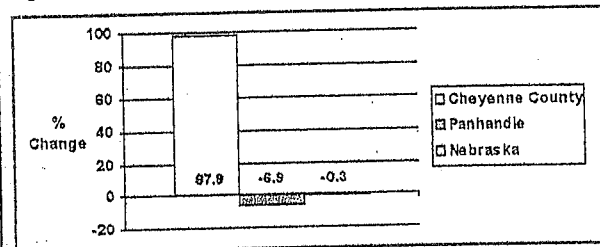


Table 17: Inflation Adjusted Wholesale Trade

	Net Gain/Loss (x\$1,000)	% Gain/Loss
Cheyenne County	-11,937	-12.3%
Panhandle	-264,427,495	-46.0%
Nebraska	+7,332,791,240	+29.2%

Services

Cheyenne County's service sector experienced an increase, but did not keep pace with the rest of the panhandle or State. Service industry receipts were up by 20.3% from 1982 to 1992, while the panhandle and State gained 27.5% and 80.9% respectively. The County's rank in the State slipped from 27th in 1982 to 31st in 1992. However, the recent addition of the Holiday Inn and expansions by other service providers should improve the County's ranking tremendously.

Table 18: Inflation Adjusted Service Receipts, 1982 -

	Net Gain/Loss	% Gain/Loss
Cheyenne County	+1,981,140	+20.3%
Panhandle	+\$3,357,635	+27.5%
Nebraska	+\$2,606,545,295	+80.9%

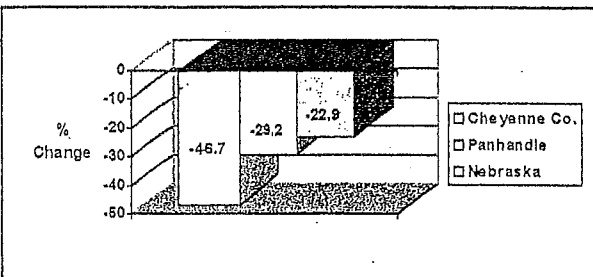
Agriculture

Agriculture statistics for this study have been broken down into two categories: crop sales and livestock sales. While the State and the panhandle both experienced declines in their inflation adjusted crop sales from 1982 to 1992, Cheyenne County's decrease of 46.7% was much greater. Livestock sales in Cheyenne County were down 4.6% from 1982 to 1992, but still fared better than the State.

Table 19: Inflation Adjusted Livestock Sales, 1982 -1992

	Net Gain/Loss	% Gain/Loss
Cheyenne County	-\$3,627,255	-4.6%
Panhandle	-\$1,234,110	-0.2%
Nebraska	-\$577,163,295	-9.4%

Figure 22: Inflation Adjusted Crop Sales, 1982 -1992



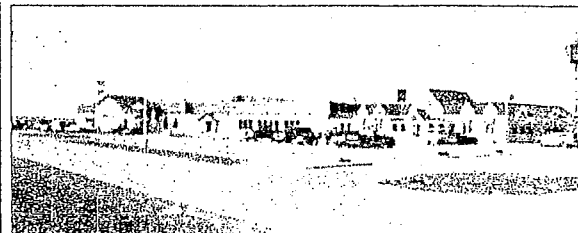
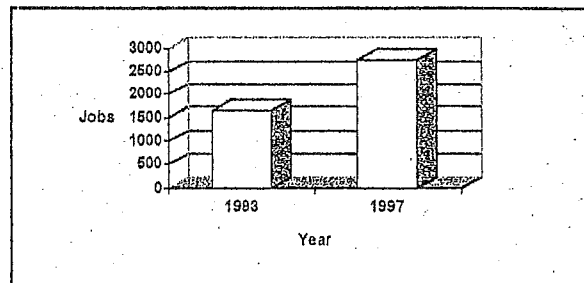
Strength of Economy

Cheyenne County's economy is among the strongest in the State. The City of Sidney experienced 47 consecutive months of retail sales growth from April, 1991 to March, 1995 and continued to see growth in 65 of 67 months during that stretch. According to City of Sidney utility records, fifty new businesses were opened between 1993 and 1997.

Job creation data compiled by the Sidney/Cheyenne County Economic Development office indicates an increase of 1,111 jobs in some of the major employers in Cheyenne County from 1993 to 1997. This amounts to a 67.3% increase over this time period.

The recent boom of new businesses and expansions isn't showing any signs of slowing down either. Cabela's is constructing a new \$10 million corporate world headquarters in Sidney and plans to expand their retail store, while several other expansions and projects at the I-80 interchange are being considered

Figure 23: Jobs Created by Major Employers, 1993 - 1997



Economic Goals

- ⇒ To foster a strong balanced economy capable of ensuring the economic future of all residents.
- ⇒ Accommodate new commercial and industrial development within planned commercial and industrial areas.

Economic Objectives

- ⇒ To provide a broad range of employment opportunities to meet the needs of a diverse population.
- ⇒ To encourage and facilitate the creation and/or location of businesses and industries that will provide wages resulting in higher per capita and median family incomes.
- ⇒ To encourage and facilitate efforts to retrain and provide continuing education opportunities to the local labor force.
- ⇒ To encourage and facilitate efforts to expand existing or attract new industries that will diversify the local economy.
- ⇒ To encourage and facilitate efforts to expand and/or attract industries that employ higher percentages of professional, managerial and technical occupations.
- ⇒ To assist existing business and industry with their efforts to expand, diversify and achieve higher growth rates.
- ⇒ To ensure adequate public facilities, infrastructure and housing opportunities are available to accommodate potential new residents and businesses.

Planning Issues

- ⇒ Although Cheyenne County depends heavily upon the retail and service sectors at 24.1% and 23.9% respectively, the County's economy remains fairly diversified and should remain healthy as long as housing is available.
- ⇒ The County's population has remained fairly stable over the past 25 years, however, as the average age increases and the elderly population grows, the size of the labor force may decrease.
- ⇒ Current labor force participation rates indicate that a portion of the County's population is available for employment, but the low unemployment rate indicates that portion of the population may be employed part-time. Therefore, the rate of commuters from smaller communities and from outside the County will probably increase with additional new businesses and expansions unless additional housing is developed.
- ⇒ Unemployment in Cheyenne County will remain very low as long as the current conditions exist. New businesses and business expansions provide a wealth of employment opportunities and housing is in high demand. Underemployment is more of an issue in the smaller communities in the County given the lower incomes in those communities.
- ⇒ Cheyenne County experienced strong economic growth during the eighties, but that growth pales in comparison to the economic boom the County is experiencing through the early and mid-nineties. The majority of this growth is occurring in Sidney, but benefits are also realized in the smaller surrounding communities as they become bedroom communities to commuters.
- ⇒ The economy of Cheyenne County is following the national trend of shifting toward service industries.

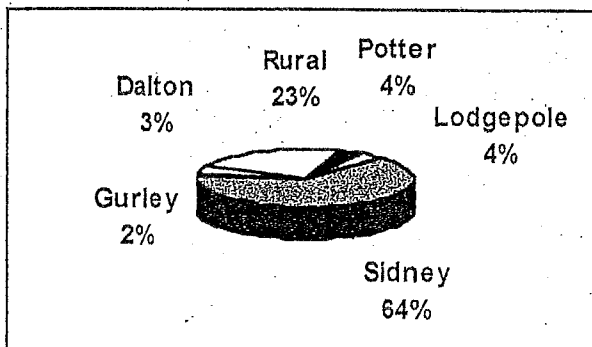
Introduction

The three primary factors to be considered when evaluating the County's housing stock are quantity, quality and affordability of available housing units. These factors, when compared to housing demand, will help to determine the future housing needs of the County, as well as the physical space required to accommodate new housing construction.

