Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on October 22, 2026 at 5:30 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
   - 1.a) Roll Call
   - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Public Hearings**
3. **Public Comments**
4. **Approval of Minutes**
   - 4.a) Minutes of the August 24, 2026 Planning Commission Meeting
5. **Introduction of Business**
   - 5.a) Meeting #2 with Hanna:Keelan to review the City's Comprehensive Plan and Zoning/Subdivision Regulations
   - 5.b) Administrative Report
6. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

(1) Any person wishing to address the Council shall first state their name and address.
(2) Public comments may be for agenda or non-agenda items.
(3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, August 24, 2026,** at 5:30 pm at Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Lindsay Erickson, Marti Lee, and Ian Wilshusen. Absent was Heather Chloupek. City Officials present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

1. Call to Order

The meeting was called to order by Chair Bohac at 5:30 pm.

Bohac acknowledged the Open Meeting Act poster which is posted on the wall by the meeting hall entrance doors.

2. Public Hearings

A. Annex IT Lot 54 generally located in the 12200 block of US Hwy 9

Bohac declared the public hearing open at 5:35pm.

Public comments: None

Bohac declared the public hearing closed at 5:35pm.

B. Rezoning IT Lot 54 from Agricultural District to General Commercial District, generally located in the 12200 block of US Hwy 6

Bohac declared the public hearing open at 5:36pm.

Public comments: None

Bohac declared the public hearing closed at 5:36pm.

C. Annex IT Lots 21 and 59 generally located northeast of the N 148th St and Bluff Rd Intersection

Bohac declared the public hearing open at 5:36pm.

Public comments: None

Bohac declared the public hearing closed at 5:36pm.

D. Rezoning IT Lots 21 and 59 from Agricultural District to Residential District generally located northeast of the N 148th St and Bluff Rd Intersection

Bohac declared the public hearing open at 5:37pm.

Public comments: None

Bohac declared the public hearing closed at 5:37pm.

3. Public Comments

None

4. Approval of Minutes

Brown moved to approve the July 30, 2026, meeting minutes. Ericksen seconded the motion. There was no discussion.

Discussion: None.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Lee, and Wilshusen. The following Commission Members voted "NAY": None. Motion carried. 5-0.

5. Introduction of Business

A. Consideration of Recommendation of Approval of Annexation of IT Lot 54 generally located in the 12200 block of US Hwy 6

Erickson motioned to approve the recommendation. Brown seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

B. Consideration of Recommendation of Approval of Rezoning IT Lot 54 from Agricultural District to General Commercial District, generally located in the 12200 block of US Hwy 6.

Brown motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

C. Consideration of Recommendation of Approval of Annexation of IT Lots 21 and 59 generally located northeast of N. 148th St. and Bluff Rd. Intersection.

Brown motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

D. Consideration of Recommendation of Approval of Rezoning IT Lots 21 and 59 from Agricultural District to Residential District generally located northeast of the N. 148th St. and Bluff Rd. Intersection.

Lee motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

E. Administrative Report

- New Residential Permits
  4-Unit Townhome Pending (Waverly Ridge)
- Commercial Permits
  Lincoln Auto Auction, 11909 Hwy 6
  DGR Enterprises, 11530 N 148th St
  Empire Fence/Unlimited Sports Solutions, 12501 N 148th St
  Waverly Fire Station, 13510 Amberly
- Anderson North Park 10th Addition: Public Improvements Complete
  0 New Home Permit Issued to Date
  Addresses Assigned
- Community Opinion Survey Update

6. <u>Adjournment</u>

Brown moved to adjourn the meeting. Wilshusen seconded the motion.

Discussion: None

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Lee, and

Wilshusen. The following Commission Members voted "NAY": None. Motion carried. 5- 0.

The meeting adjourned at 6:00 pm.

Respectfully submitted,
Marti Lee, Secretary

ATTACHMENT A

City of Waverly, Nebraska
Community Planning Program 2026

Review and Update the City's Comprehensive Plan & Zoning/Subdivision Regulations.

Scope of Work. Meetings and Discussion Topics.

