

# **SPRAGUE - MARTELL**

**COMPREHENSIVE DEVELOPMENT PLAN**

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## INTRODUCTION

This document is the Comprehensive Development Plan for the Village of Sprague, Nebraska and the area lying within one mile of the village corporate limits which includes the unincorporated community of Martell, Nebraska, as adopted by the Sprague Planning Commission on January 26, 1977, and the Sprague Village Board on February 7, 1977. The preparation of this plan was assisted by the Lincoln City-Lancaster County Planning Department under the authorization of an Intergovernmental Cooperation Agreement between the Village of Sprague, the City of Lincoln and Lancaster County.

The Comprehensive Development Plan is an official document which will serve as a policy guide for decisions about future physical development in the Sprague-Martell Area. The plan indicates, in a general way, how the area should grow and develop to the year 2000.

In accordance with Nebraska law, the plan includes three elements: land-use, transportation, and community facilities, and considers both the corporate area of Sprague and the one mile area over which the village may apply land use and building regulations.

### SPRAGUE-MARTELL PLANNING PROGRAM

The Comprehensive Development Plan represents a significant commitment by the Sprague and Martell communities to guide future growth and development. It reflects several months of intense effort by local residents to review future development requirements and growth alternatives. Key steps in the local planning process are outlined below:

-- *Intergovernmental Cooperation Agreement.* The overall program began when Sprague entered into an Intergovernmental Cooperation Agreement with Lancaster County and the City of Lincoln through which the Lincoln City-Lancaster County Planning Department would provide comprehensive planning assistance.

-- *Plan Initiation.* The first official meeting of the planning program was conducted in August, 1976. A representative of the Planning Department met with members of the Village Board and the newly appointed Planning Commission. At this meeting, the overall process was discussed, individual work items explained, and a schedule established. A project Steering Committee was appointed to broaden participation in the program, consisting of Village Board and Planning Commission members plus representatives from Martell and the surrounding rural area.

-- *Attitude Survey.* The Steering Committee, assisted by the Planning Department, began laying the groundwork for the plan by conducting a local attitude survey. The survey solicited attitudes on such issues as future growth, economic development and community services and facilities. The Steering Committee distributed a survey questionnaire to each household in the Sprague-Martell area. The results of the attitude survey, included as Appendix 1, provided valuable insights into local needs and desires.

-- *Development Goals.* During the month of September, the Steering Committee established goal statements covering community and rural development, transportation and community facilities. Development Goals were adopted by the Planning Commission and the Village Board October 4, 1976. These Development Goals included as Appendix 2, began to define the kind of community the Sprague-Martell area should be in the future, and they have provided important guidelines for planning decisions throughout the program.

-- *Background Analysis.* Concurrently, background data was collected and mapped, including information on topography, soils, population, existing land-use, transportation, etc. These materials were analyzed, and the planning implications were reported to the project Steering Committee in the Background Study in October, 1976.

-- *Major Work Session.* Results of the background studies were reviewed and discussed during a major weekend work session, October 24. An open house was held to explain concepts, answer questions, and receive ideas and opinions from local residents. Key land-use, transportation, and community facilities issues were discussed and plan alternatives evaluated. The weekend resulted in a preliminary version of the plan, which was agreed upon in concept by the Steering Committee.

-- *Draft Plan Preparation.* Based on the conclusions of the work session, Draft Comprehensive Plan maps and text were prepared and delivered to the Steering Committee. The Planning Department also contacted interested individuals and agencies for review and comment.

-- *Plan Adoption.* After revisions that included the addition of a housing element, public hearings were held, and the Comprehensive Development Plan was adopted by the Planning Commission on January 26, 1977, and the Village Board on February 7, 1977.

## BENEFITS OF PLANNING

The comprehensive planning process should result in a number of benefits for the Sprague-Martell area. For the first time, a wide range of data and materials on local conditions have been assembled and recorded. The process has encouraged local residents to think more directly about the future of their area and actively discuss future options and alternatives. It has resulted in a plan for future growth and development which represents a local consensus.

The plan promotes a balanced and orderly future development pattern which should enhance the local living environment. It establishes an overall framework for coordinating both public and private development. It provides guidelines by which the Planning Commission and Village Board can review and evaluate individual development proposals. It provides a guide for public investments and can help insure that local public dollars for community facilities and services are spent wisely. It clarifies long-range village policies so that individual property owners and developers can prepare and coordinate their own development plans. Perhaps most importantly, an overall process has been established by which the Sprague and Martell communities can plan for the future on a continuing basis.

## ORGANIZATION OF THE PLAN

This Comprehensive Plan document contains three parts:

- Part I/Chapter 1 discusses a range of regional, economic and environmental factors which will influence the future growth and development possibilities in the Sprague-Martell area.
- Part II/Chapters 2, 3, 4, and 5, presents the four elements of the plan; land-use, transportation and community facilities, and housing; including a description of existing conditions, an analysis of the key planning issues and a description of the plan for each.
- Part III/Chapter 6, briefly reviews the next steps required to implement the plan and sustain the planning process.

PART I  
CHAPTER 1  
PLAN CONTEXT

A range of geographic, historical, demographic, economic and natural conditions influence future growth and development possibilities in the Sprague-Martell area. This chapter summarizes background material related to this planning context.

REGIONAL SETTING

The village of Sprague and the community of Martell are located in southwest Lancaster County, Nebraska; respectively two and three miles west of U.S. 77 and two miles and one mile south of State Highway 33 via State Spur 55B. The two communities are located within the Lincoln-Lancaster Standard Metropolitan Statistical Area (SMSA) as designated by the Federal Government.

The City of Lincoln is the focal point of this metropolitan area. With downtown Lincoln only 15 miles north, Lincoln exerts a major influence upon Sprague and Martell in terms of employment and commercial service.

The area surrounding Sprague and Martell is primarily in agricultural use. However, recently there appears interest in non-farm development, typified by acreage residential development. Two State Recreation Areas are nearby; Bluestem Lake two miles west and a lake designated 17A one mile northwest of Martell.

Many public facilities and services are provided to Sprague and Martell area residents by special purpose agencies and regional governments. Public school services are provided by the Crete Consolidated School District No. 2, with elementary and high school facilities now both located in Crete, 14 miles west. A number of area residents are served by the Norris Consolidated School District No. 160 with school facilities located 10 miles east and south. Electricity is served to retail consumers by Norris Public Power District. Fire protection



is provided by the Southwest Fire Protection District. Rural Water District No. 1 provides water to a number of customers in the Martell and rural area. Library services are provided by the Lincoln City Library System. These public services are outside the direct control of the Sprague and Martell communities.

Sprague and Martell must plan for their collective future within this regional context. Local strategies for land development, recruiting commercial services, and improved public services must relate to this larger region.

## HISTORY

The communities of Sprague and Martell were preceded by Centerville, located 2 miles north of Sprague. Centerville was once at the crossroads of a north-south Indian trail and the old freighter road from Nebraska City to Denver. There was once a trading post, a church, school and several residents on the Centerville corner. The former schoolhouse is now used by the South Valley Grange. The Centerville Service Station now occupies the site of this historic community.

The "twin cities" of Sprague and Martell trace their beginnings to the coming of the railroads. There was quite a feud over the location of the rail line now through Martell. Sprague was early known as one of the toughest towns in the county because of the railroad workers who congregated there. Sprague was named after a Mr. Sprague, an early homesteader in the area, and Martell took its name from Charles Martel, the Hammer, king of the Franks from 715-741 A.D.

Sprague was surveyed in 1868, and recorded May 3, 1888. Sprague became an incorporated village in 1913. Sprague and Martell were thriving towns until the Great Depression and the closing of a number of local businesses including the Sprague Bank in 1929.

With the recent development of the Bluestem State Recreation Area, two miles west and the new appeal of small town living, the twin cities of Sprague and Martell appear to be entering a new era.

## POPULATION

Population forecasts provide a basic yardstick for comprehensive planning. Forecasts determine space requirements

for future land-use activities and capacity needed for future community facilities and services. Considerations of past population trends and characteristics and evaluation of factors affecting future population change will assist in forecasting future population.

Population Trends

As a growing farm community, Sprague population peaked at 135 in 1930. Then it declined to a low of 110 in 1950. Population was generally stable from 1950 to 1970 although there was a slight increase in the fifties, probably due entirely to increased household size rather than an increased number of households. Since the time of the 1970 Federal Census when a population of 119 was recorded, Sprague has experienced a mild population boom. A local population estimate in August, 1976 was 141. Eight new housing units are presently being planned or constructed.

Because Martell has remained an unincorporated community, no individual Federal Census figures are available. A local estimate in August, 1976 puts the population at 89 for the area generally recognized as the Martell community. There was one new house constructed and one house renovated during the summer of 1976.

Population Characteristics

The 1970 Census as shown in Table 1 reveals that, Sprague had a very old population, with 50% of the population over the age of 45. However, the attitude survey (questions 21 & 22 of Appendix 1) indicates the adult population in Sprague and Martell is much younger in 1976. The large number of people in the 25-34 age bracket responding to the survey reflects a trend towards younger families in the area.

TABLE 1  
AGE CHARACTERISTICS

	SPRAGUE	LANCASTER CO. (excluding Lincoln)	LINCOLN	NEBRASKA	U.S.
0-24	35.3%	47.7%	49.6%	45.7%	45.9%
25-44	14.3	25.4	22.6	22.0	23.7
45-64	31.1	18.0	17.7	19.9	20.5
65 & Over	19.3	8.9	10.1	12.4	9.9

Source: 1970 Federal Census of Population

## Factors Affecting Future Population

The future population of Sprague and Martell will depend upon a variety of factors including the following:

-- *Overall county growth*, which affects growth potentials within the communities themselves. The regional planning study forecasts major growth for the county over the next 24 years, thus, it is felt, thrusting additional development pressures on the small towns.

-- *Attractiveness of the village as a place in which to live*, could influence future decisions on housing location. Communities could offer an attractive option to those desiring a small town, semi-rural living environment.

-- *Local attitudes concerning future growth*, measure how receptive the village will be to new development. Most area residents favor some future growth, provided the communities' traditional "village" characteristics can be maintained. According to the response from the attitude survey, the median total population favored for the year 2000 was 160 to 200 for Sprague and 100 to 130 for Martell.

-- *Land suitability*, determines the appropriateness of the communities for new development. The recently adopted *Community Goals* call for new development in areas contiguous to existing development. Topography, soils, and land-use characteristics determine how suitable this land will be for new development. However, availability of these lands depends largely on individual landowner decisions.

-- *The availability and costs of public services to new development*, influence the feasibility of future growth. New development will increase demands on water, sewer, and other utilities, and require extensions of services. The costs of providing these support services suggest a gradual rate of future growth. The charge for a residential hook-up with the Rural Water District is approximately \$2,500. Population growth in Martell is constrained by the absence of sanitary sewer service. Local forecasts of Martell's future population have assumed that sewer service will be installed.

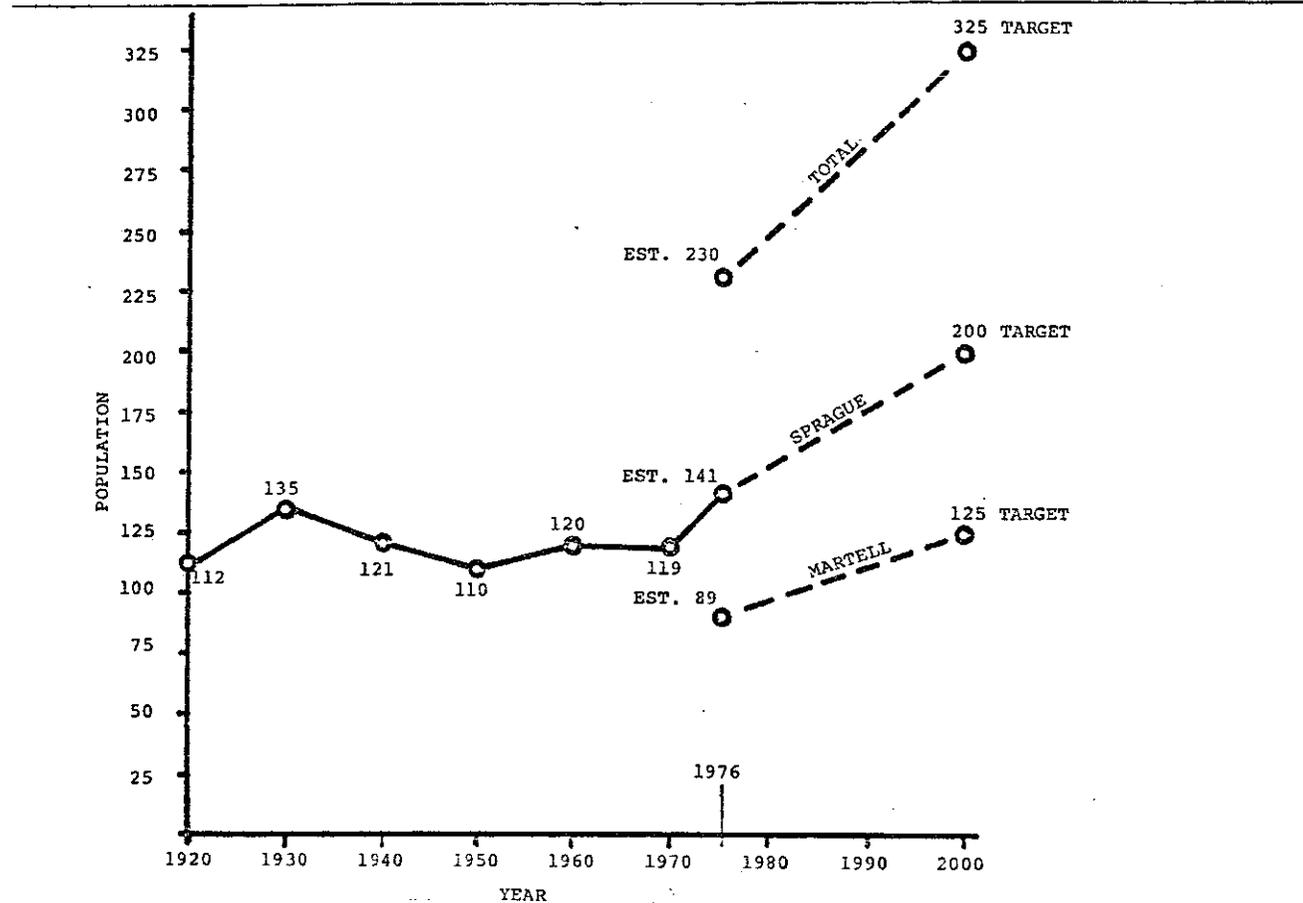
## Population Projections

Projections for the future population of Sprague in the year 2000 were developed in two recent studies.