An important and sometimes deciding factor that potential residents observe when considering a move into an area is the availability of quality, affordable housing. It is also a major determinant in retaining existing residents who desire a larger or more upscale home.

Many factors determine what types of housing are needed. A younger population demands more rental properties and moderately priced homes for purchase, while an elderly population is more interested in various retirement housing options, services and care facilities. A community that provides a variety of housing units will be best able to fill the needs of a diverse population, including first time home buyers and persons looking to retire.

Figure 24: Location of Cheyenne County Housing Units



Quantity

A housing unit is defined as any living space that provides separate kitchen and bathroom facilities, ie: an apartment, townhouse or single family home. According to the census, there were 4,345 housing units in Cheyenne County in 1990. Housing conditions surveys conducted by PADD revealed 3,310 units in the incorporated communities of Dalton, Gurley, Lodgepole, Potter and Sidney, and 51 units in the unincorporated communities of Sunol and Lorenzo. According to census data, that would leave 984 units in the rural portion of the County. The census figure may be inflated due to the fact that some census data is extrapolated from random samples rather than actual 100% counts. Also, the census' "other" category includes units such as houseboats, campers and vans, which should not be included in the total count.

While census data indicates that 366 housing units were added in Cheyenne County from 1980 to 1990, only 39 were added in the non-urban communities and 239 were constructed in Sidney. Based on building permit requests at the City of Sidney, 120 additional units have been added in Sidney, as well as 16 in the rural County, during the nineties. There have been only a handful of additional units constructed in the other incorporated communities in the County during that time

Table 20: Total Households and Persons per Household

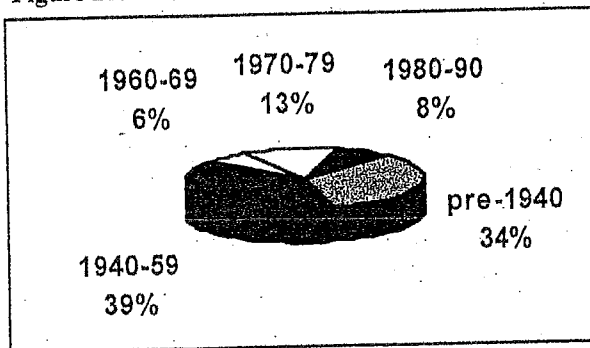
	1980		1990	
	# of HHs	Persons per HH	# of HHs	Persons per HH
Dalton	156	2.21	138	2.04
Gurley	80	2.65	84	2.36
Lodgepole	173	2.39	154	2.39
Potter	153	2.41	151	2.57
Sidney	2,391	2.48	2,457	2.38
Cheyenne County	3,935	2.53	3,851	2.44
Nebraska	572,615	2.66	602,363	2.54

Quality

The quality and condition of housing units in the County can be roughly determined by examining the age of housing units. Although many older houses may be well maintained, it can generally surmised that older houses tend to require more substantial maintenance and rehabilitation than newer homes. This is significant when given the fact that, as of 1990, 72.9% of the County's housing units were constructed prior to 1960. This is an extremely high percentage, compared to the Panhandle (59.3%) and State-wide (49.9%):

During this visual survey of housing conditions, each housing unit was placed into one of four categories as follows: excellent - meaning little or no rehabilitation is needed; good - meaning some moderate rehabilitation may be needed; fair - meaning considerable rehabilitation is needed; and poor - meaning the unit is a candidate for demolition. While these are general categories based on visual observation only, an estimate of the County's overall housing stock quality is revealed. Examples of items studied include condition of roofing, foundation, siding, windows, size and age of unit, etc.

Figure 25: Year Structure Built



Housing conditions can be more accurately assessed by conducting a housing conditions survey of all housing units in a community. For the purposes of this plan, housing conditions surveys were conducted in Dalton and Gurley, while existing planning documents from Lodgepole, Potter and Sidney were utilized to obtain a basic understanding of housing conditions in the County's incorporated communities. The survey of Sidney's housing was conducted in 1992-93, while the surveys in Lodgepole and Potter were completed in 1996 and 1997 respectively.

The surveys indicated that the majority of the County's housing is in need of only minor repairs or improvements. Of the 3,361 total units counted, there were 2,720 single family houses (duplexes were included in this category in Sidney's survey) and 641 other units which included mobile homes, multi-family units and apartments. There were 2,145 single family units (78.9%) considered to be in good to excellent condition, while only 513 (18.9%) were in need of more substantial rehabilitation. There were 62 units which were considered dilapidated and in need of demolition. The "other" category included 214 mobile homes representing 6.4% of the County's total housing units.

Table 21: Housing Conditions by Community

Community	Excellent	Good	Fair	Poor	Other	Total Units
Lorenzo	2	7	3	2	2	16
Sunol	5	10	11	6	3	35
Dalton	30	54	51	9	20	164
Gurley	6	33	24	17	20	100
Lodgepole	35	80	33	14	31	193
Potter	42	79	24	3	18	166
Sidney	883	879	367	11	547	2,687
Total	1,003	1,142	513	62	641	3,361

Affordability

Like the rest of the panhandle region, the majority of the County's owner-occupied housing units are valued lower than State averages. In Cheyenne County, 71.9% of the homes are valued at less than \$50,000, similar to the panhandle at 72%. These figures compare to 49.9% for the State, which does include Omaha and Lincoln.

Table 22: Value Owner-Occupied Homes

	Cheyenne County		Panhandle		Nebraska
	#	% of total	#	% of total	% of total
<\$25,000	566	28.9%	4,211	25.3%	16.3%
\$25-34,999	387	19.8%	3,347	20.1%	12.1%
\$35-49,999	454	23.2%	4,436	26.6%	21.5%
\$50-74,999	369	18.9%	3,232	19.4%	30.4%
\$75,000+	181	9.2%	1,426	8.6%	19.6%
Total	1,957	100.0%	16,652	100.0%	100.0%

Likewise, the majority of rental unit rates in Cheyenne County and the rest of the panhandle fall below State averages. Only 23.7% of the State's rental units have a rental rate of less than \$250, while over 71% of the County's units rent this low.

Table 23: Contract Rent

	Cheyenne County		Panhandle		Nebraska
	#	% of total	#	% of total	% of total
\$0-149	340	34.4%	885	9.6%	7.5%
\$150-249	366	37.0%	2,358	25.6%	16.2%
\$250-349	216	21.9%	3,035	32.9%	26.8%
\$350-499	58	5.9%	2,268	24.6%	33.4%
\$500-749	6	0.6%	594	6.4%	13.6%
\$750+	2	0.2%	78	0.9%	2.6%

Although the majority of the County's housing units are valued lower or rented at lower rates in comparison to state-wide averages, this does not necessarily mean that the County's housing stock is of far inferior quality to that of the State. It also does not assure that the County's housing units are more affordable than in other areas of the State. The incomes of local residents compared to housing costs need to be factored into affordability.