July 30, 2026, Planning Commission Meeting #1.
a. Purpose of the Community Planning Program.
b. Discussion and approval of a Community Survey.
c. Discussion of "draft" Resolution for a Moratorium on the development of selected land uses during the review and update period.

Date, 2026, Planning Commission Meeting #2.
a. Review of Community Survey Results.
b. Recommended Resolution for a Moratorium to the City Council.
c. Discuss current Demographics in Waverly and Planning Jurisdiction.
d. Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.
e. Review of Section 4, Existing & Future Land Use Planning.

Date, 2026, Planning Commission Meeting #3.
a. Finalize Recommendations for Items d and e above.
b. Review current Zoning/Subdivision Regulations.

Date, 2027, Planning Commission Meeting #4.
a. Recommended Zoning/Subdivision Regulations Revisions.
b. Discuss Future Housing, Community/Economic Development, Public Facilities, Utilities and Transportation Needs/Demands of Waverly.

Date, 2027, Planning Commission Meeting #5.
a. Discuss and approve updated Comprehensive Plan and Zoning/ Subdivision Regulations and set Public Hearing date.





WAVERLY, NEBRASKA
COMMUNITY OPINION SURVEY
RESULTS

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

SEPTEMBER, 2026

Community Opinion Survey Overview:

The City of Waverly, Nebraska collected Community Opinion Survey responses from **August 14th, 2026** to **September 15th, 2026** to gather direct feedback from local stakeholders during the Comprehensive Planning and Zoning Update process. This step serves as a vital tool for community engagement, allowing residents to voice their priorities for the future of their Community. By collecting diverse viewpoints on local growth, infrastructure and land use preferences, the city ensures that the updated frameworks are grounded in the shared vision of Waverly residents.

Public input is critical in the Comprehensive Planning process, as Community voices directly shape the policies that will govern local development for years to come. The feedback from the Community Opinion Survey helps the Planner and local leaders identify Community priorities, and balance modern growth with the City of Waverly's traditional character.

Q1.

Where do you live?

A significant majority of Community Opinion Survey respondents live within the Corporate Limits of the City of Waverly, with 190 respondents (93.6 percent) living within Corporate Limits, and 13 respondents (6.4 percent) living within one mile of the City of Waverly (One-Mile Planning Jurisdiction)

Choice	Total
Inside City of Waverly Corporate Limits	190
One Mile or Less from Waverly (Planning Jurisdiction)	13

Q2.

Please identify your age.

Survey participation was highly concentrated among middle-aged demographic groups, with individuals aged 35-64 making up 70.6 percent (149 respondents) of the 211 total survey participants, with 3.8 percent (8 respondents) forgoing this question.

The largest portion of respondents were among those aged 34-44, with 30.8 percent (65 respondents), followed by ages 45-54 at 24.6 percent (52 respondents) and ages 55-64 at 15.2 percent (32 respondents).

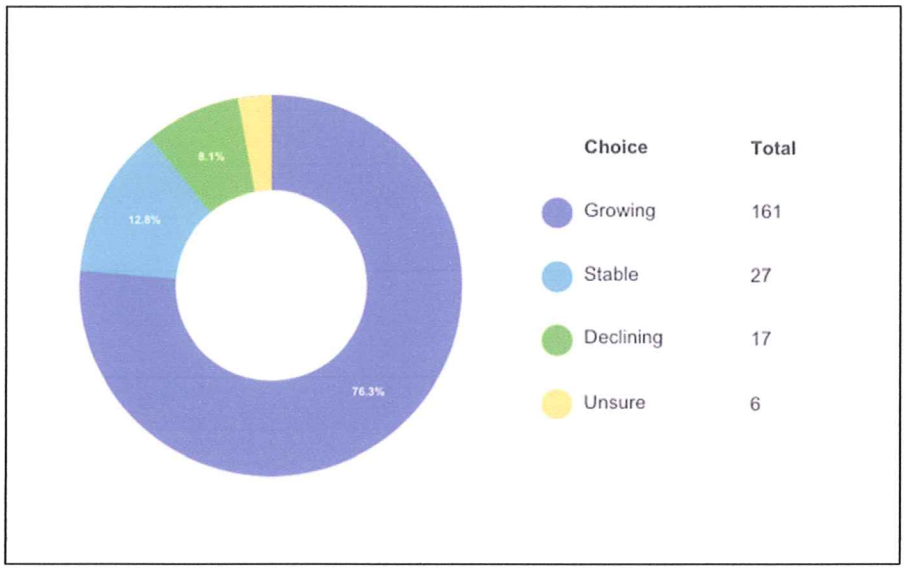
Younger and senior demographics account for smaller proportions of the total response pool, with residents under 25 years of age making up 1.4 percent (3 respondents) and residents aged 25-34 accounting for 11.8 percent (25 respondents). Residents aged 65 and older represent the remaining 12.3 percent (26 respondents).