-- *The Bureau of Business Research* at the University of Nebraska, forecasts population for Nebraska counties and incorporated communities on a statewide basis in 1973. Low, medium and high figures were projected for Sprague, 100, 115, and 135 respectively for the year 2000.

-- The Planning Department, assisted by Barton-Aschman Associates, Inc., prepared estimates on a countywide basis in 1974. Based on new overall county growth policies, a year 2000 population of 175 persons was estimated for Sprague.

GRAPH  
POPULATION TRENDS AND TARGETS



Target Population

Based upon the recent experience of population growth and an evaluation of factors affecting future population change, a year 2000 target population of 200 persons for Sprague and 125 persons for Martell has been chosen, or a total for the two communities of 325.

The Plan should respond to the land-use, transportation, and community facility implications of these future populations, but it should also be flexible enough to accommodate minor fluctuations either above or below the target figures. If significant fluctuations do occur the target populations should be revised and the Plan should be reviewed with a look toward the implications of a new target population.

## ECONOMIC CONDITIONS

The Sprague-Martell area functions as part of, and is dependent upon, the larger metropolitan economic system. Most residents shop in either Lincoln or Crete. Of those responding to the Attitude Survey and indicating where they worked outside the home 19% were employed in Sprague or Martell and 52% were employed in Lincoln. Increased employment in Lincoln and a relative decline in local and agricultural employment has, and probably will continue to contribute to increased incomes in rural Lancaster County and Sprague and Martell -- see Table 2.

TABLE 2  
MEDIAN FAMILY INCOME

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	SPRAGUE	LANCASTER CO. (excluding Lincoln)	LINCOLN	NEBRASKA
1960	\$ -	\$4,538	\$6,032	\$4,065
1970	7,500	8,518	9,928	8,565

Source: 1960 and 1970 U.S. Census of population. These income figures are based on incomes reported for 1959 and 1969, not adjusted for the changing value of the dollar.

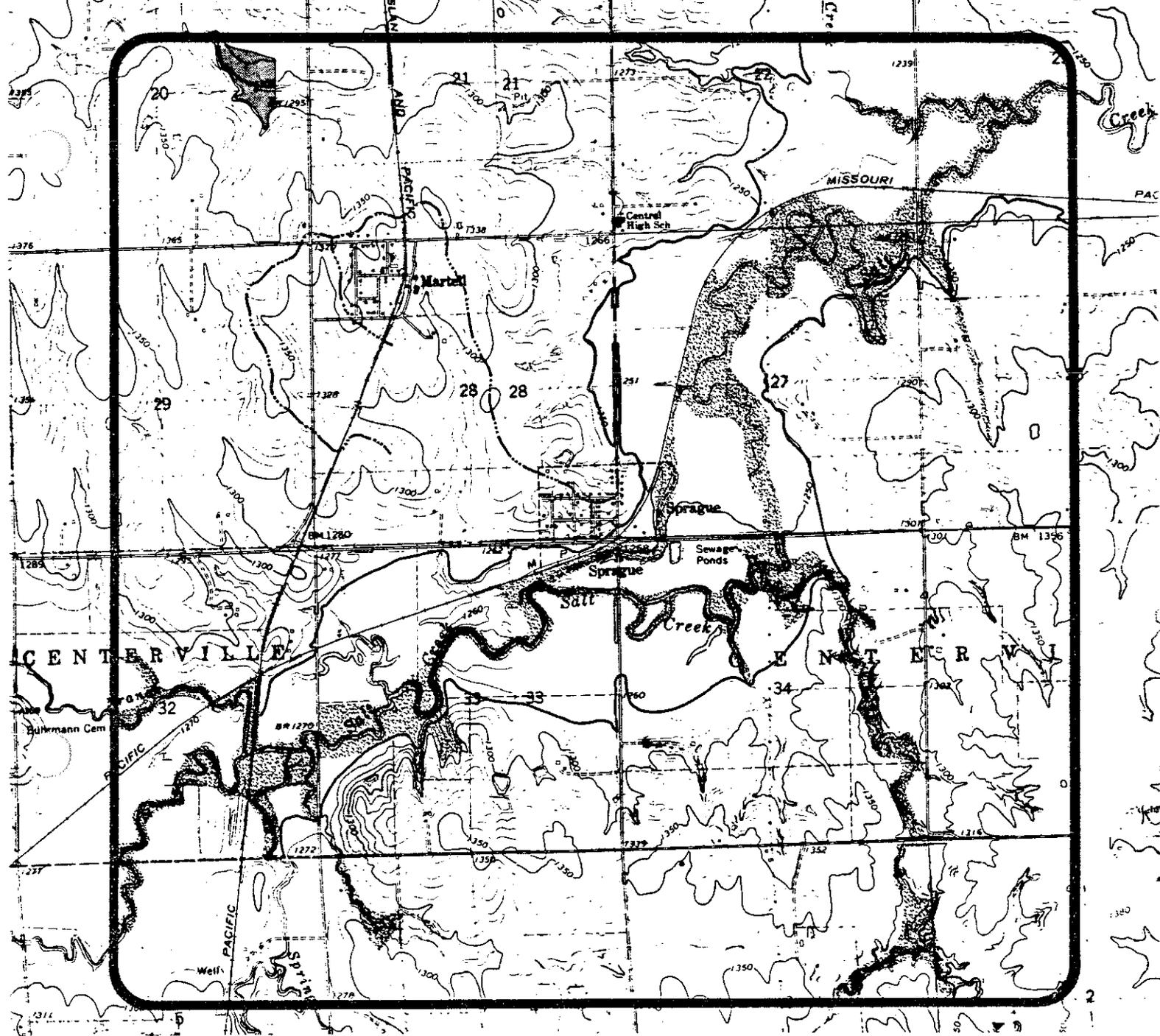
Note: Median family income for Sprague was not published. The \$7,500 figure is an estimate based on interpretations by the Planning Department of available 1970 Census information (per capita income, household size etc.).

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Although Sprague and Martell will probably not be the subject of significant economic development in the region, the communities should provide for some small scale development. The Development Goals reflect resident concerns that development will be accompanied by a number of adverse impacts including increased costs of public services. However, economic development can make important contributions to the local tax base as well as providing needed commercial services and employment opportunities. Care should be taken that public costs do not exceed public benefits.

## NATURAL CONDITIONS

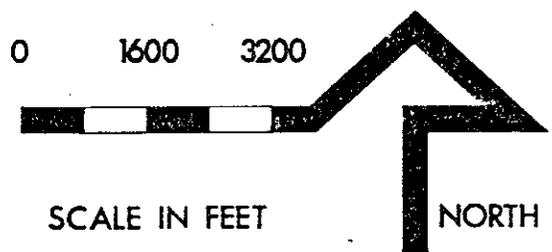
Natural conditions, including topography, flood plain, soils, and natural vegetation, influence the physical form of the Sprague-



-  Contour Lines (10' intervals)
-  Significant Drainage Divides
-  100 Year Flood Plain Limits  
(Corps of Engineers)
-  Tree Masses
-  Grass Stands

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN



NATURAL FEATURES

MAP 2

Martell area and the directions which any future growth should take.

### Topography

Sprague and Martell are located between Olive Branch of Salt Creek to the south and east and Wittstruck Creek to north and east. The communities lie on gently sloping terrain, generally draining south and east toward Olive Branch.

An important implication of topography relates to the drainage area available for gravity flow sewer collection systems. If development occurs much further north of Sprague it will be too low in elevation to be served by simple gravity flow extension of Sprague's existing sewer system. When a community sewer system is installed in Martell, development much further north could not be served by a single treatment facility with gravity flow collection.

### Flood Plain

Olive Branch of Salt Creek continues to present a major flood hazard even after the construction of Bluestem, and Olive Creek Lakes. The U.S. Army Corps of Engineers has prepared a very preliminary outline of the area likely to be flooded by storm water once every 100 years, the 100 year flood, as illustrated on Map 2.<sup>1</sup>

With the enactment of the National Flood Insurance Program, federal policy has changed from one of reducing the flood hazard, which incurred considerable public costs both in the form of flood control projects and disaster relief, to a policy of discouraging development of the flood hazard area. The program provides subsidized insurance to existing development in or adjacent to the flood plain. New development in the flood plain is either prohibited or must be undertaken only in a building program that incorporates extensive flood-proofing measures. With houses and the recently constructed car-wash in what appears to be the 100 year flood, flooding is a hazard in Sprague. Sprague is not participating in the National Flood Insurance Program.

Nebraska State Law requires that a permit be granted from the Department of Water Resources for the construction of artificial obstructions within any floodways or flood plain undertaken since March 9, 1975.

Ideally, flood hazard areas should be limited to low-intensity uses such as agriculture, open space and recreation.

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<sup>1</sup> The Corps of Engineers has cautioned that a detailed analysis could show a significantly different flood outline..

## Soils

Soils have varying capabilities for supporting different development. While test boring are required to evaluate specific building sites, generalized soil interpretations are useful in identifying potential development problems. Soil mapping units in the Sprague-Martell area are illustrated on Map 3 and Table 2 and their limitations are briefly discussed as follows.<sup>1</sup>

Kennebec, Colo, Lamo, Salmo, Zook and Nodaway soils are not suited to community development and are best left to agriculture, wildlife or recreation. These bottomland soils were formed from a history of flooding and generally occur in the existing flood plain. In addition, Colo, Lamo, Salmo, and Zook suffer from poor internal drainage. Nodaway soils are characterized by deeply cut meandering drainage courses making farming difficult.

All other area soils are suitable for community development provided precautions are taken. Pawnee and Burchard soils with a slope of over 11% and Steinauer soils, require critical planning. All soils except Dickerson have a high or moderate shrink-swell potential causing foundations to crack if adequate reinforcing and drainage is not provided.

Local soils are not suited to sand, gravel or other resource material extraction operations.

In terms of agricultural suitability the most productive soils are Kennebec and Judson, followed by Zook, Crete, the better draining Colo (Co.), the more level Wymore, and the Loma soils, not affected by saline-alkali spots (Lm). Salmo formed in wetlands (Sb), Nodaway and Steinauer soils are unsuited to cultivation and should be left to wildlife and grazing.

With the exception of Dickinson and Judson soils, found in only limited amounts, local soils present severe limitations upon the use of septic tanks because of slow percolation, steep slopes, and flooding. Centralized waste water treatment for future community development in Martell would be extremely desirable and in Sprague and any new development areas it should be required.<sup>2</sup>

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- 1 Soil mapping and interpretation information are based on USDA Soil Conservation Service data. Soil surveying in Lancaster County is being accelerated with funding from the Lower Platte South NRD.
  - 2 Lancaster County Health Department limits the use of individual lagoons to building sites over three acres.