Table 24: Affordable Housing Analysis

Household Income	Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range of Renter Units	# of Renter Units	Total Affordable Units	Surplus or Deficit
\$0-4,999	217	\$0	0	\$0-99	85	85	-132
\$5-9,999	475	\$0-14,999	217	\$100-199	372	589	+114
\$10-14,999	444	\$15-24,999	349	\$200-299	310	659	+215
\$15-24,999	950	\$25-49,999	841	\$300-349	131	972	+22
\$25-34,999	614	\$50-74,999	369	\$550-749	4	373	-241
\$35-49,999	643	\$75-124,999	160	\$750-999	1	161	-482
\$50,000+	468	\$125,000+	21	\$1,000+	1	22	-446

The following table compare ranges of household incomes to what is considered affordable housing ranges.

The above table shows a deficit of 132 housing units for very low income households. This may suggest that these low income persons are paying more for housing than they can reasonably afford. Some of the discrepancy, though, can be explained by the compensation of government subsidies.

A large deficit of 773 housing units is present for middle-income households earning \$25,000 to \$50,000 a year. The shortfall of housing for middle income persons causes numerous problems. This shortfall prevents many families from moving up to higher quality housing, it limits the housing options for prospective newcomers and causes middle-income residents to compete with low-income families for low-cost housing. The shortage of housing in this price range become even more crucial considering most middle-income households can not afford to construct a new home.

A large deficit is also evident for high income households in the county. The above table shows a deficit of 446 housing units for households making more than \$50,000 a year. The shortage in this range causes higher income persons to occupy relatively affordable housing units thus reducing options for middle income households. It may also demonstrate that many persons who could afford to build a new home are not doing so.

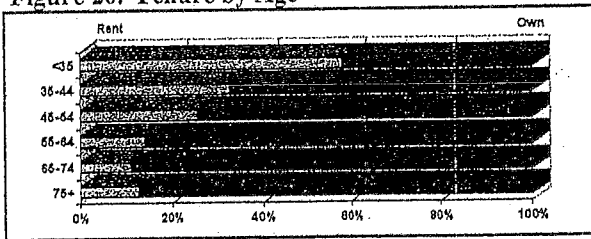
Tenure

Cheyenne County has a slightly higher overall rate of homeownership than the State average. An exception occurs among the 35 to 54 age group, which is slightly less. The above average homeownership rates of persons 65 years of age may be the cause of the below average homeownership rates of 35 to 54 year olds. The data may indicate that many middle age persons who normally would own a home do not because they can not find an affordable home due to the high occupation rates of elderly persons. The high ownership rates of elderly persons may also indicate a lack of quality retirement facilities.

Table 25: Tenure by Age

	Cheyenne County		Nebraska	
	Homeowners	Renters	Homeowners	Renters
<34	41.9%	58.1%	38.6%	61.4%
35-44	67.4%	32.6%	70.3%	29.7%
45-54	74.5%	25.5%	79.1%	20.9%
55-64	86.0%	14.0%	83.1%	16.4%
65-74	88.8%	11.2%	82.5%	17.5%
75+	87.3%	12.7%	75.4%	24.6%
Total	70.4%	29.6%	66.5%	33.5%

Figure 26: Tenure by Age



Persons per Household

The County's average household size has been decreasing quite significantly over the past thirty years. Cheyenne County's persons per household decreased from 2.53 in 1980 to 2.44 in 1990. Household sizes in many of the smaller communities is especially small. Dalton's household size, for instance, was just 2.04 in 1990. The smaller household sizes in many of these towns is a reflection of a large number of elderly households with just one or two persons.

Projected Housing Needs

Population, household and vacancy information can be used to estimate the number of new housing units that the County will need over a ten year period. The forecasts can then be compared to current development activity and available land for future development to set priorities for the types and locations of housing development that should occur.

Table 26: Projected Housing Needs

	2000	2010
Total Population	9,807	10,041
Persons per Household	2.44	2.44
Household Demand	4,019	4,115
Vacancy Rate	2%	2%
Total Unit Needs	3,939	4,033
Units in Base Year	3,361	3,361
Units Lost	62	62
Available Units	3,299	3,299
Cumulative Need	640	734

Based on the population projections, the number of housing units identified in the housing conditions survey, presuming the 62 dilapidated homes will be demolished and presuming household size will remain fairly stable, the County would need 640 additional housing units by the year 2000 and 734 units by 2010.

The housing needs estimate may very possibly underestimate the amount of housing units needed in the County. This possibility exists because the housing needs are based on population projections. The population projection itself, though, was held back due to housing constraints. However, due to the booming economic conditions in Cheyenne County, increased housing development would likely result in a proportionate increase in population. Thus, if more housing was foreseen, the population projection would have indicated a larger population.

Also, the number of existing housing units includes a large number of older and deteriorating homes. If additional newer homes are not constructed in Cheyenne County, the overall quality of housing in the County will deteriorate.

Housing Goals

- ⇒ Multi-family developments are provided to encourage lower-cost renter housing.
- ⇒ Senior housing developments are provided in areas easily accessible to services and social activities.
- ⇒ A variety of housing options are available to the entire income and age spectrums.

Housing Objectives

- ⇒ To encourage the removal of dilapidated structures and renewal efforts in older areas of the county.
- ⇒ To ensure that adequate land is available to meet future demands for new housing construction.

Housing Policies

- ⇒ Senior housing developments should be provided in areas easily accessible to services and social activities.
- ⇒ Encourage new rural housing developments to locate within existing or newly created subdivisions.
- ⇒ Encourage the private economic sector to construct additional quality housing units.
- ⇒ Encourage local financial institutions to supply an adequate level of financing for public consumption.

Planning Issues

- ⇒ The County's housing stock is in fairly good condition and well kept. However, 72.9% of the housing was constructed prior to 1960 and only 8.4% during the eighties. With the construction of only 136 housing units in Sidney and the rural County between 1990 and 1997, the housing stock will continue to grow older and probably deteriorate in quality somewhat.
- ⇒ The County's percentage of homeowners of retirement age is much higher than the State. With so many older homeowners, many of the County's larger homes may be occupied by one or two person households. These households may be interested in smaller housing options, housing without stairs or other specific amenities. This would also free up larger housing units for younger and larger families.
- ⇒ The County's housing policies should encourage in-filling of existing lots already served by infrastructure as much as possible. New development in the County should be directed to incorporated areas where sufficient infrastructure exists.
- ⇒ Projected housing needs for the year 2000 estimate 640 additional units will be needed for a 2% vacancy rate.
- ⇒ Cheyenne County's housing supply is not sufficient to accommodate population projections. New construction is not an option for many homeowners, especially first time homeowners. The County should assist and encourage new housing development as much as possible. Otherwise, a shortage of available housing will force potential residents to locate elsewhere.

Schools

Cheyenne County's school system consists of six districts. Four of the school districts (Sidney, Potter-Dix, Lodgepole, and Leyton) provide K-12 education. Approximately 175 certified teachers are employed by the six districts. The County's enrollment has generally fluctuated with Sidney's large enrollment. The fluctuations in the nineties have been relatively small, with only 77 students separating the peak of 2,122 in '94-'95 and the low point of 2,045 in '95-'96.