Choice	Total
Less than 18 Years	1
18 to 24 Years	2
25 to 34 Years	25
35 to 44 Years	65
45 to 54 Years	52
55 to 64 Years	32
65 to 74 Years	19
75 to 81 Years	6
82+ Years	1

Q3.

In the last five years, how would you describe Waverly's current trend?

A strong majority of survey participants perceive the community's status as Growing, accounting for 76.3 percent (161 respondents) of survey responses. A smaller portion of respondents viewed the local trajectory as Stable, with 12.8 percent (27 participants), Declining at 8.1 percent (17 participants), leaving a final 2.8 percent (6 participants) unsure on the trajectory of the City.



Q4.

What has been the most successful accomplishment in Waverly in the last five years?

Residents noted many successful accomplishments in Waverly over the past five years. Most often appearing were, updates to parks and the opening of the new aquatic center, along with the overall growth of the Community.

Q5.

What development and/or preservation activities need to be accomplished in Waverly?

Survey respondents cited needs regarding infrastructure improvements, commercial growth and Community amenity enhancements. Frequently noted were the need to address ongoing water issues in the Community by maintaining existing wells, finding new well locations, and future-proofing the Community water delivery system.

Residents also expressed strong interest in more local restaurants and small businesses, along with the desire to rehabilitate the historic downtown core of the City. Desire for improvements to the City parks and recreation infrastructure were also emphasized, along with the importance of maintaining the small-town feel that defines life in Waverly.

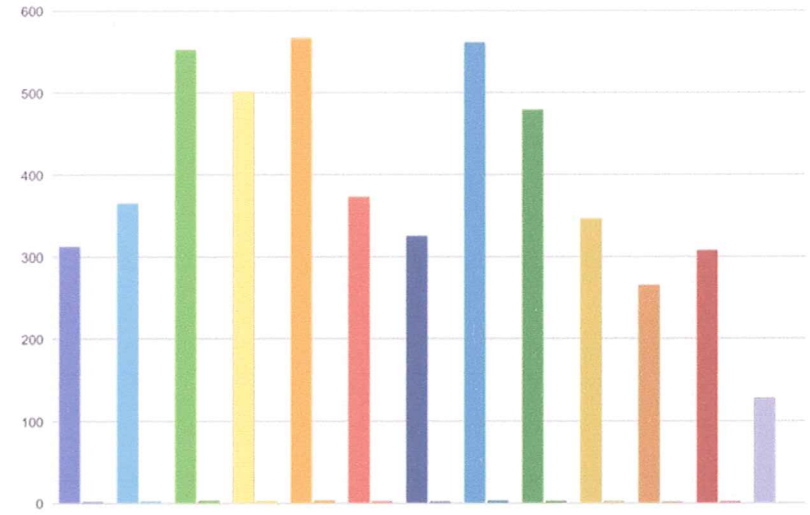
Q6.

Which of the following Land Use types do you support for development WITHIN THE CITY OF WAVERLY (new or expanding)?

(1 = Not Supportive; 2 = Somewhat Supportive; 3 = Very Supportive)

Survey respondents showed the strongest support for development that enhances Waverly's existing community services and amenities within City Corporate Limits. Improvements to public utilities received the highest level of support (2.71), followed closely by general/downtown commercial development (2.68) and parks and recreation areas and amenities (2.64). In contrast, respondents expressed considerably less support for heavy industrial uses (1.27), cellular towers (1.47) and personal wind energy components (1.49). Overall, the responses indicate a preference for development that strengthens community infrastructure, commercial activity and quality-of-life amenities while limiting more intensive industrial and utility-related land uses within City Corporate Limits.