TABLE 3  
SOIL CHARACTERISTICS

SOIL NAME	LOCATION	SLOPE <sup>1</sup>	SHRINK-SWELL POTENTIAL <sup>2</sup>	PERMEABILITY <sup>3</sup>
Wymore	Upland	0-11%	High	Slow
Pawnee	Upland	2-15%	High	Slow
Mayberry	Upland	2-7%	High	Slow
Malcolm	Upland	6-11%	Moderate	Moderate-Slow
Merrill	Upland	6-11%	Moderate	Moderate-Slow
Dickinson	Upland	6-11%	Low to Very Low	Rapid
Shelby	Upland	6-11%	High	Moderate-Slow
Burchard	Upland	6-15%	High	Moderate-Slow
Steinauer	Upland	11-30%	Moderate	Moderate
Judson	Footslope	0-6%	Moderate	Moderate
Crete	Terrace	0-3%	High	Moderate
Kennebec	Bottomland	0-2%	Moderate	Moderate
Lamo	Bottomland	0-2%	High	Slow
Salmo	Bottomland	0-2%	Moderate	Slow
Zook	Bottomland	0-2%	High	Moderate
Nodaway	Bottomland	Channeled	Moderate	Moderate-Slow

1 Percent of rise over run

2 Measure of displacement due to changes in moisture content of soil.

3 Rate of Transmittal of Water:

0.06 to 0.6 inches per hour considered slow

0.6 to 2.0 inches per hour considered moderate

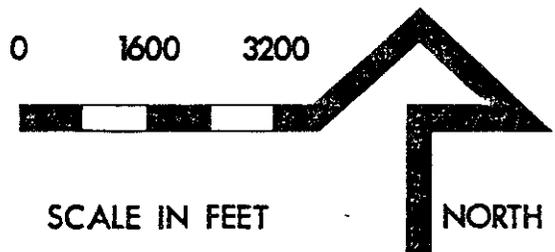
2.0 to 20.0 inches per hour considered rapid



Wt	Wymore	Ke/Kf	Kennebec
Pa/Pb	Pawnee	Co/Cp	Colo
Me	Mayberry	Lm/Ln	Lamo
Mc	Malcolm	Sa/Sb	Salmo
Mr	Morrill	Zo/Zp	Zook
Dc	Dickinson	Sn	Nodaway
Sm	Shelby		Eroded
Br	Burchard		Severely Eroded
St	Steinauer		Slope over 11%
Ju	Judson		Flood Hazard
Cr	Crete		Water Body

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN



SOILS

MAP 3

## Natural Vegetation

Significant stands of natural trees occur with few exceptions along the channel of Olive Branch and within the flood plain. Protection of the flood plain from intensive development will also save natural trees, a valuable environmental feature.

The Nebraska Game and Parks Commission has identified a native grass stand of 80 acres north of West Stagecoach Road and east of SW 29th Streets as a significant natural and educational area. The site is being used by the University of Nebraska for educational and a natural history laboratory to provide and protect a natural area for teaching and research on animal life, plant life and fossils.<sup>1</sup>

## COMMUNITY DEVELOPMENT GOALS

To be effective, the comprehensive plan must respond to the special needs, values, and desires of local residents. The locally-prepared Community Development Goals provide this special guidance. In essence, these goals transform collective community values into operational statements which can be used as guidelines for the planning program.

The comprehensive plan responds to the adopted Community Development Goals, listed in Appendix 2. Specific goal statements are referred to throughout this plan document.

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<sup>1</sup> Environmental Features Study of Eastern Nebraska Urban Region, Nebraska Game and Parks Commission, July 1972

## PART II PLAN ELEMENTS

This part consists of four chapters corresponding to the four elements of the Sprague-Martell Comprehensive Development Plan: Land Use, Transportation, Community Facilities, and Housing. Each element should be viewed as an integral component of the physical environment and the quality of life desired by area residents.

Each element (or chapter) consists of a section describing existing conditions; a second discussing the planning "issues"; and a final section presenting the plan recommendations.

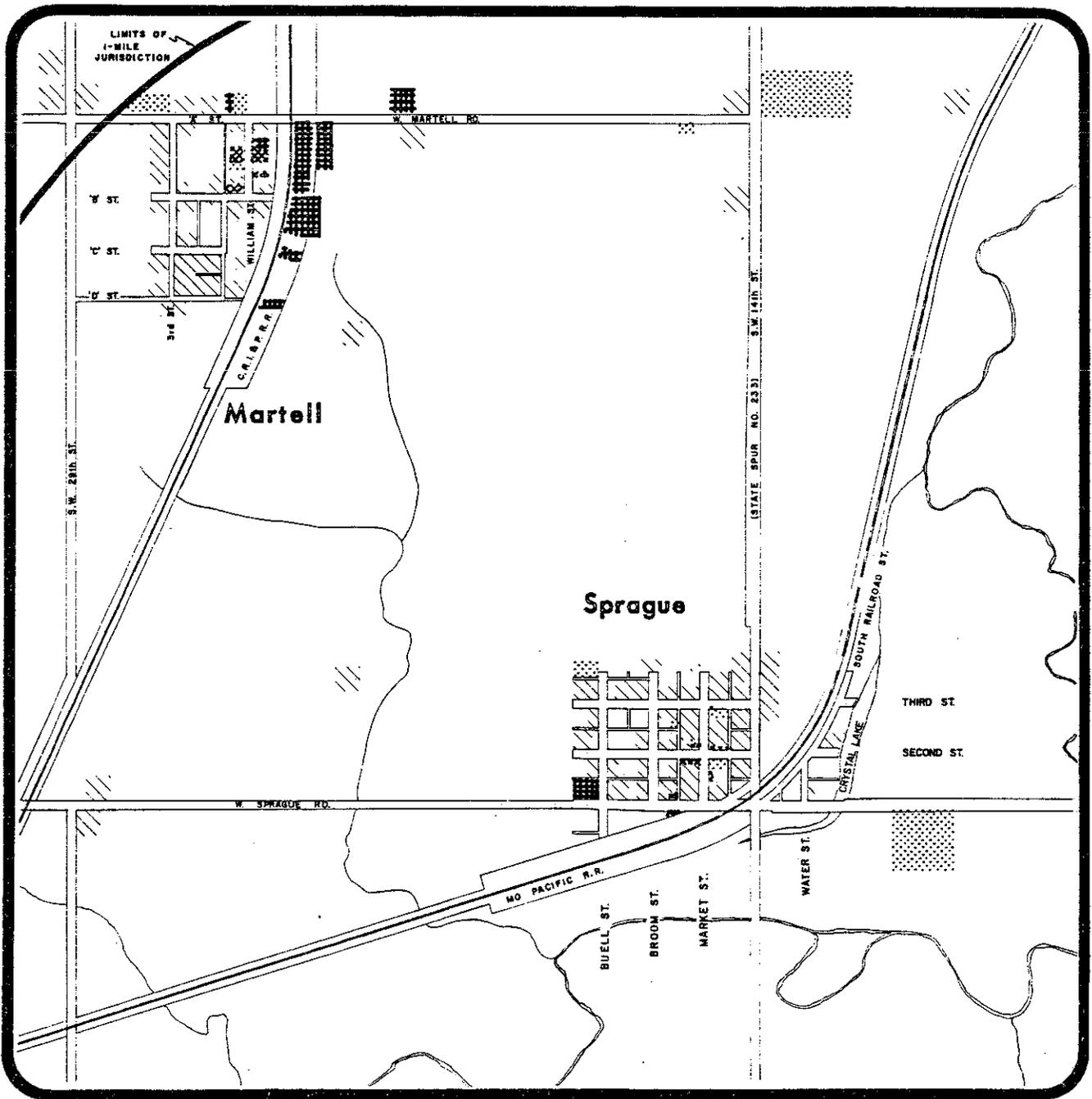
## CHAPTER 2 LAND USE

The overall form of development within the Sprague-Martell area is determined by the pattern of residential, commercial, industrial, agricultural, and public and semi-public land uses. The land use pattern, specifically the manner in which different land uses are grouped and related, significantly affects both the physical environment and the quality of life.

### EXISTING LAND USE

In Sprague the village center is focused upon the intersection of 2nd and Market Streets. The village center contains a number of commercial uses including the tavern, the service station-bait shop, and the newly reopened general store. Two public uses include the Post Office and the recently acquired community building. Housing, comprised entirely of single family homes, is located generally north and west of the village center. The area south between Sprague Road and the railroad line, was once the site of an elevator and is now the site of a car wash.

In Martell the village center is focused upon William Street. The village center contains the bank, a new restaurant, the Post Office and a number of vacant structures. Housing, again entirely single family, is generally located south and west of the village center. An industrial area is located at the east edge of town and east of the rail line.



-  Agricultural & Vacant
-  Residential
-  Public & Semi-Public
-  Commercial
-  Industrial

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN

0 800 1600



SCALE IN FEET

NORTH

EXISTING LAND USE

MAP 4

Outlying areas are primarily used for agriculture or left to open space. An important public use is the former school building at the corner of Martell Road and S.W. 14th Street. The area appears to have so far, escaped the trend of rural non-farm residential acreage development.

The existing pattern of land uses functions well today, and provides a sound framework for the 2000 Land Use Plan.

## LAND USE ISSUES

Additional land will be needed to serve the year 2000 target populations. Table 4 lists future acreage requirements for different land-use activities. An important part of the comprehensive planning program has been the designation of future development areas for each of these land uses. Land use issues include: 1) future community development and utility service, 2) the location of future housing areas, 3) the designation of future mobile home court(s) and perhaps apartment areas, 4) location of additional commercial sites and expansion of the village centers, 5) the reservation of industrial sites, 6) park development and open space preservation, and 7) the preservation of agricultural land.

### Community Development

Community development is meant to include the type of development that typically occurs within the "built up" portions of the two communities--residential, commercial, industrial and certain public land uses, and excludes agricultural use and vacant or open space.

Because of the limitation of soils upon the use of septic tanks and the limitations of individual lagoons, future community development is dependent upon the availability of community wastewater collection and treatment.

The continued reliance upon septic tanks in Martell has created an intolerable health problem.<sup>1</sup> Both the Attitude Survey and the Community Development Goals support the installation of a sanitary sewer system in Martell. If the target population is to be attained in a healthful environment, a sanitary sewer system must be installed. The Plan is based

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<sup>1</sup> Lincoln City-Lancaster County Health Department.

TABLE 4  
LAND USE ACREAGE

	SPRAGUE			MARTELL		
	1970	1976	2000 forecast	1970	1976	2000 forecast
Population	119	141	200	-	89	125
Number of Dwelling Units	47	52	75	33	36	50
Population/ Dwelling Unit	2.53	2.69	2.67	-	2.47	2.50
Residential	12.9	14.4	21.5	10.9	10.9	15.0
Commercial	.7	.7	1.0	.6	.8	1.0
Parks & Recreation	-	-	2.0	-	-	1.5
Other Public & Semi-Public	.7	.7	1.0	1.1	.9	1.0
Industry	1.8	1.7	1.5	4.6	4.9	8.0
Railroad & Vacant RR	10.3	10.3	12.0	7.0	7.0	5.5
Streets & Alleys	<u>18.1</u>	<u>18.1</u>	<u>20.0</u>	<u>9.3</u>	<u>9.3</u>	<u>11.0</u>
Total Developed	44.5	45.9	59.0	34.1	34.3	43.0
Vacant & Agriculture	<u>30.8</u>	<u>29.4</u>	<u>26.0</u>	<u>21.6</u>	<u>21.4</u>	<u>17.0</u>
Total	<u>75.3</u>	<u>75.3</u>	<u>85.0</u>	<u>55.7</u>	<u>55.7</u>	<u>60.0</u>

SOURCES: 1) 1970 Sprague Population from 1970 U.S. Census of Population  
 2) 1976 Sprague Population by count of Val Otto and Doris Nannen in August 1976  
 3) 1976 Martell Population by count of Mary Wunderlich in August 1976  
 4) 1970 and 1976 Land Use acreage from land use surveys conducted in the spring of 1970 & 1976 by the Lincoln City-Lancaster County Planning Department

NOTE: The acreage totals include the area of the communities considered the "built-up" area and in the case of Sprague this area is not necessarily the corporate area. Totals do not include the former school building site (5 acres) and sewage lagoon site (4.5 acres) both outside the "built-up" area.

upon the premise that a sewer system will be installed in Martell. Until that time future community development in Martell will be severely restricted.

The location of future community development should be limited to areas that can reasonably be served by gravity flow sewer collection and areas that do not present a flood hazard. Future community development in Martell is constrained by ridges to the north and west and in Sprague by a ridge to the north and by the flood plain to the east and south as illustrated on Map 2.

### Residential Development

Future housing in Sprague and Martell should meet the expected needs of the future populations--the year 2000 target populations. The Land Use Plan should identify those lands that can most reasonably be developed in housing--sufficient in area to meet the needs of target populations. According to 2000 forecast, approximately 7 and 4 additional acres of residential land, exclusive of streets, will be required to serve the target populations in Sprague and Martell respectively. Because of numerous vacant parcels in both communities much, if not all, of this increment can and should be accommodated within the existing "built up" areas and in the case of Sprague, within the existing corporate limits.

In recognition of the considerable pressures for residential development and the possibility that the population targets may be reached prior to the year 2000, residential "reserve" areas should be designated. The intention of these reserve areas is that they be developed only after closer-in sites have been developed. The area west of Sprague appears best for this residential reserve designation--it is adjacent to the existing residential area, utilities could be extended to this area with relative ease and the area is not subject to flooding. The area west and south of Martell is suitable for this designation. Other possibilities are limited and consequently these areas become more important to reserve.