Western Nebraska Community College

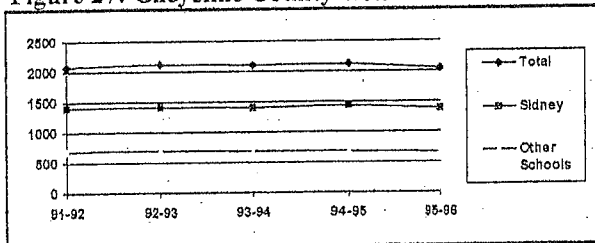
Cheyenne County residents have the opportunity to further their education with access to Western Nebraska Community College. WNCC maintains campuses in Scottsbluff, Sidney and Alliance. Post-secondary education has been available in Sidney since 1966. In 1995, WNCC opened a new campus in downtown Sidney. The Sidney site recorded enrollments of 594 students in the fall of 1995, 781 students in the spring of 1996 and 200 summer school students in 1996. These numbers are second largest to the main campus in Scottsbluff.

Table 27: Cheyenne County School Enrollments

District	'91-'92	'92-'93	'93-'94	'94-'95	'95-'96
Sidney	1,394	1,416	1,410	1,448	1,378
Leyton	249	262	241	244	253
Potter-Dix	236	230	234	218	207
Lodgepole	144	147	161	167	166
District 12	9	11	-	-	-
District 33	32	29	31	25	20
District 77	19	32	23	20	21
Total	2,083	2,117	2,100	2,122	2,045

A variety of courses are offered by WNCC at the Sidney site. The Sidney based programs specialize in accounting and business management, aviation maintenance and avionics and cosmetology. Cooperative sharing programs through Chadron State college and the University of Nebraska provide opportunities to finish bachelor or master degree programs at the Sidney campus. High school students can also receive college credits at the Sidney campus through the TechPrep program.

Figure 27: Cheyenne County Total Enrollment



Hospital

Memorial Health Center in Sidney provides health care services for Cheyenne County. The Health center can serve the County in the majority of its medical needs including acute care, extended care, outpatient service, rehabilitation services, and emergency services. The hospital has also an extended health care facility that can provide care for 70 residents.

Memorial Health Center provides modern diagnostic equipment and is continually updating its technology. A \$5 million expansion and upgrade is planned for 1998. Other specialized services include a mobile heart catheterization lab, mobile MRI, inhouse CT scanner and new flourosocopy equipment.

Law Enforcement

The County Sheriff's department provides law enforcement for the entire County, including communities outside of Sidney. The department is staffed by the Sheriff, four sworn deputies, six jailors and a secretary. There is one jail vehicle and each of the deputies and Sheriff each have their own vehicles. Cheyenne County's jail has the capacity to hold 24 prisoners. The City of Sidney is the only community in Cheyenne County to have its own police department. The City employs twelve sworn officers and one full-time administrative assistant. The department is equipped with four marked units, two unmarked units and an animal control vehicle.

Fire Department

The City of Sidney maintains a 46-member volunteer fire department which gives the City a fire insurance class of six. The other incorporated communities maintain smaller volunteer fire departments which also work in cooperation with the Rural Fire Districts.

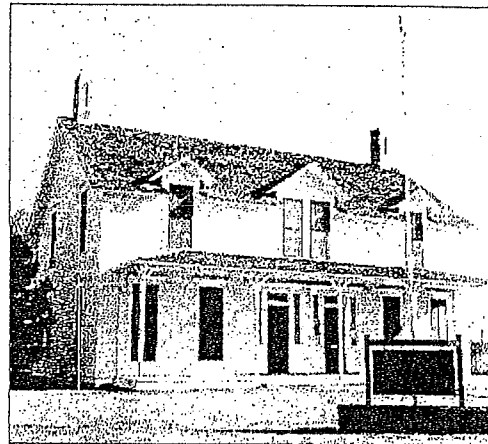
Parks and Recreation

The Cheyenne County Community Center provides numerous recreational opportunities for the County's citizens. The 44,000 square feet facility was completed in 1991. Weight training, running, racquetball, basketball, volleyball and aerobics are all available within the facility. Head start programs and a senior citizen are also provided at the community center. One of the best 18 hole golf courses in Western Nebraska is located in Sidney. Other recreational opportunities in the County include swimming, baseball, softball, tennis soccer, ice skating, archery, bowling, volleyball, horseshoe pitching and racquetball.

Tourist Sites

Tourism plays a major role in Cheyenne County's economy, particularly through interchange commerce. Cabela's 75,000 square foot retail store contributes a substantial role in assisting interchange commerce as an estimated two million persons visit the store annually.

Cheyenne County has many other tourist sites. The most notable tourist sites include the Fort Sidney Post Commander's Home, Lodgepole's Depot Museum, Buffalo Bend, the Prairie Schooner Museum, and the Sidney-Deadwood Trail.



Public Works Profiles

Sidney

The City of Sidney's water is supplied by seven municipal wells with an average depth of 180 feet. The capacity of the City's water plant is 4,800 gallons per minute. The City has an average consumption of 1.7 million gallons per day, with a storage capacity of 275,000 gallons. The water is not treated. The City operates a mechanical sewage treatment facility which has a capacity of 1.14 million gallons per day and currently handles a load of 750,000 gallons per day. Electricity is supplied by the City of Sidney with a KW capacity of 8,310 and a peak KW demand of 10,200. Additional sources of electricity are the Municipal Energy Agency of Nebraska and the Western Area Power Administration. The County's rural electrical customers receive service from Wheatbelt Power. Natural gas service is available from KN Energy.

Gurley

The Village's water system underwent a major overhaul in 1992. The Village replaced approximately 11,600 linear feet of two-inch mains with new six inch mains and replaced several valves and fire hydrants. The project looped the system for improved pressure and fire protection. The \$256,600 project was assisted by a Community Development Block Grant of \$134,300. The Village receives natural gas service from KN Energy and electrical service from Wheatbelt Power.

Lodgepole

Lodgepole's water system, constructed in the early 1900's, underwent substantial rehabilitation during late 1993 and early 1994. The Village addressed health and safety concerns by replacing approximately 5,300 linear feet of undersized water mains with six inch mains and installing additional fire hydrants as well as replacing existing hydrants. The project also replaced many valves and looped the system for improved pressure and fire protection. Partially funded by a \$112,800 Community Development Block Grant matched by \$102,900 in local funds, the project also included the installation of water meters to better monitor and manage the system, as well as aid in the planning of future improvements.

The Village operates three wells which provide an adequate water supply. Water storage is provided by a 30,000 gallon elevated tank which, according to the 1993-94 project engineer, is in need of repair. As a result of the water distribution project undertaken in 1993-94, the Village's water system is in good condition.

The Village operates a 2-cell controlled discharge lagoon sewer system which is considered to be in good condition.

Potter

Potter's water system underwent major rehabilitation during late 1996 and early 1997. The Village had to abandon two of its three wells due to problems. The Village's southwest well, drilled in 1955, began pumping sand in 1994 and showed a trace of benzene, while the Village's south-central well, drilled in 1944, was taken off the system permanently in 1989 due to benzene contamination. This left the Village with its north-central well, drilled in 1967, as the only source of potable water. The water tower, constructed in 1914, had a capacity of 55,000 gallons.