Q6. (CONTINUED)



Choice	Score	Average
Personal (Residential/Business) Wind Energy Components:	312	1.49
Personal (Residential/Business) Solar Energy Components:	365	1.75
Park & Recreation Areas/Amenities:	552	2.64
Improvements to Public & Quasi-Public Facilities/City & Emergency Offices:	501	2.4
Improvements to Public Utilities (Water, Sewer, Electrical):	566	2.71
Single Family & Duplex Residential Developments:	373	1.78
Multifamily Apartment Development:	325	1.56
General/Downtown Commercial:	561	2.68
Highway Commercial:	479	2.29
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):	346	1.66
Heavy Industrial Uses (Machinery, Fuel Production, Gravel Extraction, etc.):	265	1.27
Cellular Towers:	307	1.47
Other (Identify):	127	0.63

Q7.

If you selected "Other" on Question 6, please identify below.

Respondents who selected "Other" emphasized a strong need to balance rapid residential expansion within the Community with commercial investment, infrastructure modernization and Community character enhancements.

Many residents pointed out the need for dining opportunities within the City, as well as an existing lack of general retail stores. Participants also noted the need for walkability in the Community and downtown core, while highlighting the desire for Community assets, such as a Community Center and Senior Center.

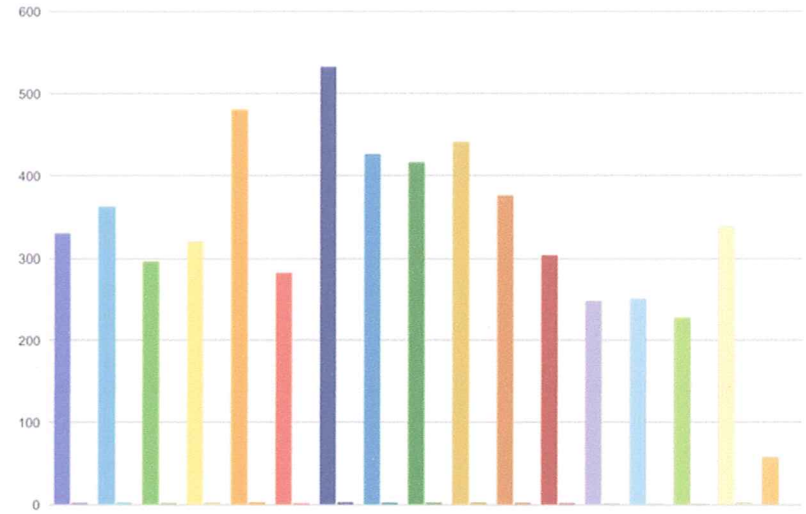
Q8.

Which of the following Land Use types do you support for development WITHIN THE ONE-MILE PLANNING JURISDICTION OUTSIDE CITY LIMITS (new or expanding)?

(1= Not Supportive; 2 = Somewhat Supportive; 3 = Very Supportive)

Within the City of Waverly's One-Mile Planning Jurisdiction, residents generally favored recreational, agricultural and commercial uses. Parks and recreation activities ranked highest (2.60), while traditional agriculture (2.34) and highway commercial development (2.15) also received favorable responses. In contrast, cryptocurrency/mining (1.11), data processing centers (1.20) and battery energy storage systems (1.22) received notably low levels of support from survey respondents. The results show greater support for parks and recreation, agriculture and highway commercial development than for technology and energy-related uses.

Q8. (CONTINUED)



Choice	Score	Average
Personal (Residential/Business) Wind Farms Energy Systems:	330	1.61
Personal (Residential/Business) Solar Farms Energy Systems:	362	1.77
Commercial Wind Farms Energy Systems:	296	1.44
Commercial Solar Farms Energy Systems:	320	1.56
General/Traditional Agricultural Activities (Farming/Ranching):	480	2.34
Animal Confinement Operations:	282	1.38
Parks & Recreation Activities:	532	2.6
Residential Development (Individual Homes):	426	2.08
Planned Rural Residential Subdivisions:	416	2.03
Highway Commercial:	440	2.15
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):	376	1.83
Heavy Industrial Uses (Machinery, Fuel Production, Gravel Extraction, etc.):	303	1.48
Data Processing Centers:	247	1.2
Battery Energy Storage Systems:	250	1.22
Crypto-Currency/Mining:	227	1.11
Cellular Towers:	338	1.65
Other (Identify):	57	0.3

Q9.