### Special Residential Development

Although Sprague and Martell will continue to be a predominantly conventionally-constructed single family residential community, the plan should provide for other types of residential development. The community development goals point out the need for alternative housing types. Mobile and modular homes, duplexes, townhouses and apartments provide such an alternative.

The construction of the Sheldon electrical generating plant 7 miles away, near Hallam in the late 1950's prompted the adoption of a building ordinance restricting mobile homes to permanent foundations. At this writing, mobile homes are permitted on any vacant lot providing they meet the building requirements.

The Attitude Survey and the Development Goals support locating future single-wide mobile homes in "designated mobile home courts." The site in Sprague south of West Sprague Road and north of the rail line is favored by area residents as the best location for future mobile homes. However, this site is not a good location for residential development, including mobile homes, because it is located opposite a regional road and subject to potential flooding. If this site is permitted for mobile home development, care must be taken to raise the elevation to protect from flooding, an elevation equal to that of the regional road should be sufficient.

The location of duplexes, townhouses, and apartments does not appear to be an issue. It may be more desirable to locate them, particularly specialized housing for the elderly, in specific areas, say near the village centers. However, because of minimal walking distance from any location and virtually no demand for these types of units (see question 16 of Appendix 7), no need is seen for separate areas for them. Duplexes, townhouses, and apartments should be a permitted use in any residential area if a fairly low overall density is maintained and other requirements met.

#### Commercial Development

Owing to the location of Sprague and Martell within the region and the proximity to Lincoln and Crete, little new commercial development is anticipated. Lincoln will continue to provide most retail services to village residents. However, the community should strive to attract local convenience commercial activities.

A variety of factors suggest that any new commercial development should occur within or adjacent to the two village centers. The village centers are the sites of most all existing commercial businesses as well as key public facilities. Community goals state that it is the preferred location for commercial development. They are reasonably accessible from regional roads as well as all parts of the village. Several underutilized structures and vacant land parcels in the areas are available for development and could accommodate new activities. Expansion of village center commercial activities

Expansion of village center commercial activities should be towards regional roads; West Sprague Road in Sprague and West Martell Road in Martell. New commercial development on the opposite side of regional roads from existing village centers should be discouraged for reasons of safety and convenience.

### Industrial Development

Little new industrial development is anticipated. Lincoln-- which has numerous attractions for prospective industries--will continue to be the focal point for industry. The small scale industrial development anticipated could be accommodated in either of the "traditional" industrial areas of the two communities; Martell east of the rail line and Sprague south of Sprague Road.

There is some question about the continued use of this area in Sprague for industry. With the demolition of the elevator, no industrial uses remain. A new general commercial use (car wash) and a new mobile home residence now occupy this area.

Industrial development should continue to focus upon the industrial area in Martell, east of the rail line. This is the only active industrial area and its importance as an industrial area should be reinforced.

### Open Space Preservation and Park Development

Stream and drainage courses, natural tree and grass stands, wildlife habitat, and other natural features should be developed as parks or preserved as open space. However, many of these areas are likely to remain in private ownership. Local residents should cooperate with Lancaster County, the Natural Resources District and other regional agencies in park acquisition, obtaining easements, restricting community development, or other actions that would assist in the protection of these natural areas.

### Preservation of Agricultural Lands

There is a growing awareness of the importance of agriculture in feeding a growing worldwide population, and its role in the local, regional and even national economy. The Lincoln-Lancaster County region has long supported the policy of retaining agricultural lands and has opposed unneeded and indiscriminate conversion of agricultural lands to urban uses. However, increased property values and the resultant increases in taxes on farm land has made farming much less attractive. Recently passed State legislation provides an opportunity for preferential tax treatment of agricultural lands, if zoned for "exclusive" agricultural use and retained in agricultural use.

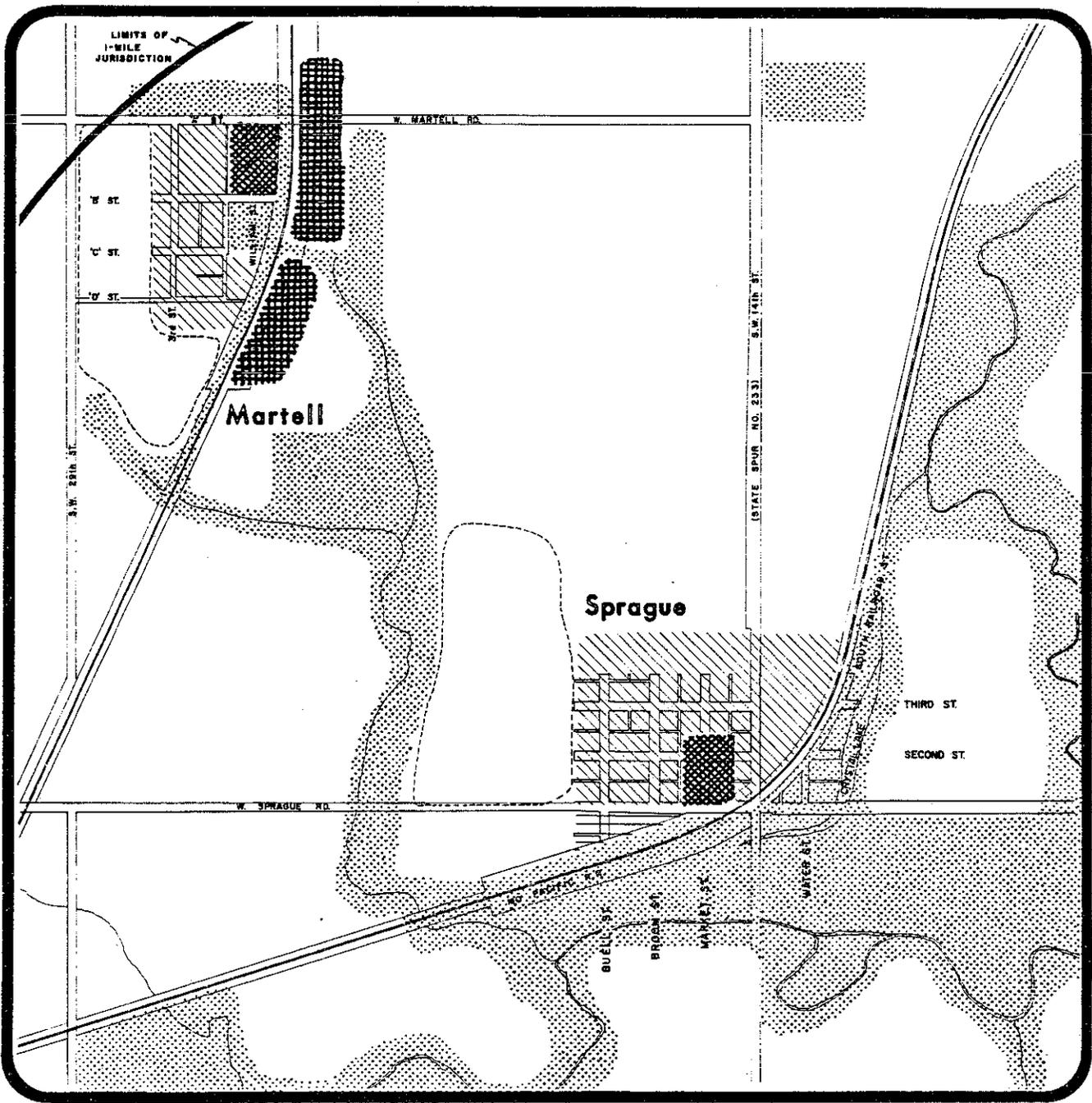
Local Development Goals also support the policy of agricultural preservation with the statements, "...maintain the rural use of the outlying rural area...". The Land Use Plan and the zoning ordinance should reflect the need for the preservation of agricultural lands.

## LAND USE PLAN

The Land Use Plan, illustrated on Map 5, indicates the recommended future use of local lands for agricultural, residential, commercial, industrial and public, parks and open land use activities. The amount of land allocated to each land use is based upon the acreages needed to serve the year 2000 target populations, as shown on Table 4. The arrangement of land uses is based on existing conditions, community attitudes and goals, and the evaluation of land use issues.

With anticipated future populations to the year 2000, future community development will be contained within the existing community areas. Existing residential areas are retained and new housing will infill vacant lots within existing residential areas. Only after sufficient infill development has occurred, coinciding with the approach of the target population, should new residential lands be opened. Mobile homes will be located in Sprague south of West Sprague Road. Industrial development will occur in the existing industrial area at the east of the rail line in Martell. The village centers will be retained as the focal point of their respective communities with improved commercial and public facilities. Commercial development will locate in the village centers or adjacent to them expanding towards the regional roads.

A system of public, semi-public and open-space land uses will extend throughout both the community and rural areas connected together in a linear pattern along stream and drainage courses. Specific public and semi-public uses are identified in the Community Facilities Chapter. The open-space land will not be committed to public ownership but the intent is that these lands be permanently retained in open space--remaining natural or at some more distant time being developed as parks or some other public use.



- Agriculture
- Agriculture / Residential Reserve
- Residential
- Mobile Home
- Commercial
- Industry
- Public, Semi-Public & Open Space

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN

0 800 1600



SCALE IN FEET



NORTH

LAND USE PLAN

MAP 5

## CHAPTER 3 TRANSPORTATION

The transportation system, both facilities and services, provides for movement between the two communities, between the communities and the outside, and within the two communities. The manner in which the system provides for such movement exerts an important influence upon development opportunities and the life-style of area residents.

### EXISTING TRANSPORTATION

Transportation facilities consist of regional roads; "farm-to-market" county roads; trails; community streets, alley, parking areas, and sidewalks; and the railroad lines. Transportation services, such as public transit, are limited.

Several paved regional roads serve Sprague and Martell, Sprague Road provides paved access to Bluestem Lake, west, and U.S. Route 77, east. Martell Road provides paved access north to State Highway 33 which in turn provides access to U.S. 77 and Crete. Lincoln is north and Beatrice south on U.S. 77.

U.S. 77 and State Highway 33 are on the Federal Aid Primary Highway System. Sprague Road and State Spur 55B are on the Federal Aid Secondary Highway System. S.W. 14th Street north of the Centerville corner is also on the Federal Aid Secondary Highway System, but remains unpaved.

Sprague community streets consist of a uniform grid pattern of parallel streets. The right-of-way width is generally 66 feet. Martell streets form a rather haphazard pattern of north south and east-west streets of varying right-of-way widths. This probably owing to the number of small additions that presently make up Martell. Street surfacing in both communities range from armor coating in the village center areas to gravel in much of the residential areas. A number of platted streets have never been opened to traffic and streets have developed by actual use in the absence of any street platting. Fourth Street in Martell and the community streets in Sprague east of the rail line, with the exception of Water Street, have not been opened. The industrial area in Martell is served by an unplatted street. Sidewalks are generally old and in a poor state of repair, most being constructed prior to the widespread use of the automobile.

## TRANSPORTATION ISSUES

In general the existing streets and roads will adequately handle current and projected traffic circulation needs. However, if new portions of the communities develop, street extensions and new street construction will be required. The communities must also consider other important transportation improvements including pedestrian and bicycle facilities and public transit service.

### Street Planning and Maintenance Responsibility

Sprague as a municipality, is responsible for the maintenance of community streets within its corporate limits. Martell community streets and county roads are the responsibility of the county. Regional roads are a combination of Federal, State and local responsibility. When annexation takes place the accompanying community streets and county roads become the responsibility of the municipality. The municipality will also assume any bonded indebtedness connected with the improvement of community streets. It is, therefore, important that Sprague would oversee the location, design, construction, and financing of any streets that might ultimately be part of Sprague.

Sprague, as a village incorporated in Nebraska, is responsible for street planning not only within its corporate limits but the entire one mile jurisdiction. Street planning will include the Transportation Plan and its implementation through the enforcement of subdivision ordinances and transportation policies within the one mile area.

### Functional Street Classification

All regional and county roads and community streets should be classified according to their intended use. Functional classification and implementation of the accompanying standards can increase the efficiency of the street and road network.

The State has established "Specific Criteria" for the classification of Rural Highways (designated by County) and Municipal Streets (designated by municipalities) as follows: 1) Interstate, 2) expressway, 3) major arterial, 4) other arterial, 5) collector, and 6) local. The designation of Municipal Streets is dependent upon the designation of the rural system by the County. See Table 5.

The Lincoln City-Lancaster County Comprehensive Regional Plan, as adopted by the City of Lincoln and Lancaster County, January 25, 1977, illustrates the Future Paved County Street and Road Network. This county system, outside the urban area

of Lincoln, has designated, State and Federal Highways, Major Collectors and Minor Collectors. SW 14th Street north of the Centerville corner to Lincoln and West Sprague Road from U.S. 77 west to the county line are included as Major Collectors. West Martell Road from State Spur 55B to SW 29th Street is included as a Minor Collector.