A Community Development Block Grant in the amount of \$250,000 was obtained in 1995, matched by \$250,000 in revenue bonds. The project included the drilling of a new 625 gpm well and the construction of a new 100,000 gallon ground level storage tank at a high elevation in the northeast corner of town. The project also included the installation of 9,520 LF of new 10" and 8" PVC water lines, 3,100 LF of 6" PVC water lines and 140 LF of 4" PVC water lines. Several fire hydrants and valves were also replaced during this project. As a result of the comprehensive water project undertaken in 1996-1997, the Village's water system is in excellent condition.

The Village operates a 2-cell controlled discharge lagoon sewer system which is considered to be in good condition.

Dalton

The

Public Facility Goals

- ⇒ To maintain and improve the county by undertaking improvements that will provide a high quality living and working environment in a cost effective manner.
- ⇒ To encourage cooperation, communication and coordinated efforts between the county, other local governments and the general public to improve the manner in which the county's natural, human and economic resources are managed and developed.
- ⇒ Ensure that adequate public services are available to serve commercial development areas.

Public Facility Objectives

- ⇒ To carefully assess the need for improvements to existing, or the development of new public facilities.
- ⇒ To encourage cooperative efforts with other units of local government and/or the private sector in the development of new public facilities or provision of public services.
- ⇒ To maintain, upgrade and develop public facilities in a manner that will enhance the quality of life in all areas of the county.

Public Facility Policies

- ⇒ Developers shall be required to pay for the costs of new developments.

Planning Issues

- ⇒ The County should increase efforts to preserve significant historical sites and seek opportunities to economically benefit from these sites without disrupting their integrity.
- ⇒ Communities within the County should make efforts to share services and underutilized equipment, as well as investigate purchases of equipment that, individually, the community cannot afford or justify purchasing for part-time use.
- ⇒ Concentrated residential, commercial and industrial developments located in unincorporated areas of the County should be monitored closely as to suitability for leachfields and lot size. These areas should be encouraged to create water and sanitary sewer districts to protect water quality.
- ⇒ The expense of landfilling solid waste will become increasingly costly, especially for the small communities and rural residents which pay transportation as well as dump fees. Communities should expand existing recycling efforts and the County should implement a County-wide recycling program. Increased recycling efforts will drastically reduce the amount of waste that needs to be taken to landfills.

Introduction

The availability and type of transportation infrastructure and services available in the County is important to consider in the development of a comprehensive plan. Location of transportation facilities such as major roads, airport facilities and rail spurs play a major role in shaping future land development patterns. Although railroads continue to serve an important transportation function in the movement of commodities in and through the County, the nation's shift to "just-in-time" production and a service oriented economy have placed much more emphasis on the need for adequate highway and air transportation facilities.

Streets and Highways

Cheyenne County is served by several major federal and state roadways, as well as county roads. Interstate 80, which traverses the County east and west, provides immediate access to the interstate highway system, connecting the County with metropolitan areas and regional centers across the country. Traffic count data taken from the 1991 Traffic Flow Map of the State Highways (prepared by the Nebraska Department of Roads) indicates that an annual average between 6,140 and 6,560 vehicles per day traveled Interstate 80 through Cheyenne County.

The County is served by two federal highways. U.S. Highway 30, the original transcontinental highway, runs parallel to I-80. Near Sidney on Highway 30, the average number of vehicles per day was 2,245 west of town and 3,425 east of town. On Highway 30, traffic lessened to 720 per day east of Lodgepole and 595 per day west of Potter.

The other federal highway, U.S. Highway 385, is the primary north-south highway in the County. A daily average of 2,300 vehicles travel between Gurley and Sidney while an average of 1,455 vehicles per day travel north of Dalton.

State Highway 19 runs south out of Sidney to Colorado. The Highway handles about 1,390 vehicles per day.

Road Classifications

A description of the County road classifications are shown below. The road classifications can be seen on the Road Classification Map on the following page.

Expressways - Interstate 80 is a primary expressway in the nation's Interstate Highway System. I-80 primarily carries through east-west traffic across the county. The interstate also provides local manufacturers with easy access to larger market areas.

Major Arterioles - Highways 30 and 385, are Cheyenne County's major arterioles. Highway 30 carries east-west traffic parallel to I-80 through the south-central area of Cheyenne County. The highway provides access between Potter, Lodgepole, Sunol, and Sidney. Highway 385 carries north-south traffic through the central part of the county north of Sidney. The highway also provides access between Dalton, Gurley, and Sidney. Highway 385 is the route used for traffic traveling between Sidney and Scottsbluff or Alliance.

Minor Arteriales - Highway 19 is the minor arteriole in Cheyenne County. Highway 19 is the primary road in south central Cheyenne County for traffic headed north to Sidney or south towards Sterling. Additionally, the roads connecting Potter, Sunol and Lodgepole to I-80 are classified as minor arterioles.

Collectors - The collector roads link local roads to the County's minor and major arteriole roads. Collector roads in the County can be seen on the Cheyenne County Transportation Network Map.

Local Roads - The remainder of the County's roads are classified as local streets. The roads primarily provide access to farm and ranch residences.

Road Conditions

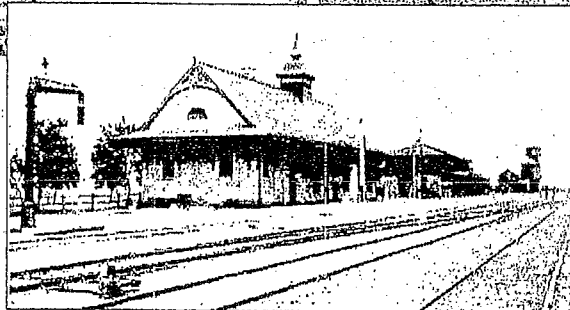
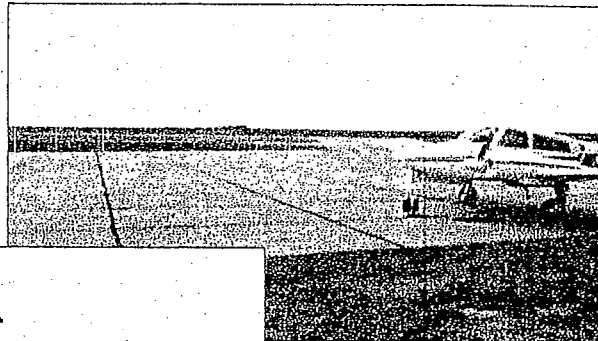
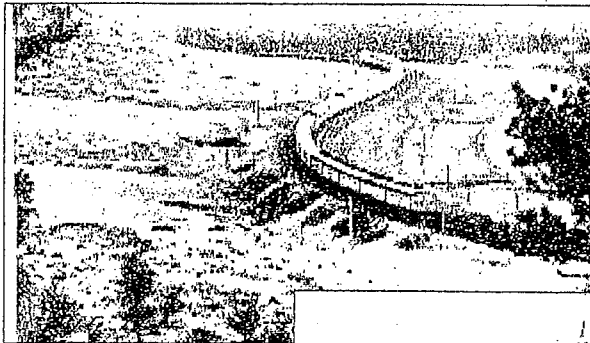
All of the county's arterial highways and many of the county's collector roads are paved. Roads that are paved include Interstate 80, Highways 385, 19, and 30. Most of Cheyenne County's roads which connect local farms and ranches to the county's primary roads are gravel roads.