If you selected "Other" on Question 8, please identify below.

Respondents indicated a desire for more dining and entertainment options, while expressing further disinterest in data centers within the City One-Mile Planning Jurisdiction.

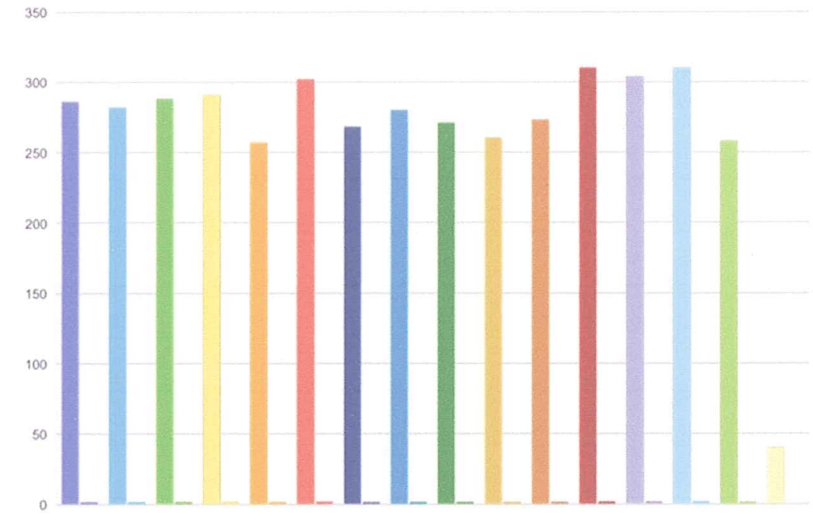
Q10.

Which of the following Land Use types do you support imposing a temporary development moratorium, in Waverly, during the Comprehensive Planning/Zoning Update process? (1 = No; 2 = Yes)

Waverly residents support a temporary development moratorium on emerging technologies and intensive industries during the current Comprehensive Planning and Zoning Update. Survey results show a clear preference to enact such a temporary moratorium on data processing centers (1.57), cryptocurrency/mining (1.57), battery energy storage systems (1.54) and animal confinement operations (1.53) while long-term standards are carefully reviewed.

Residents of the Community strongly oppose imposing a moratorium on foundational infrastructure and local quality-of-life amenities. Respondents indicated that traditional agricultural activities (1.30), cellular towers (1.30), highway commercial (1.31) and parks and recreation activities (1.35) should be exempt from any temporary moratorium.

Q10. (CONTINUED)



Choice	Score	Average
Personal (Residential/Business) Wind Farms Energy Systems:	286	1.44
Personal (Residential/Business) Solar Farms Energy Systems:	282	1.42
Commercial Wind Farms Energy Systems:	288	1.45
Commercial Solar Farms Energy Systems:	291	1.47
General/Traditional Agricultural Activities (Farming/Ranching):	257	1.3
Animal Confinement Operations:	302	1.53
Parks & Recreation Activities:	268	1.35
Residential Development (Individual Homes):	280	1.41
Planned Rural Residential Subdivisions:	271	1.37
Highway Commercial:	260	1.31
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):	273	1.38
Data Processing Centers:	310	1.57
Battery Energy Storage Systems:	304	1.54
Crypto-Currency/Mining:	310	1.57
Cellular Towers:	258	1.3
Other (Identify):	40	0.23

Q11.

If you selected "Other" on Question 10, please identify below.

"Other" responses reflected a strong desire among some residents to preserve Waverly's traditional, small-town identity by managing the rapid pace of expansion. Additionally, respondents identified the need for improved hospitality and a lesser reliance on LES through generation of energy within the Community.

Q12.