TABLE 5  
STREET DESIGNATION COMPARISON

Municipal <sup>1</sup> (Community)	County
Major Arterial	Major Arterial (State and Federal Highways)
Other Arterial	Other Arterial/Major Collector
Collector	Minor Collector/Local
Local	Local

<sup>1</sup> 1-5,000 population

The following municipal (community) street classifications are recommended as the basis for the Sprague-Martell Transportation Plan.

-- *Arterial Streets* connect Sprague and Martell with other communities and other comparable traffic generators in the region, such as the more important recreation areas. State Spur 55B should be designated as a Major Arterial. West Sprague Road should be designated as an Other Arterial.

-- *Collector Streets* are intermediate traffic carriers which provide connections between arterials and local streets; and direct access to individual sites and buildings. West Martell Road and a future street connecting communities should be designated as Collectors.

-- *Local Streets* provide direct access to individual sites and buildings. All existing or future streets not mentioned above and within the one mile area should be classified as Local Streets.

## Street Standards

As future streets are planned and new and existing streets are improved, certain basic standards should be applied to insure effective service levels. Based on the previous discussion of street classification, Table 6 suggests minimum standards for key design features: *right-of-way* ensures adequate distance between property lines to allow for paving sidewalks, snow removal storage, utilities, and other street features; and *pavement widths* insure adequate size and number of lanes. The decision has been not to require full *urban* street standards--but to require *rural* standards of a minimum of a dustless surface and open storm drainage. At the option of property owners or developer *urban* standards could be followed.

TABLE 6  
COMMUNITY STREET STANDARDS

	LOCAL	COLLECTOR <sup>1</sup>	ARTERIAL <sup>1,2</sup>
Right-of-way (feet)			
Rural (open storm drainage)	66	70	80
Urban (curb, gutter and enclosed storm drainage)	60	70	80
Paving Width (feet)			
Rural (open storm drainage)	22	24	24
Urban (curb, gutter and enclosed storm drainage)	26	36	44

<sup>1</sup> If on Federal, State, or County system excluding locals, those standards should apply

<sup>2</sup> Includes both Major and Other Arterials

## Future Street Design

If new areas develop, curvilinear streets, following local topography, should reduce land areas required for roadways, improve safety conditions, and result in more varied building sites. The use of "T" intersections could also improve safety conditions.

In addition, new alignments must relate to the overall street system. Certain streets must be continuous, new streets should connect with existing segments and new streets should provide for their possible extension, to avoid "land-locking" development sites. The possibility of a new local street connecting Sprague and Martell should be provided for.

### Parking Space

Street parking can be accommodated by additional paving width. With right-of-way widths of 66 feet and 58.5 feet respectively, in the village centers of Sprague and Martell, insufficient space is available for the traditional on-street, two-sided diagonal parking. A minimum of 36 foot of pavement could accommodate two slow moving lanes and two lanes of parallel parking in the village centers or other areas of high parking demand. A minimum paving width of 48 feet in Sprague will allow diagonal parking on one side and parallel on the other. A minimum of 26 feet of pavement can provide two slow traffic lanes and one parking lane or one traffic lane and two lanes of parking in residential areas. Accommodating parking on-street should consider the construction of curbs for the protection of the pavement edge.

Off-street parking might be considered as an option or in addition to street parking. A joint-use off-street parking lot could serve either village center. An ordinance requiring off-street might best serve the residential areas particularly apartments.

### Sidewalks

An apparent majority of the residents of Sprague, according to the Attitude Survey, want more effort going into sidewalk construction; only one respondent in Martell. The Village of Sprague should implement a sidewalk program in Sprague that might include the mandatory construction of high priority sidewalks. An ordinance should require new development areas to include the construction of sidewalks. The width and location of any sidewalks should be standardized -- a 4-foot width in most areas and perhaps wider in the village centers and a location within the street right-of-way and near the property line on both sides of the street.

### Transit

The Lincoln Area Model Project on Aging provides the "Handi-Van" service to elderly and handicapped residents of Lancaster County. The Transit Dependent Study presently underway is considering the transit needs of the transit dependent: The elderly, handicapped and low-income. Local residents should participate in any proposals to improve transit service. The Attitude Survey indicates support for improved transit particularly among Martell and the rural area residents.

### Carpooling

Recognizing the number of people who travel to Lincoln and Crete, the communities should consider instituting a carpooling program. Carpooling can save on increasingly costly energy and assist in the provision of necessary transportation for those unable to drive.

### Railroad Lines

The Chicago Rock Island and Pacific Railroad serves Martell; the Missouri Pacific Railroad serves Sprague, with approximately six trains per day and one train per day respectively. No change is anticipated to 1980 and there is little chance that either line will be abandoned within the planning period. One issue involves safety at crossings with streets and sidewalks.

### Recreation Trails

Pedestrians and bicycle riders traveling between Sprague, Martell and available recreation areas must travel in the roadways of two high speed roads. More accessible park sites or recreation trails connecting communities and available park sites are needed.

The County Recreation Plan recommends the acquisition of easements along Olive Branch. Local residents might cooperate with the County on any proposals to develop recreational trails along such easements.

## TRANSPORTATION PLAN

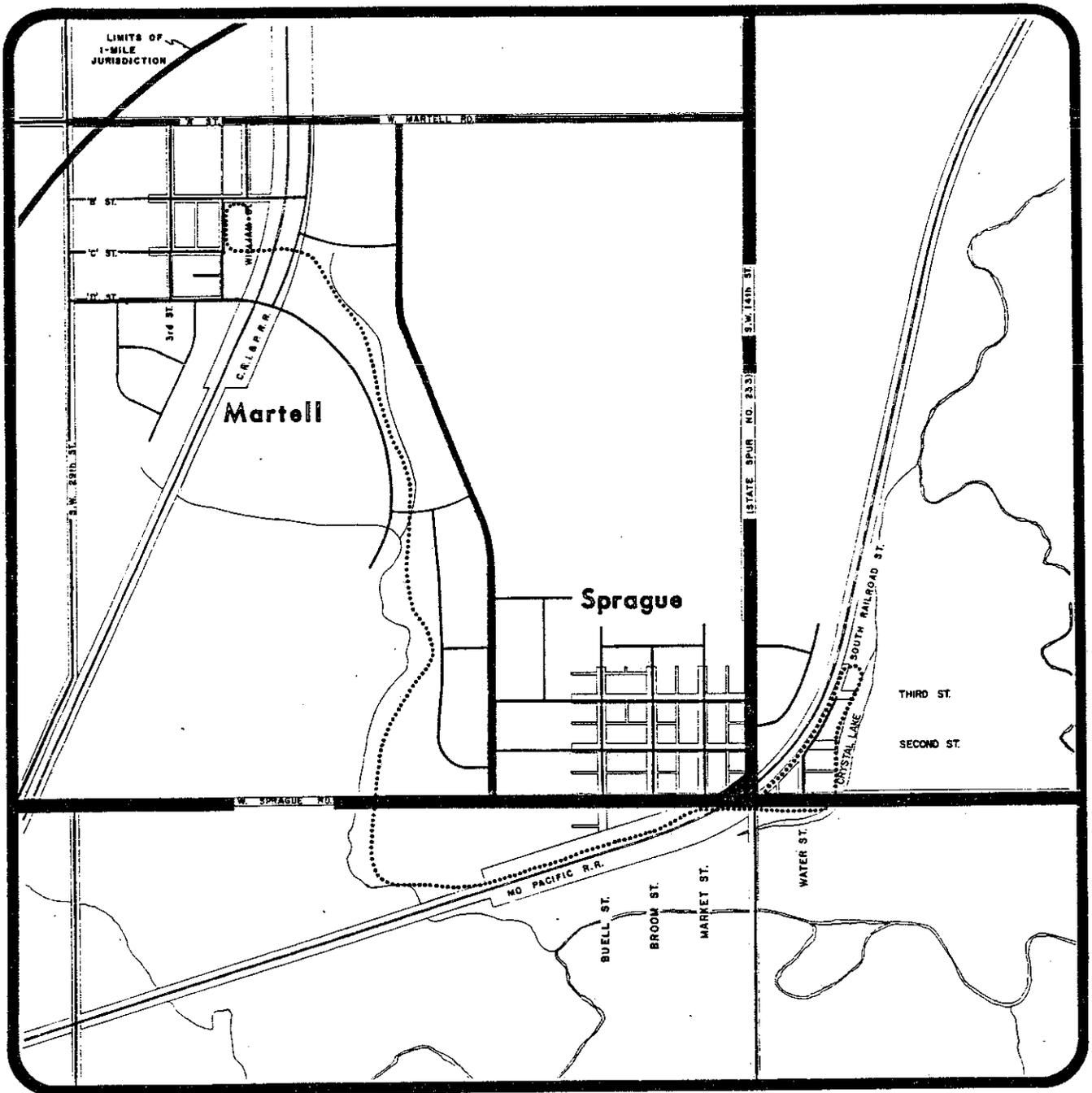
The Transportation Plan, illustrated on Map 6, establishes a community street system for serving existing and projected community development. It is based upon regional traffic needs and local circulation needs of the land development indicated in the Land Use Plan.

The plan classifies all existing and future streets as either arterial, collector or local streets. The design and construction of streets and the public dedication of future streets should be guided by the minimum standards listed in Table 5 in the previous section.

New local streets will serve the new development areas in Sprague to the north and east. No new streets will be needed in Martell until after the year 2000 target population is reached. Beyond the target populations additional local streets will be needed to serve residential reserve areas. Local streets will be developed in conjunction with plans for future land development. The illustration of locals on plan map is not intended to show their exact location.

A new collector street will eventually connect the two communities, connecting West Martell Road and West Sprague Road. Provision for this street will be made with the development of the residential reserve area west of Sprague or perhaps with plans for joint community water or sewer service.

In addition to the street system, other transportation improvements will be made. Wider street paving and the introduction of curbs in the village centers will better serve parking demand and improve appearance. New sidewalk construction in the village centers and residential areas will improve the ease and safety of pedestrian movement. Access to Lincoln and Crete will be improved by a locally initiated carpooling program and hopefully by an expanded "Handi-Van" type service at the regional level. Safety at railroad crossings with vehicular and pedestrian traffic will be improved. A recreational trail will eventually connect the two communities and be developed in conjunction with new park development, easements required to connect the utility systems of the two communities, or proposals for any community development between communities.



-  Arterial Street
-  Collector Street
-  Local Street (for illustration only)
-  Recreational Trail

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN

0 800 1600



SCALE IN FEET

NORTH

TRANSPORTATION PLAN

MAP 6

## CHAPTER 4 COMMUNITY FACILITIES

Community facilities and services provide the day-to-day needs of the communities. They affect the health, safety and well-being of area residents and businesses.

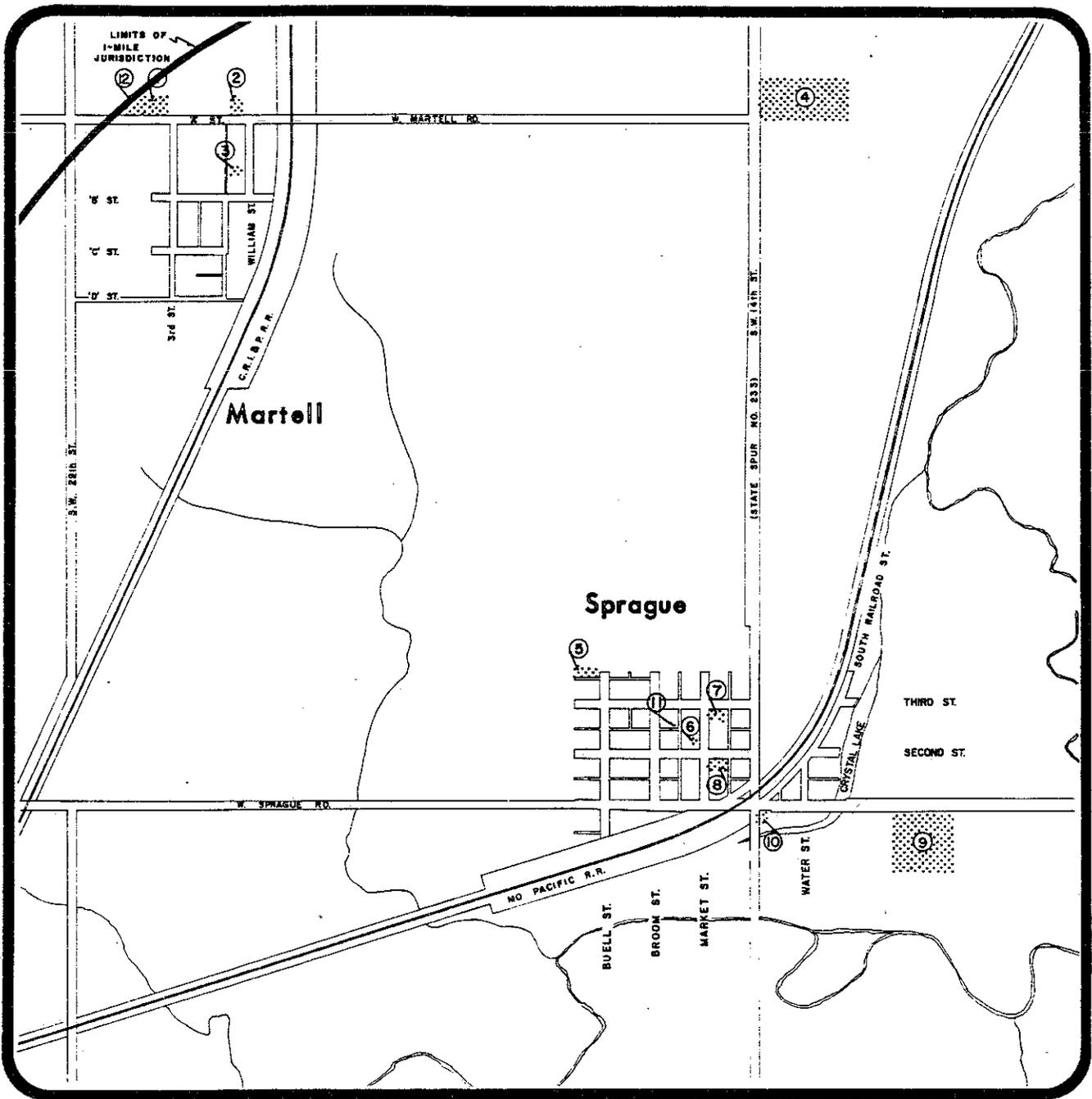
### EXISTING COMMUNITY FACILITIES

Sprague provides several services directly to its residents; Martell provides none. Other services are provided by outside regional or special purpose districts such as schools and fire protection to residents of both incorporated and unincorporated areas. Still other services must be obtained in Lincoln, such as hospital services.