Rail Service

Two major railroads, the Union Pacific Transcontinental line and Burlington Northern, meet in Cheyenne County. Additionally, the County is served by the Sidney & Lowe shortline railroads. Cheyenne County owes much of its early development to the construction of the Union Pacific line in 1867, followed by the construction of Burlington Northern's north-south line in 1894. This mode of transportation supplied the County with goods and materials that were essential to the growth of the County. Freight service, particularly for the transport of grain, remains important to the area economy. Increasing rail traffic is expected to continue due to an increased demand in the eastern United States for the western coal fields' high quality, low sulfur coal.

Air Service

Access to a General Transport airport is available in Sidney. A General Transport air facility has lighted runways and can handle light aircraft and smaller commercial jets. Sidney's longest runway is 6,600 feet long, and private aircraft storage and maintenance is available. Charter air service is provided by Sidney Aviation. The Village of Potter is served by a B-1 airport. B-1 airports have 2,200 feet or more of runway and can accommodate light aircraft. The Village of Lodgepole maintained an airport complete with flight school (Lodgepole Flying Service) during the fifties and sixties. However, the airport closed in the late seventies.



Transportation Objectives

- ⇒ To provide efficient circulation routes connecting all areas of the county with important social, economic and education functions.
- ⇒ To provide for the safe flow of vehicular traffic throughout the county.
- ⇒ To carefully monitor the location of rural residential, commercial, industrial and agricultural developments to ensure roadways are designed to safely carry potential traffic volumes.

Planning Issues

- ⇒ Future railroad expansions and increased rail traffic should be closely monitored to avoid vehicular and emergency service transportation conflicts.
- ⇒ The future location of feedlots, commercial establishments and housing subdivisions should be studied carefully to assess potential impacts on the adjacent roads and streets.
- ⇒ Cheyenne County is located along one of the busiest east-west corridors in the United States. High volumes of rail and highway traffic pass through the County daily. Opportunities include (among others): *Readily available transportation access to ship goods * retail trade catering to travelers *tourism development
- ⇒ The county should explore inter-governmental agreements that may reduce the overall cost of road maintenance.

Introduction

Land use in Cheyenne County has been developed through a combination of early settlement, economic development and transportation improvements. Agriculture originated as the primary land use in the 1870's and continues to predominate in Cheyenne County. Service needs to agriculture spurred the growth of towns in the county as trade centers to provide goods and services. These land use developments in the county stemmed the expansion of transportation routes over time to move goods and persons between land uses. The transportation routes themselves have in turn sparked intense development of land use particularly in highly accessible areas.

Cheyenne County's land use evolution has resulted in significant population and economic development growth. The continued growth of the population and economy will intensify the desire to expand the urban land area. This expansion, as it has in the past, will require the conversion of agricultural land. To efficiently minimize the impact of development in the rural areas, a detailed and accurate land use survey must be completed.

Land Use Classifications

A land use inventory of Cheyenne County was completed using the most recent data for each appropriate land use source. The most accurate source for total acreage of farmland is the 1997 County Abstract of Assessment for Real Property. This assessment breaks farm land uses into irrigated land, dryland, grassland and other agland. Land areas for incorporated areas was collected from the 1990 U.S. Census. Land area occupied by roads and other right-of-ways was estimated by multiplying the miles of roadways by the average right-of-way. All other land areas were categorized as Vacant/Other.

Transportation:

This category includes land platted and/or currently used for transportation purposes, including railroad right-of-way.

Farms:

This category includes all land from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold. In terms of quantity, land in farms has been broken down into irrigated land, dryland, grassland, and other agland.

Rural Non-Farm Residential:

This category includes all land on which the primary structure serves as a dwelling unit. In addition, these units are not part of a farm operation development, ie: one and two family units, and mobile homes.

Commercial:

This category includes all land and buildings where products, goods, or services are sold or exchanged. Included are retail stores, business offices, hotels, motels, service stations and private off-street parking spaces.

Industrial:

This category includes land where the land use involves the application of labor and materials to produce a product that is not normally sold to the ultimate consumer on the premises. This category also includes wholesaling activities, processing and the storage of materials, agricultural products and chemicals/fuels.

Public Land:

This category includes land developed and maintained for recreational purposes such as schools; public parks, monuments, etc.; land and buildings owned by governmental entities for administrative purposes, service delivery, and utilities. In addition, land uses that serve other general community needs such as churches and hospitals are included.

Incorporated Areas:

This category includes all land contained within the corporate boundaries of Sidney, Potter, Lodgepole, Dalton, and Gurley.

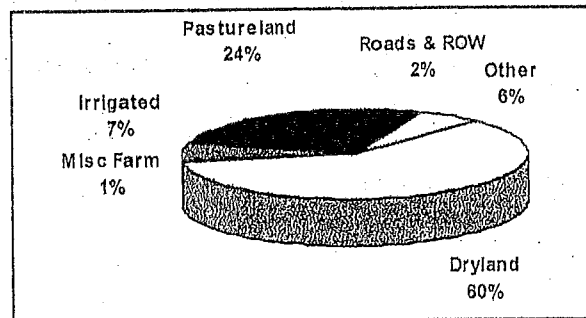
Land Use Inventory

According to the U.S. Census of Agriculture, there are approximately 765,719 acres of land within Cheyenne County. According to the 1997 Abstract of Assessment, 90.7%, or 694,649 acres, of the County consists of farms and ranches. Roads and right of ways occupy approximately 17,030 acres of land. The remaining 49,304 acres are either in vacant or other land uses. A majority of the vacant/other land uses are occupied by the Sidney Airport, WNCC, the Sioux Army Depot, interstate commerce, Lorenzo, Colton, Sunol and non-farm residential. The following table is a breakdown of current land use estimates.

Table 28: Cheyenne County Land Use

Land Use Type	Acres	Percent
Farmland	694,649	90.7%
Irrigated Farmland	48,825	6.5%
Dryland Farmland	433,116	59.2%
Pastureland	187,407	23.6%
Miscellaneous	4,301	0.6%
Incorporated Areas	4,736	0.6%
Roads & Right of Ways	17,030	2.2%
Vacant/Other	49,304	6.4%
Total	765,304	100.0%

Figure 28: Cheyenne County Land Use



Existing Land Use Patterns

Examining existing land use patterns is one of the most essential functions in land use planning. Much of the existing land uses will continue into the future thus shaping and influencing long run land use in the County.

Agriculture:

Over 90% of Cheyenne County's land is used for agricultural purposes. The predominant agricultural use is dryland farming which occupies nearly 60% of the total county land area. Dryland farming occurs in all areas of the county, but a majority of the dryland area is located in the northern half of the county. Pastureland makes up nearly one-quarter of the County. Pastureland also occurs county-wide but the large concentrations of pastureland occur in the west-central part of the county and in a strip north and south of Highway 30. Irrigated farmland has more than doubled in the past 25 years, now accounting for 6.5% of the total land area for the county. Most of the irrigated land is gravity irrigated along Lodgepole Creek and the Sidney Draw. Areas of center pivot irrigation are prevalent north of Potter, southeast of Sidney, and southwest of Lodgepole.

Residential Areas

A large percentage of the residential development in Cheyenne County is within Sidney. Over 60% of the County's households are located in Sidney. Rural residences account for a quarter of the county's households. These households are scattered throughout the county, most of which are farm residences. The remaining 14% of residences are located in the County's small towns.