Sprague operates a central pressurized water system including fire hydrants and a central wastewater collection and a two cell lagoon treatment system. Martell continues to rely on individual wells and septic tanks. Water is available in Martell from the Rural Water District No. 1. No fire hydrants have been provided in Martell.

Private door-to-door solid waste collection service is available in the Sprague-Martell area with disposal at the Lincoln landfill. Fire and rescue protection is provided by the Southwest Fire Protection District with a station located in Martell. Police protection is provided by the County Sheriff and the State Patrol. With the proposed consolidation of the County road maintenance function the future of the County maintenance garage in Sprague is uncertain. The churches in each of the two communities provide space for the "visiting nurse" program operated by the Lincoln-Lancaster County Health Department. Library service is provided by the Lincoln City Library System through a variety of means.

Several recreational facilities are available to area residents. The former school, on a 5-acre site, has recently been purchased by an association of Sprague and Martell residents that previously formed to install lights for the ball field. A 27-acre farm located 1½ miles south of Sprague has been donated to the youth of the two communities. Bluestem State Recreation Area is located 2 miles west. No parks or playgrounds are available within either of the two communities.



## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN

0 800 1600



SCALE IN FEET

NORTH

- ① Martell Church
- ② Fire Station
- ③ Martell Post Office
- ④ Former School
- ⑤ County Maintenance Building
- ⑥ Sprague Post Office
- ⑦ Sprague Church
- ⑧ Sprague Village Hall
- ⑨ Sprague Sewage Lagoon
- ⑩ Sprague Sewage Lift Station
- ⑪ Sprague Well & Pump House
- ⑫ Former Martell School

**EXISTING FACILITIES**

**MAP 7**

## COMMUNITY FACILITIES ISSUES

Continued improvement of locally based community facilities will be needed to better meet the needs of existing and future residents of Sprague and Martell. Some improvements are absolutely necessary, while others might simply be desirable. Several important issues in meeting future community facility requirements are discussed as follows:

### Sewer and Water

The sanitary sewer system in Sprague was designed and constructed in 1960 and 1961. The design at that time was based on a lower per capita water consumption figure than might be considered realistic today. The collection system of 6 inch gravity flow mains and 4 inch forced main appear adequate to serve the target population. However, the treatment facility is woefully inadequate. The sewage lagoons have a surface area of approximately  $\frac{1}{2}$  acre. Using a number of reasonable assumptions, including a rate of water consumption of 100 gallons per day per capita, a total surface area of almost 3 acres is needed to adequately serve the existing population and approximately 4 acres to serve the target population. An alternative to the construction of additional lagoons is the serious proposal of using overflow for irrigation. Sprague has made application for Federal funding assistance to expand the lagoons.

It must be clear at this point that Martell should and will create a sanitary improvement district (SID) and precede with the design and construction of a sanitary sewer system. The only issues to be resolved at this point concern the type and location of the treatment facility. If a lagoon type is finally chosen, care must be taken to locate the facility at least a quarter of a mile away from any existing residential area. The location will also impact the area of Martell that could eventually be served by gravity flow collection.

The Rural Water District service was never intended to serve the needs of more densely populated communities, particularly the needs of fire protection. Martell should consider the possibility of providing its own water system with the aim of attracting additional customers, improving service, and providing fire hydrants and adequate fire flow.

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<sup>1</sup>Village Engineer - Price, Johnson, Erickson.

Consideration should be given to the possibility of improved service and economies available with joint utility service. Few possibilities are apparent in the near future for sewer. Sprague's treatment point and Martell are at opposite sides of Sprague, necessitating an extremely long (and costly) trunk line. Even with the population totals of both towns the most economical treatment facility is the lagoon for which significant economies of scale do not exist. The immediacy of the sewage problem also indicates independent solutions. However, the sewer system installed in Martell should be compatible with the system in Sprague if they were ever to join in the more distant future.

It appears reasonable that Sprague could extend water service to Martell; providing better service to both Sprague and Martell and perhaps at lower cost. Emergency water storage could be provided to both communities with the construction of an elevated storage tank in Martell, the higher of the two communities, and a water line between the two communities.

#### Parks and Recreation

The Attitude Survey indicates that in general the most important need is for improved recreational facilities and program. *The State Comprehensive Outdoor Recreation Plan*, (Nebraska Game and Parks Commission, 1973) recommends that rural communities maintain at least 2.5 acres of park land per 100 population. By this formula (325 total target population times 2.5 acres per 100 population) the two communities together should maintain minimum of 8 acres. With the availability of the 27 acre farm for recreation, total acreage is not a problem. The problem is accessibility. The farm is 1½ miles from Sprague and 3½ miles from Martell. If the 5-acre school site, 1 mile from either community, can be considered reasonably accessible, the two communities should acquire an additional three acres to serve the combined year 2000 target population.

Additional park acquisition should focus upon providing small parks or playgrounds in each community, easily accessible by small children. The suggestion here is that one acre of the 2.5 acres per 100 population should be such small parks or playgrounds -- 2.0 acres in Sprague and 1.25 acres in Martell.

The remaining 1.5 acres per 100 (5.0 acres) should be larger joint active recreation areas such as that now available at the former school. No acreage expansion of this type of recreation is needed through the end of the planning period. The drainage swale running north to south between the two communities has good potential for a unifying and centrally located park. The site of a future Martell treatment within this swale, if ever abandoned, for example, because of the construction of a joint sewage treatment facility, would make a good site for such a park.

## COMMUNITY FACILITIES PLAN

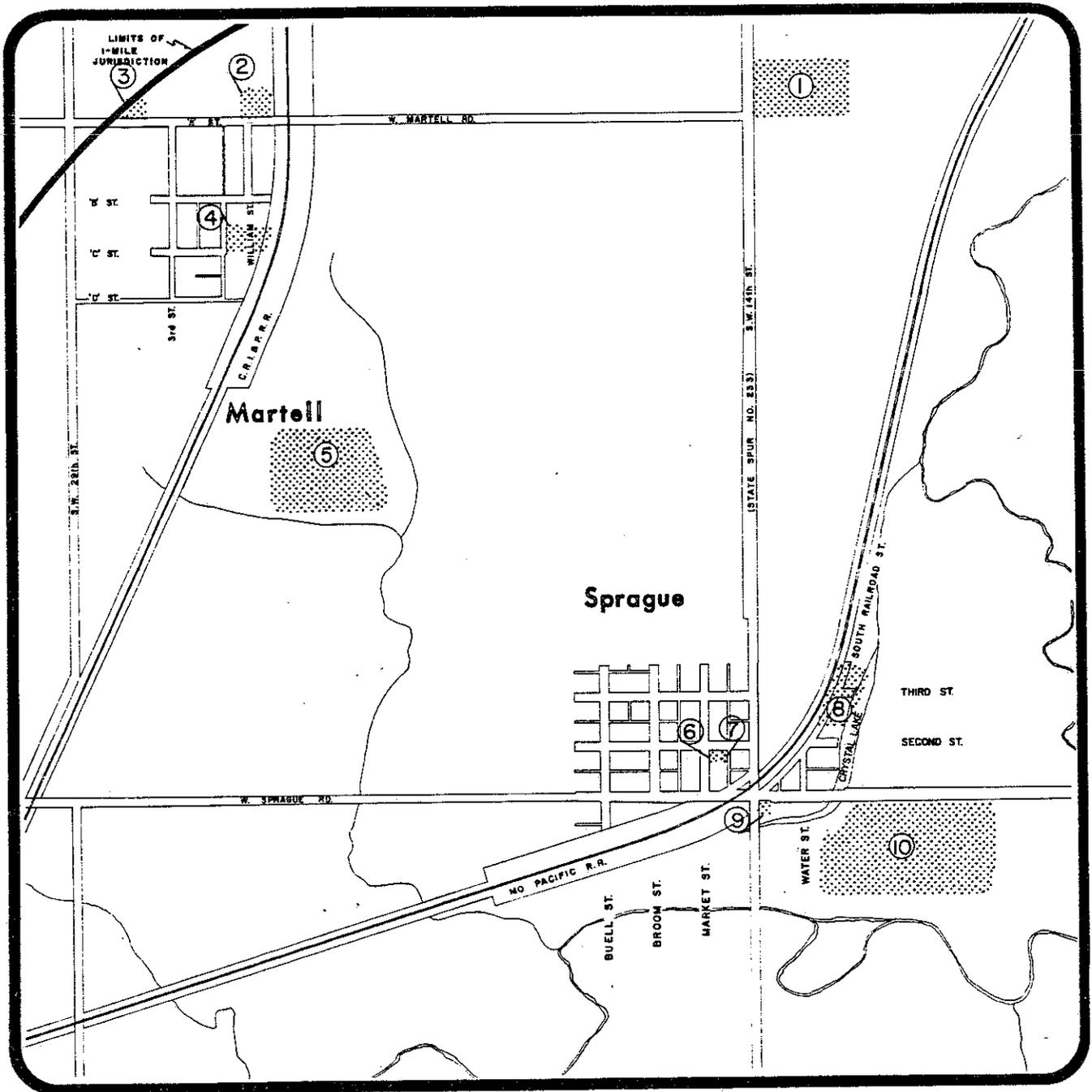
The Community Facilities Plan, illustrated on Map 8, indicates the recommended location and distribution of more important public facilities, which will be needed to serve the target populations.

Sanitary sewer system improvements are the first priority. Sprague will expand its treatment facility in the same general location. Martell will install its own sewer system with a treatment facility located between Sprague and Martell. An engineering study will answer specific design problems, such as the type of treatment facility and its exact location.

Water system improvements will be relatively minor until later in the planning period. Simple extension of water distribution system in Sprague to serve anticipated growth will be adequate. Martell or Sprague will eventually assume the responsibility of providing water service in Martell providing a better service at a reasonable cost to all Martell residents and businesses. Further water system improvements, including adequate fire flow for both communities, will ultimately be provided by a common elevated water tower located in Martell and a joint system of wells.

After the improvement of the former school site, park improvement will focus upon more easily accessible sites. A small playground and parks will be acquired and developed just south of the village center of Martell. In Sprague the newly acquired Village Hall will be landscaped and furnished with playground equipment. A site adjacent to Crystal Lake will be acquired and developed as a small park and picnic area.

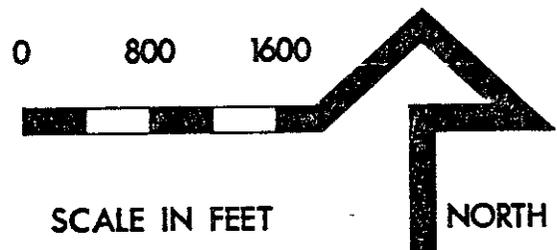
Other community services and facilities in their present form will continue to serve the community through the planning period. Storm water runoff will continue to be handled primarily in open ditches in the street right-of-way and existing water courses. The churches, education and library service, and electrical and telephone systems will not be directly impacted by the plan.



- ① Joint Sports & Recreation Area
- ② Southwest Rural Fire Station
- ③ Possible Joint Water Tower Site
- ④ Martell Park & Playground
- ⑤ Martell Sewage Treatment Site
- ⑥ Sprague Village Hall
- ⑦ Sprague Playground
- ⑧ Sprague Park
- ⑨ Sprague Sewage Lift Station
- ⑩ Sprague Sewage Treatment Site

## SPRAGUE - MARTELL

COMPREHENSIVE DEVELOPMENT PLAN



FACILITIES PLAN

MAP 8

## CHAPTER 5 HOUSING

Housing is a basic need of human existence. Housing and housing opportunities have a profound impact upon the quality of life of area residents.

### EXISTING HOUSING

Housing in both Sprague and Martell is entirely single family dwellings including three mobile home units in each community. In 1976 six new homes were built in Sprague for which an interest subsidy has been provided for low income purchasers by the Farmer's Home Administration. Financing of the newly constructed house in Martell was turned down because of the lack of community sewer service in Martell.

### HOUSING ISSUES

The following discussion centers upon housing problems considered more serious by residents in the Attitude Survey (see question 18 of Appendix 2). In order of seriousness they are: 1) "cost of utility service too high," 2) "lack of available land," 3) "lack of available housing," 4) "incomes too low," and 4) "choice of housing types."

#### Utility Costs

Utility costs are relative to other costs and costs are only relative to incomes. Utility costs and particularly energy supply have of late increased faster than other costs or incomes. "High" energy prices is a condition the communities will have to live with -- fossil fuels are growing scarce and should adopt a conservation ethic. Sprague should adopt an energy saving building ordinance and encourage, and when needed, assist the insulation of existing homes.

Economics of scale in the provision of utilities dictates a condition of generally poorer service and higher costs on a per capita basis for the small sparsely populated community than the larger city. Utility costs can be minimized by encouraging higher density development and infill development and not permitting community development to occur in areas

That cannot be served by reasonably economical extentions to community utility systems. Here there may be a conflict between the need to minimize costs as it relates to increased densities and maintaining what residents regard as a desirable rural environment.

#### Lack of Available Land (and Housing)

Lack of available land (and housing) are echoed in the Development Goals - "Encourage the reasonable availability of individual housing sites and housing for existing and incoming residents." Although these are perceived as "housing problems in the (local) area," they cannot be addressed in a vacuum. Today, Sprague and Martell operate within a regional housing market. Competition for housing in this regional (Lincoln) housing market has created what appears to local residents as a short supply problem. However, the target populations indicate that Sprague and Martell will remain relatively small towns and not provide significant amounts of housing in the regional housing market.

Local lands appropriate for new housing development, within the corporate limits of Sprague, are unavailable because of landowner decisions. When these lands do become available, Sprague should provide needed utilities. When Martell installs sanitary sewer service, land within Martell will become appropriate and perhaps available for new development.

The supply of housing and, therefore, perhaps the availability of housing can be increased by local efforts to encourage people to build in communities, maintain the existing supply of housing, see to it that home financing will become available in Martell, and providing a good level of services at reasonable costs.

#### Lack of Income

Lack of income has been addressed in the goals with the statement, "Support an approach to housing problems through increased household income." Table 2 in Chapter 1 illustrates the relative lack of income in the rural County and in communities such as Sprague in particular.

Many housing problems such as crowding and deterioration, are a result of a lack of household income. Low income households can get lower cost housing by occupying less housing space per person (lower quantity) or by buying or renting depreciated housing. From available information (1970 Census) crowding does not appear to be a significant problem. However, deterioration may be becoming more of a problem as the oldest housing becomes older and more expensive to maintain. Income levels of many households may be insufficient to cover maintenance costs.

Housing may be improved by increasing the income of low income households. "Incomes" can be improved by programs ranging from education and vocational training to housing assistance and income guarantees.

Many of such programs would have to be initiated, financed and coordinated at the federal, state or county level. Federal Community Development Block Grant Funds might be made available to Sprague for "eligible activities" that are intended to benefit "people of low and moderate income." However, housing assistance efforts should be coordinated on a regional level in Lancaster County.

### Choice of Housing Types

The lack of choice among different housing types (single family, duplex, apartment, etc.) is addressed in the Development Goals with the statement: "Recognize the general preference for the single family dwelling and the need to maintain a diversified range of housing...to meet the varied preferences, needs and incomes of all the residents." From the Attitude Survey, 83 households (95%) indicated they would prefer to live in a single family house (including farm); 4 households (5%) in a mobile home; and 1 household (1%) in an apartment or duplex.

By type, the existing housing stock pretty well matches the housing preferences of the existing residents. There are no apartments or duplexes and the "demand" for such units as measured by the Attitude Survey is almost non-existent. However, in the future there may be changes in the circumstance of existing households and its members that might affect their housing needs. Individuals may become unable or unwilling to care for a single family home because of age or handicap. Such individuals may need an apartment and not wish to leave their home town.

### HOUSING PLAN

The Private housing industry and housing market forces will continue to respond to effective housing demand. However, there are housing needs that are not translated into effective demand -- primarily because of lack of household income.

The communities may be ineffective at "solving" local housing problems alone. However, there are a number of actions the communities plan to initiate themselves and others to be coordinated with other levels of government.

Martell will provide needed sanitary sewer service to its built up area to foster the health and prosperity of its existing and future residents.

Sprague will provide for residential development within its corporate limits and coordinate the provision of adequate public services to new and existing housing at reasonable cost. Sprague will adopt appropriate land use and building regulations to insure existing and future area residents of a safe and decent living environment.

The two communities will seek the assistance of other levels of government and the appropriate agencies in an attempt to improve local incomes and housing. The Lincoln Housing Authority will be encouraged to extend its jurisdiction and provide housing assistance on a county-wide basis including Sprague and Martell. The Farmers Home Administration will be encouraged to coordinate their housing program on a regional basis and cooperate with the communities in identifying community needs. Sprague will seek Federal Community Development Block Grant Funds. A Housing Assistance Plan will be undertaken by individual municipalities or the communities could cooperate in a county-wide effort to complete such requirements. As part of such a Housing Assistance Plan, local residents will initiate specific and detailed housing surveys.

PART III  
CHAPTER 6  
PLAN IMPLEMENTATION

The planning process in the Sprague-Martell area has just begun. In many ways, formal adoption of the Comprehensive Plan is only the first step, not the last. Without continuing action to implement and update the Plan, Village efforts up to this point will have little lasting impact. Continuing coordination is also required to insure compatibility of the Sprague-Martell Plan with planning activities of other agencies.

There are several critical requirements to effective implementation of the Plan. First, Sprague should prepare certain regulatory measures, such as zoning and subdivision ordinances, which would enforce the Plan's policies and recommendations. Second, the Village should consider project scheduling devices, like the capital improvement program, which would allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints. Third, Martell residents should attempt to establish a Sanitary Improvement District and seek eventual consolidation with Sprague. Fourth, local officials must insure that local residents continue to be actively involved in planning discussions and decisions. Finally, the Plan itself must be subjected to a monitoring process, and be updated periodically to continually reflect local aspirations and opportunities and the impacts of outside forces. Each of these requirements is briefly discussed below.

#### ZONING AND SUBDIVISION ORDINANCE

Zoning and subdivision are the most common regulatory measures used by governmental units to implement planning policies. A zoning ordinance consists of a zoning district map and supporting ordinance text. The map divides zoning jurisdiction into a series of zoning districts, and the text describes regulations for the use of land within these districts, including permitted uses, lot sizes, setback, density standards, etc.

A subdivision ordinance regulates the development of raw land. Subdivision ordinances normally prescribe standards for street improvements, lot layouts, water and sewer facilities, etc. They can help ensure proper physical development and adequate public facilities within growth areas. Subdivision regulations can also ensure that the appropriate costs of public improvements within growth areas will be borne by the developer and new residents rather than by the established community.

The next step, after adoption of the plan, is the preparation, adoption and enforcement of zoning and subdivision ordinances. Sprague is presently participating in a program with other rural Lancaster County municipalities in the preparation of "model" zoning and subdivision regulations. Using the model as a base, Sprague should adopt and enforce its own ordinances. The use of a model will facilitate enforcement by a common building inspector among a number of villages or contracting with the Lincoln City Building Inspector. Enforcement of the adopted ordinances based on the model will help implement the contents and guidelines of the Sprague-Martell Comprehensive Plan and foster coordination with similar activities in the region.

#### CAPITAL IMPROVEMENTS PROGRAM

Another potential tool for implementing the Plan is the capital improvements program, which establishes schedules and priorities for all public improvement projects within a one and five year time period.

The Planning Commission first prepares a list of all public improvements that might be required in the up-coming years, including transportation and community facility projects. Then all projects are reviewed on the basis of the Comprehensive Plan, priorities are assigned, cost estimates prepared, and potential funding sources identified.

Sprague's financial resources will always be limited, and public dollars must be spent wisely. The capital improvements program would allow Sprague to provide the most critical public improvements, yet stay within budget constraints. It could help avoid costly mistakes and promote maximum community benefits from all public investment.

#### PLAN IMPLEMENTATION IN MARTELL

As an unincorporated community, Martell does not have a local government or other agency that could assume the responsibility of

providing specific community services. The implementation of plan recommendations for Martell present its residents with two alternatives; establishing a Sanitary Improvement District (SID) and seeking consolidation with Sprague through annexation. The option of becoming an independent municipality is not available to Martell because State law has a general prohibition against the incorporation of a village within 5 miles of an existing incorporated municipality.

Because of the distance separating the communities and other complexities involved, consolidation or annexation should be viewed as a long-term objective. Because of the critical need for one specific improvement, sanitary sewer service, Martell should proceed immediately to establish a Sanitary Improvement District.

-- *A Sanitary Improvement District* can provide its inhabitants any number of needed public improvements and insure that sewer service is provided as soon as possible. Sprague's involvement in the SID will include review of improvement design and financing. Design review will insure compatibility if Sprague and Martell systems ever join. Financial review will insure that the portions of improvements financed through individual assessment and general obligation are consistent with Sprague policy. This financial review is important because if Sprague is ever to annex Martell, Sprague (the new corporate entity) will assume not only the assets but also the debts of both Sprague and the SID.

-- *Consolidation with Sprague through annexation* would provide a number of distinct long-term advantages. Although State law does not permit Martell to incorporate as a municipality independently, it does provide a method to achieve the same advantages. Martell can join with Sprague, through annexation. As residents of this new community, they would have the protection guarantees long afforded through the election of their own local officials.

A general purpose local government could provide and finance a range of community based services through a permanent and legally binding structure. In addition, State and Federal funds become available to such entities which are not available to unincorporated areas, including State gas tax allocation, and Federal general revenue sharing funds. The new community could be renamed as agreed upon, such as Sprague-Martell. In its new form, there would be a better opportunity to plan for the future development of the Sprague-Martell area.

## CITIZEN INVOLVEMENT

The planning process has contributed to a healthy dialogue among residents of the two communities and the rural area concerning the future of the area. Wide publicity has been given to the plan, and a number of citizens have thus far been involved in planning discussions. This active citizen involvement should become standard policy. The planning process will affect everyone, and everyone should contribute to planning decisions. It is encouraging that citizens are looking to the future instead of simply accepting existing problems. The common interest in the quality of life for this area and the needs of its citizens can lead to great achievements.

## REVIEW AND REVISION

The comprehensive plan is not a static document. The planning process must be continuous. The plan should be monitored and updated when necessary. If community attitudes change or new issues arise which are beyond the scope of the current plan, the plan document should be reviewed and updated. Coordination with other agencies should insure a compatibility with other planning actions which influence the Sprague-Martell area. From time to time, certain changes to the plan document will be required. The Planning Commission and Village Board should carefully review proposed changes and their implications and actively seek citizen and pertinent agency comment on such proposals. If changes are found appropriate, they should be formally added to the plan by legal amendment. Also, at five or ten year intervals, the entire plan document should be reviewed and if necessary modified to ensure that it continues to be an up-to-date expression of community intentions.

APPENDIX 1  
 SPRAGUE - MARTELL AREA ATTITUDE SURVEY

1. What is the general appearance of the business districts:
  - a) in Sprague? 4 EXCELLENT 38 GOOD 28 FAIR 5 POOR
  - b) in Martell? 3 EXCELLENT 45 GOOD 21 FAIR 4 POOR
  
2. Are you in favor of attracting new commercial business:
  - a) in Sprague? 11 EXCELLENT 27 GOOD 14 FAIR 15 POOR
  - b) in Martell? 11 EXCELLENT 24 GOOD 14 FAIR 13 POOR
  
3. Are you in favor of attracting new industry:
  - a) in Sprague? 11 EXCELLENT 13 GOOD 16 FAIR 28 POOR
  - b) in Martell? 10 EXCELLENT 10 GOOD 18 FAIR 22 POOR
  
4. How would rank the effectiveness of the law enforcement?
 

       EXCELLENT 28 GOOD 32 FAIR 24 POOR
  
5. Are you willing to participate in community improvement programs?
 

44 YES 8 NO 31 MAYBE
  
6. Do Sprague, Martell, and Rural area residents work well together in seeking solutions to community problems?
 

43 YES 10 NO 27 UNDECIDED
  
7. What percent of your shopping would you estimate that you do in the following communities?
 

SPRAGUE	<u>1</u>	MOST	<u>12</u>	ABOUT HALF	<u>54</u>	VERY LITTLE
MARTELL	<u>7</u>	MOST	<u>6</u>	ABOUT HALF	<u>55</u>	VERY LITTLE
CRETE	<u>5</u>	MOST	<u>22</u>	ABOUT HALF	<u>47</u>	VERY LITTLE
LINCOLN	<u>43</u>	MOST	<u>25</u>	ABOUT HALF	<u>7</u>	VERY LITTLE
HICKMAN	<u>0</u>	MOST	<u>6</u>	ABOUT HALF	<u>52</u>	VERY LITTLE
OTHER	<u>2</u>	MOST	<u>0</u>	ABOUT HALF	<u>40</u>	VERY LITTLE
  
8. How many members of your household work outside the Home? 107  
 If so, where?
 

8 SPRAGUE, 10 MARTELL, 13 CRETE, 3 HICKMAN

9 DOWNTOWN LINCOLN 41 OTHER LINCOLN LOCATION

10 FARM 3 OTHER (SPECIFY) \_\_\_\_\_
  
9. With the purchase of the school property, how adequate are local parks and recreation area? (size, proper equipment and facilities, maintenance, etc.)
 