Public Land

Cheyenne County has very little public land in comparison to most Panhandle County's. The most prominent public land uses are the Sidney airport, WNCC, and the Army Depot.

Commercial and Industrial Uses

Commercial and industrial land use in the county is primarily located within the incorporated towns and villages. However, a large and rapidly growing area of commercial and industrial land use occurs at the I-80 interchange southeast of Sidney. An area of commercial development also occurs at the intersection of Highways 30 and 19 by Sidney.

Future Land Use

Efficient and orderly land development is essential to the preservation of agricultural land. The future land use policy of this comprehensive development plan thus implies the philosophy of directing growth to areas which have the existing facilities to efficiently accommodate growth. Non-farm rural development cannot occur without some expense to the County, whether direct or in-direct. Non-farm rural development may also adversely affect farmers by raising agricultural taxes through speculation. Aside from interchange development, the presence of non-farm rural development thus does not reflect the best interest of the general public in Cheyenne County.

This comprehensive development plan therefore recommends all rural areas of the county be zoned for agricultural use, except for interchange areas. All areas other than existing commercial, industrial, and residential areas should be zoned for agricultural use. Rezoning to high density residential, commercial, or industrial uses if the need exists would only be readily encouraged adjacent to existing incorporated communities and only if the proposed development is compatible with the community's growth plans.

Factors to be evaluated when rezoning to residential, commercial, or industrial use not near incorporated communities:

- a) Quality agricultural land is not proposed for conversion to an urban type use in order that quality agricultural land can be preserved and remain available for production
- b) Adjacent to adequately paved roads and in clusters to promote efficient development patterns where public and/or private facilities are present or planned including; streets, water, sanitary sewer and parks.
- c) A service district or other means are established to maintain and operate any public facilities created in the are.
- d) Environmental constraints are applied to control erosion and sewage effluent.
- e) An analysis is made of both long and short term County expenses and revenues resulting from the project and it is shown that the County is not being obligated for direct or indirect services beyond the value of the revenues received from the project.
- f) The development is not disruptive to existing agricultural activities.
- g) It is demonstrated that there is a recognized need for such development.
- h) The development is secure from fire, floods and other dangers. The agricultural zone, though, should be constructed to permit normal agricultural and related uses plus a very low residential non-farm density. A low non-farm residential density of not more than one unit per 80 acres in high land value area (with each unit on at least a one acre site) would not substantially increase County service needs nor materially effect agricultural production, if a major share of the 80 acres is left in agricultural use. Future land use policies should not prevent land owners from continuing existing operations. Intense land uses such as feedlots, salvage yards, landfills, oil storage (for uses other than on site pumping), concrete plants, asphalt plants, surface mining, prisons or any other intense land use that may destroy the integrity of neighboring land uses should be categorized as conditional uses permitted by special review. This will enable Cheyenne County to evaluate the impact of intense land uses on a case by case basis in order to better serve the best interest of the general public.

Interchange Development

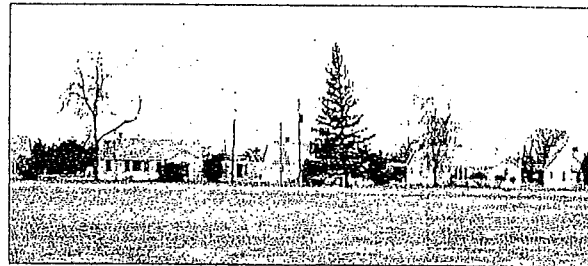
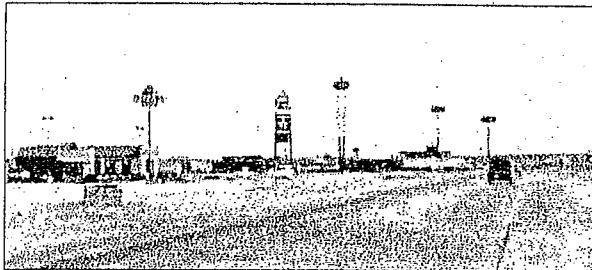
Cheyenne County has six interchanges along Interstate 80. Only two of the interchanges lie in the zoning jurisdiction of an incorporated community (Interchanges 55 and 59 near Sidney). Development in these areas require an extensive system of services and facilities, most notably electricity, water, sewer, and access to the highway. Although the potential for development around the other four interchanges is not as great as the Sidney interchanges, the potential for development does exist. Therefor, future planning around these interchanges will require careful consideration of surrounding land uses to promote desirable land uses while protecting the environment.

Land Use Projection

The amount of land needed to accommodate future growth is dependent upon a variety of factors. Population change, health of the area economy, land costs and development policy will all effect changes in land use. The following table provides an estimate of projected land use changes in the county.

Table 29: Land Use Projection

Land Use	1998	2010	Projected Change
Farms and Ranches	694,649	693,369	-1280 acres
Incorporated Areas	4,736	4,736	0 acres
Roads and ROWs	17,030	17,030	0 acres
Rural Comercial	na	640	+640 acres
Vacant/Other	49,304	49,944	+640 acres
TOTAL	765,719	765,719	0 acres



Land Use Goals

- ⇒ To ensure orderly and efficient growth of residential, commercial, industrial and public land uses in order to maintain, improve and protect the general welfare of the residents of Cheyenne County
- ⇒ To achieve safety, convenience and economic efficiency through the wise distribution of land use activities.

Land Use Objectives

- ⇒ To encourage the efficient use of existing public facilities and infrastructure by future development
- ⇒ To ensure that adequate amounts of land are available to accommodate future growth.
- ⇒ To ensure that adequate planning, plan revision and policy development efforts are undertaken to preserve and improve the rural character of the county.
- ⇒ To develop the interstate interchanges in a manner that promotes economic development without sacrificing the integrity of the rural environment.

Land Use Policies General

- ⇒ While Cheyenne County encourages development to locate within existing subdivisions and communities, it recognizes that some development in rural areas is both necessary and desirable. The following guidelines have been drafted to assist in reviewing proposed new development in unincorporated areas. In as much as possible development should occur:
 - a) on marginal agricultural land in order that quality agricultural land can be preserved and remain available for production.
 - b) adjacent to adequately paved roads and in clusters to promote efficient development patterns where public and/or private facilities are present or planned including; streets, water, sanitary sewer and parks.
 - c) in areas near existing employment centers and commercial areas so as not to encourage sprawl and unplanned scattered development.
 - d) where it is least disruptive to existing agricultural activities.
 - e) in stable environmental areas.
 - f) where it can be demonstrated that there is a recognized need for such development.
 - g) in a manner that secures safety from fire, floods and other dangers, and protects the health and general welfare of the public.
 - h) in a manner where the County is not being obligated for direct or indirect services beyond the value of the revenues received through a development.
- ⇒ The provision of public infrastructure will be used to guide future development patterns.
- ⇒ Land zoned for specific uses will be protected from the encroachment of conflicting land uses.
- ⇒ Planned residential, commercial and industrial parks will be encouraged as opposed to continued strip development patterns.
- ⇒ New residential, commercial and industrial developments will be encouraged to locate within incorporated communities or in existing subdivisions.