5 EXCELLENT 32 GOOD 23 FAIR 15 POOR

10. What additional recreational or entertainment facilities would you like to have?

Martell play ground area for small children (2); Sledding for winter sport;  
Bingo; Swimming Pool (6); Croquet (1); Older peoples place to go for rec-  
reation (1); Pool tables (1)

11. How important do you feel each of the following items is in your choosing the Sprague-Martell area for your home?

	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>
a. General appearance	<u>42</u>	<u>22</u>	<u>5</u>
b. Near relatives and/or friends	<u>30</u>	<u>22</u>	<u>17</u>
c. Cost of living	<u>39</u>	<u>22</u>	<u>12</u>
d. Have always lived here	<u>31</u>	<u>18</u>	<u>17</u>
e. Close to nature	<u>46</u>	<u>19</u>	<u>6</u>
f. Close to work	<u>29</u>	<u>18</u>	<u>11</u>
g. Freedom from heavy traffic	<u>52</u>	<u>19</u>	<u>2</u>
h. Fewer governmental restrictions	<u>38</u>	<u>18</u>	<u>5</u>
i. Cleaner air	<u>57</u>	<u>10</u>	<u>1</u>
j. Friendliness and peacefulness	<u>57</u>	<u>9</u>	<u>1</u>
k. Lower taxes	<u>44</u>	<u>12</u>	<u>1</u>
l. Other (Specify) _____	<u>          </u>	<u>          </u>	<u>          </u>

12. Do you live in Sprague, Martell or the rural area?

46 SPRAGUE    26 MARTELL    9 RURAL AREA

13. Which would you rather do (check one)?

40 Remain in your present residence  
3 Move to another residence in Sprague-Martell area  
1 Move away from Sprague-Martell area

14. How serious do you consider each of the following problems in the Sprague-Martell area?

	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>
a. Weeds	<u>24</u>	<u>31</u>	<u>16</u>
b. Dead trees	<u>16</u>	<u>34</u>	<u>15</u>
c. Solid waste disposal	<u>32</u>	<u>25</u>	<u>13</u>
d. Roadside litter	<u>31</u>	<u>30</u>	<u>8</u>
e. Deteriorating buildings	<u>28</u>	<u>27</u>	<u>10</u>
f. Unsightly vacant lots	<u>34</u>	<u>20</u>	<u>14</u>
g. Dogs running loose	<u>38</u>	<u>15</u>	<u>6</u>
h. Vandalism	<u>15</u>	<u>15</u>	<u>14</u>
i. Motorcycles	<u>22</u>	<u>28</u>	<u>17</u>
j. Mini-bikes	<u>40</u>	<u>30</u>	<u>20</u>
k. Speeding autos	<u>45</u>	<u>27</u>	<u>3</u>
l. Medical care availability	<u>28</u>	<u>12</u>	<u>10</u>
m. Other (Specify) _____	<u>          </u>	<u>          </u>	<u>          </u>

15. How many years have you lived in the Sprague-Martell area?  
20 5 years or less    8 6 to 10 yrs.    17 11 to 20 yrs.  
40 over 21 yrs.

16. Which type residence would you prefer to live in?

81 Single Family house  
7 Small apartment house or duplex  
       Large apartment house  
4 Mobile home  
2 Other (Specify) farm

17. a. Should minimum lot size standards for new housing development be adopted?    41 YES    31 NO

b. If yes, what would be an acceptable absolute minimum for new single family housing development? (Width) x (Depth)

Width (Circle): 50,60,75,100, other (specify) \_\_\_\_\_  
Depth (Circle): 100,120,150, other (specify) \_\_\_\_\_  
50x100 (6); 60x120 (16); 100x150 (16)

c. What would be a desirable lot size for any new single family housing development? (Width) x (Depth)

Width (Circle): 50,60,75,100, other (specify) \_\_\_\_\_  
Depth (Circle): 100,120,150, other (specify) \_\_\_\_\_  
50x100 (4); 100x120 (11); 60x120 (11); 100x150 (20)

18. To what degree do you consider the following items to be housing problems in the area.

	<u>Serious</u>	<u>Moderate</u>	<u>No Problem</u>
a. Lack of available housing	<u>16</u>	<u>27</u>	<u>18</u>
b. Lack of available land	<u>20</u>	<u>26</u>	<u>18</u>
c. Choice of housing types	<u>11</u>	<u>21</u>	<u>24</u>
d. Cost or rents are too high	<u>10</u>	<u>21</u>	<u>29</u>
e. Incomes too low	<u>12</u>	<u>23</u>	<u>21</u>
f. Poor construction quality	<u>5</u>	<u>20</u>	<u>30</u>
g. Not enough apartment units	<u>6</u>	<u>12</u>	<u>37</u>
h. Deterioration or older housing	<u>9</u>	<u>20</u>	<u>30</u>
i. Not enough low income housing	<u>9</u>	<u>15</u>	<u>36</u>
j. Too much low income housing	<u>3</u>	<u>8</u>	<u>35</u>
k. Cost of utility service too high	<u>31</u>	<u>21</u>	<u>7</u>
l. Other (specify) <u>electricity service poor</u>	_____	_____	_____

19. Where do you feel future single-wide mobile homes should be located (check one)?

21 On any lot (mixed with conventional housing)  
47 Only in designated mobile-home parks

20. Below is a list of services which generally require taxes or user fees for development and maintenance. Check any we should be spending more than in past years. And check column depending on where you live.

Sprague	Martell	Rural Area	
<u>18</u>	<u>5</u>	<u>1</u>	a. Provide recreation programs
<u>13</u>	<u>3</u>	<u>—</u>	b. Build better parks
<u>4</u>	<u>2</u>	<u>2</u>	c. Improve present parks
<u>21</u>	<u>8</u>	<u>3</u>	d. Provide community recreation center
<u>14</u>	<u>6</u>	<u>4</u>	e. Eliminate community eyesores
<u>8</u>	<u>4</u>	<u>—</u>	f. Improve fire/rescue protection
<u>—</u>	<u>3</u>	<u>—</u>	g. Help finance low-income housing
<u>2</u>	<u>2</u>	<u>1</u>	h. Develop an industrial site
<u>3</u>	<u>16</u>	<u>—</u>	i. Improve sanitary sewer system
<u>4</u>	<u>8</u>	<u>—</u>	j. Improve water systems
<u>2</u>	<u>2</u>	<u>—</u>	k. Support pollution abatement
<u>11</u>	<u>6</u>	<u>1</u>	l. Improve law enforcement
<u>12</u>	<u>3</u>	<u>—</u>	m. Pave streets
<u>17</u>	<u>10</u>	<u>—</u>	n. Maintain streets
<u>2</u>	<u>2</u>	<u>—</u>	o. Provide street lighting
<u>2</u>	<u>2</u>	<u>—</u>	p. Improve rescue protection
<u>4</u>	<u>0</u>	<u>—</u>	q. Improved garbage collection
<u>10</u>	<u>11</u>	<u>1</u>	r. Improve snow removal
<u>8</u>	<u>0</u>	<u>2</u>	s. Planting street trees
<u>9</u>	<u>8</u>	<u>2</u>	t. Bus service to Lincoln
<u>19</u>	<u>1</u>	<u>—</u>	u. Sidewalks
<u>6</u>	<u>2</u>	<u>—</u>	v. Storm drainage

21. What is your age?

5 Under 25    19 25-34    10 35-44    10 45-54    15 55-64  
13 Over 64

22. What is your spouse's age?

3 Under 25    19 25-34    8 35-44    13 45-54    12 55-64  
8 Over 64

23. What do you think the population of Sprague and Martell will be 25 years from now? (Sprague population: 118 in 1970 Federal census; 141 in current local estimate. Martell population: 89 in current local estimate)

SPRAGUE:	<u>5</u> 130 or Less	MARTELL:	<u>1</u> 80 or Less
	<u>15</u> 130-160		<u>10</u> 80-100
	<u>12</u> 160-200		<u>24</u> 100-130
	<u>11</u> 200-300		<u>11</u> 130-200
	<u>6</u> 300 or More		<u>6</u> 200 or More

24. What do you want the population of Sprague and Martell to be 25 years from now?

SPRAGUE:  $\frac{7}{19}$  130 or Less  
 $\frac{16}{16}$  130-160  
 $\frac{9}{9}$  160-200  
 $\frac{7}{7}$  200-300  
 $\frac{7}{7}$  300 or More

MARTELL:  $\frac{2}{14}$  80 or Less  
 $\frac{18}{18}$  80-100  
 $\frac{12}{12}$  100-130  
 $\frac{7}{7}$  130-200  
 $\frac{7}{7}$  200 or More

25. What things should the towns go to work on independently to improve themselves?

SPRAGUE: recreation; general appearance

MARTELL: sewer systems and recreation

26. What things should the towns work together to improve themselves?

Better relationship between towns; Better law enforcement; Encouraging business

27. The proximity of Sprague and Martell to a metropolitan city (Lincoln) gives rise to certain problems and opportunities. With this in mind, please express your opinions on the following questions.

a. To what extent should Sprague and Martell integrate its future with Lincoln, Lancaster County and other communities?

Predominate opinion is not to integrate with Lincoln Government, stay independent.

b. In what ways should Sprague and Martell try to develop, exclusive of Lincoln Lancaster County and other communities?

Develop the new recreation area; merge church

28. Additional Comments: \_\_\_\_\_

## APPENDIX 2 COMMUNITY DEVELOPMENT GOALS

### Preface:

The following goal statements represent the collective thinking of Sprague and Martell area residents as to the direction the area should take and the kind of communities Sprague and Martell should become in the future. These goals are intended to be used to guide decision-making in individual family, organizational, and governmental activities that affect the area at-large.

These goals are based upon the community-wide attitude survey conducted in August, 1976. However, as attitudes change, goals should be re-evaluated so they remain an up-to-date statement of residents' wishes.

### Housing:

- Encourage the reasonable availability of individual housing sites and housing for existing and incoming residents.
- Support an approach to housing problems through increased household income.
- Recognize the general preference for the single family dwelling and the need to maintain a diversified range of housing types, including also duplexes, small apartments and mobile homes, to meet varied preferences, needs and incomes of all the residents.
- Limit future single-wide mobile homes to locations within designated mobile home courts.

### Commercial Services and Facilities

- Attract new and varied commercial facilities preferably to the two village centers without adversely impacting existing commercial businesses.

### Economic Development and Employment

- Ensure that increases in local employment and local tax base with respect to new development keeps pace with the resultant increase in the costs of related public facilities serving new development.

### Development and Environmental Quality:

- Guide future community development (residential, commercial and industrial) into desirable land-use arrangements, within and adjacent to existing communities and maintain the agricultural use of the outlying rural area.
- Maintain the clean and healthful environment and the friendliness and peacefulness of the two communities.

### Transportation:

- Ensure area residents access to community and commercial services and employment opportunities both within our communities and the larger regional area.
- Encourage provision of transit service to commercial and employment centers outside Sprague and Martell.
- Provide adequate street maintenance including snow removal.
- Provide sidewalks in Sprague.
- Provide a system of recreational trails.
- Improve traffic control.

### Community Services and Facilities:

- Aim toward the eventual provision of sanitary sewer and water systems in Martell.
- Ensure that existing and future community development is provided with adequate utility service including water storage and distribution, sewage collection and disposal, storm drainage, solid waste collection and disposal, and electrical and telephone systems.
- Refuse extension of utilities to proposed development in areas not appropriate for community development.
- Ensure adequate protection services: law enforcement, fire and rescue protection.
- Support the availability of a quality education program for all ages.
- Provide a joint community multipurpose and recreation center including mini-library and visiting nurse services provided by regional governments.
- Provide a park system including both facilities and programs to meet the recreational and leisure needs of all area residents.
- Encourage local autonomy and cooperation between Sprague and Martell, but recognize need for cooperation with other levels of government in the provision of specific services that the local area cannot support independently, i.e. the use of Lincoln Landfill and Library, Health, Planning, Law Enforcement services.