Natural and Rural Environment

- ⇒ Agricultural zoning will be established and maintained to protect and maintain the County's agricultural industry
- ⇒ In-filling and revitalization of existing developed areas will be encouraged to minimize the conversion of prime farmland to more intense urban uses.
- ⇒ Landscaping and design standards will be incorporated into future commercial, industrial and other high density development projects, particularly when located along major thoroughfares and environmentally sensitive areas.
- ⇒ Trees should be planted a reasonable distance away from roads.

Residential

- ⇒ Residential development will be encouraged to locate on existing lots within incorporated communities or in existing platted subdivisions. However, residential development may be allowed to locate on existing platted lots and small parcels of land in the rural areas of the county.
- ⇒ Concentrated residential developments in rural areas will be encouraged to create a sanitary sewer and/or water district.
- ⇒ High density residential projects will be directed toward incorporated communities that have the infrastructure to accommodate such development.
- ⇒ All rural residential lots, not located in a sanitary sewer and water district, shall be of sufficient size to ensure the safe installation and long term operation of wells and leachate systems.

Industrial

- ⇒ Industrial land uses will be directed toward existing industrial parks and to incorporated communities.
- ⇒ Redevelopment of existing industrial areas located adjacent to incorporated communities and paved roads will be encouraged.
- ⇒ Industrial uses will be allowed in rural areas only where the need for such location can be demonstrated.

Commercial

- ⇒ Commercial development in rural areas shall be restricted to those businesses that provide only neighborhood and agricultural business needs and site location specific businesses such as campgrounds or establishments that coincide with historical or recreational sites.
- ⇒ In-filling and revitalization of existing zoned commercial areas will be strongly encouraged.
- ⇒ Discontinuance of improperly zoned or placed commercial areas will be encouraged.
- ⇒ Redevelopment of properly zoned or placed commercial areas will be encouraged.
- ⇒ Landscaping, design and signage schemes that coincide with historical and environmental areas will be encouraged for all developments located near such sites.

Agricultural

- ⇒ High quality agricultural land should be designated for preservation and the establishment of agricultural preservation zones will be encouraged.
- ⇒ Quality and/or improved pasture and grazing land should be preserved for such uses.
- ⇒ Large feedlots, farrowing pens, other confinement operations and poultry farms not associated with a family farm are considered commercial endeavors. Such businesses have special nuisance problems which require regulation. As a means of protecting both the operator (whether commercial or agricultural), the rural resident and public recreational areas, a buffer area based on the number of animals should be established. All existing and proposed endeavors of this nature are encouraged to establish buffer zones. Within the buffer area no new resident can build unless a nuisance waiver is signed. Likewise, no new commercial endeavor of this nature can be located unless the existing residents within the buffer area sign a nuisance waiver.

Planning Issues

- ⇒ Agricultural preservation and feedlot zones should be established to preserve this important sector of the county economy.
- ⇒ Future residential, commercial and industrial development should be directed to communities, interchange areas, and/or existing platted rural subdivisions to minimize development impacts on county infrastructure.
- ⇒ Strip commercial and industrial development along state and county roads should be strongly discouraged.
- ⇒ Development within flood prone areas should be strongly discouraged.
- ⇒ Urban sprawl and interchange sprawl should be discouraged.

Environmental Strategies

Increase the Number of Windbreaks

Windbreaks are an important factor in farm and ranch operations because they reduce calf mortality rates, reduce livestock feeding costs, reduce soil erosion and prevent roads from drifting shut. They also increase crop productivity and irrigation efficiency. The county should attempt to increase the number of windbreaks in the county by promoting tree planting and programs such as Natural Resource District cost-share programs.

Protect Historical Resource Areas

Sites identified as historical resource areas should be protected from the encroachment of intense development. Preservation zones with specific development guidelines should be established around these sites to protect their value as a historic and economic resource.

Discourage Development in Flood Plains

Future Development within flood prone areas should be avoided.

Preserve Park Areas

Public park areas should be protected from conflicting land uses that would potentially destroy their value as a recreational resource for county residents.

Preserve Agriculture Areas

The county's prime agricultural lands should be preserved as much as possible to maintain the efficiency of this economic resource. The county's prime farm areas should be zoned for agricultural purposes. Future residential development in high quality agricultural areas should be restricted to farmsteads.

Demographic Strategies

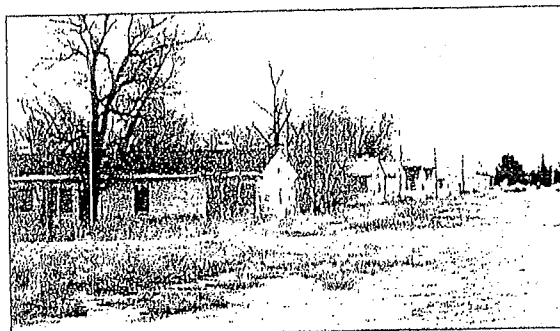
Retain and Attract Young Adults

Young adults leaving the area is the major reason substantial population declines have occurred in Cheyenne County over the past sixty years. Employment and social opportunities that are directed toward young adults need to be implemented.

Housing Strategies

Retirement Housing

The number of elderly housing units in the county does not meet the demand for such housing. This is causing many retirement persons to either occupy a family sized house or else move out of the county. The county should promote the development of low-income and market rate elderly housing facilities.



Public Facility Strategies

Share Equipment and Services with Other Counties/Communities

Cheyenne County's tax base makes it difficult to provide certain types of services or buy needed equipment. Efforts to develop shared services agreements with other cities and counties should be pursued. This may provide improved services in the county at a reduced cost.

Economic Strategies

Maintain and Expand the Economic Base

Cheyenne County will always rely heavily on agriculture. However, the heavy reliance on agriculture has made the county very susceptible to economic downswings. The county should thus make efforts to diversify the economy.

Develop Bed & Breakfasts, Fee Hunting, and Other Tourism Related Businesses

Cheyenne County can not receive much benefit from attracting tourism if tourists have nowhere to spend their money in the county. The county should consider promoting business development geared toward tourism. Some areas in which the county has untapped potential is in development of bed and breakfasts, fee hunting, and dude ranching. Cheyenne County has an ideal setting for a bed & breakfast. The county's scenic beauty and isolation would be a perfect setting for persons wishing to spend a few days in a quiet country setting. There has also been a large increase in the number of travelers who wish to stay at bed & breakfasts. The county's wildlife resources create an opportunity for farms and ranches to supplement their income from fee hunting. Fee hunting has become a big business in many surrounding states and it provides many spin-off expenditures for items such as meals, lodging, and equipment.

Regional Tourism Coalition

Cheyenne County has many quality tourist attractions. These sites on their own, though, are not significant enough to attract visitors from a long distance. The entire Panhandle Region, however, can attract visitors to the area. The county should focus its tourism efforts as part of the Panhandle Tourism Coalition. By attracting visitors to the entire Panhandle Region, Cheyenne County can attract more tourists with fewer dollars than trying to market the County on its own.

Land Use Strategies

Establish Residential Areas

Future residential growth should be directed to the incorporated communities or the other existing platted subdivisions as much as possible. Adequate land is available within these areas to accommodate projected residential growth.

Develop Nuisance Buffers Around Feedlots

The existing feedlot operations identified should be protected from the encroachment of conflicting land uses. Additional feedlot zones may be established but should follow locational requirements recommended in the policy section of this plan.

Establish Industrial/Commercial Areas

Future industrial or commercial development should be directed into existing commercial/industrial zones, or directed to incorporated communities.