Please include any additional comments/suggestions regarding the future of Waverly, Nebraska.

A primary theme throughout the responses was a strong desire to preserve Waverly's traditional, small-town character amid rapid population growth. Many residents expressed explicit opposition to large-scale industrial projects, particularly data processing centers and cryptocurrency/mining operations, while advocating for a revitalized downtown area modeled after successful neighboring commercial districts such as that in Ashland, Nebraska.

The Community also highlighted critical infrastructure, public safety and educational demands that have been strained by recent housing expansions. Respondents emphasized that securing new water resources, expanding school capacities and improving local parks and recreation amenities must remain top municipal priorities.

Respondents raised concerns regarding housing affordability, noting that recent residential expansions lack affordable options for young adults establishing their careers. Some participants expressed frustration with rising utility rates and the rapid pace of development, arguing that the current type of housing strains city resources without offering diverse options like mid-sized acreage lots. Amid these housing challenges, many in the Community noted a willingness to support future municipal projects, provided that local leaders ensure clear communication and align growth strategies with the long-term wellbeing of Waverly families.





WAVERLY, NEBRASKA
TABLE PROFILE

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

SEPTEMBER, 2026

TABLE 1A
POPULATION TRENDS & PROJECTIONS
WAVERLY, NEBRASKA
2000-2036

			Total		Annual	
	Year	Population	Change	Percent	Change	Percent
	2000	2,452	--	--	--	--
	2010	3,277	+825	+33.6%	+82.5	+3.4%
	2020	4,279	+1,002	+30.6%	+100.2	+3.1%
	2026	**4,875**	**+596**	**+13.9%**	**+85.1**	**+2.0%**
Low	**2036**	**5,520**	**+645**	**+13.2%**	**+64.5**	**+1.3%**
Medium	**2036**	**5,768**	**+893**	**+18.3%**	**+89.3**	**+1.8%**
High	**2036**	**6,036**	**+1,161**	**+23.8%**	**+116.1**	**+2.4%**
CGI*	**2036**	**6,354**	**+1,479**	**+30.3%**	**+147.9**	**+3.0%**

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 15% of the current Communter Employee Population.

Source: 2000, 2010, 2020 Census & 2025 American Community Survey.
City of Waverly, 2026.
Hanna:Keelan Associates, 2026.

TABLE 1B
POPULATION TRENDS & PROJECTIONS
WAVERLY PLANNING JURISDICTION, NEBRASKA
2000-2036

			Total		Annual	
	Year	Population	Change	Percent	Change	Percent
	2020	81	--	--	--	--
	2026	**102**	**+21**	**+25.9%**	**+3**	**+3.7%**
Low	**2036**	**111**	**+9**	**+8.8%**	**+0.9**	**+0.9%**
Medium	**2036**	**125**	**+23**	**+22.5%**	**+2.3**	**+2.3%**
High	**2036**	**140**	**+38**	**+37.2%**	**+3.8**	**+3.7%**
CGI*	**2036**	**147**	**+45**	**+44.1%**	**+4.5**	**+4.4%**

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 15% of the current Communter Employee Population.

Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

TABLE 2
POPULATION AGE DISTRIBUTION – TRENDS & PROJECTIONS
MEDIUM POPULATION PROJECTIONS
WAVERLY, NEBRASKA
2000-2036

Age Group	2000	2010	2020	2010-2020 Change	2026	2036	2026-2036 Change
19 and Under	883	1,151	1,522	+371	1,682	1,802	+120
20-34	473	626	639	+13	683	763	+80
35-54	733	918	1,260	+342	1,438	1,914	+476
55-64	161	281	379	+98	463	587	+124
65-74	94	162	296	+134	390	432	+42
75-84	57	103	137	+34	171	208	+37
85+	51	36	46	+10	49	62	+13
Totals	**2,452**	**3,277**	**4,279**	**+1,002**	**4,875**	**5,768**	**+893**
Median Age	**31.3**	**32.8**	**34.6**	**+1.8**	**34.8**	**35.4**	**+0.6**

Source: 2000, 2010, 2020 Census & 2025 American Community Survey.
City of Waverly, 2026.
Hanna:Keelan Associates, 2026.

TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS
WAVERLY, NEBRASKA
2000-2036

Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
2000	2,452	49	2,403	838	2.87
2010	3,277	50	3,227	1,113	2.90
2020	4,279	43	4,236	1,469	2.84
2026	**4,875**	**48**	**4,827**	**1,658**	**2.91**
2036	**5,768**	**53**	**5,715**	**2,003**	**2.85**
2036*	**6,036**	**55**	**5,981**	**2,041**	**2.93**

*High Population Projection.
Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

TABLE 4
TENURE BY HOUSEHOLD
WAVERLY, NEBRASKA
2000-2036

Year	Total Households	Owner Number	Owner Percent	Renter Number	Renter Percent
2000	838	665	79.4%	173	20.6%
2010	1,113	910	81.8%	203	18.2%
2020	1,469	1,194	81.3%	275	18.7%
2026	**1,658**	**1,361**	**82.1%**	**297**	**17.9%**
2036	**2,003**	**1,640**	**81.9%**	**363**	**18.1%**
2036**	**2,041**	**1,665**	**81.6%**	**376**	**18.4%**

**High Population Projection.
Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

TABLE 5
HOUSEHOLDS BY HOUSEHOLD SIZE
WAVERLY, NEBRASKA
2026 ESTIMATE*

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons
185	740	200	315	165	28	25

* Estimate subject to margin of error
Source: 2020-2024 American Community Survey.

TABLE 6
RACE AND HISPANIC ORIGIN
WAVERLY, NEBRASKA
2010, 2020 & 2026*

	2010		2020		2026*	
Race	Number	% of Total	Number	% of Total	Number	% of Total
White	3,217	98.2%	4,040	94.4%	4,550	93.3%
Black or African American	5	0.1%	24	0.6%	31	0.6%
Am. Indian and Alaska Native	5	0.1%	7	0.2%	8	0.2%
Asian	9	0.3%	41	1.0%	55	1.1%
Native Hawaiian/Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Other Race/Two or More Races	41	1.3%	167	3.9%	231	4.7%
Totals	**3,277**	**100.0%**	**4,279**	**100.0%**	**4,875**	**100.0%**
Hispanic Origin	**47**	**1.4%**	**118**	**2.8%**	**155**	**3.2%**

*Specified data, subject to margin of error.
Source: 2024 American Community Survey.
Hanna:Keelan Associates, 2026.

TABLE 7
HOUSEHOLD INCOME TRENDS & PROJECTIONS
MEDIUM POPULATION PROJECTIONS
WAVERLY, NEBRASKA
2010-2036

Income Group	2010*	2020*	2024*	2026	2036	% Change 2026-2036
All Households						
Less than $10,000	10	44	21	**15**	**8**	**-46.7%**
$10,000-$19,999	33	13	42	**35**	**25**	**-28.6%**
$20,000-$34,999	168	88	50	**48**	**40**	**-16.7%**
$35,000-$49,999	126	101	85	**80**	**70**	**-12.5%**
$50,000-$74,999	287	345	297	**300**	**260**	**-13.3%**
$75,000-$99,999	237	238	141	**200**	**282**	**+41.0%**
$100,000 or More	242	545	871	**980**	**1,318**	**+34.5%**
Totals	**1,103**	**1,374**	**1,507**	**1,658**	**2,003**	**+20.8%**
Median Income	**$61,210**	**$81,818**	**$111,632**	**$116,143**	**$141,579**	**+21.9%**
65+ Households						
Less than $10,000	5	6	21	**18**	**12**	**-33.3%**
$10,000-$19,999	18	13	22	**20**	**18**	**-10.0%**
$20,000-$34,999	32	15	21	**22**	**25**	**+13.6%**
$35,000-$49,999	30	41	62	**70**	**75**	**+7.3%**
$50,000-$74,999	34	205	236	**285**	**315**	**+10.5%**
$75,000-$99,999	6	42	0	**65**	**90**	**+38.5%**
$100,000 or More	14	48	88	**130**	**196**	**+50.8%**
Totals	**139**	**370**	**458**	**610**	**731**	**+19.8%**
Median Income	**$42,250**	**$63,414**	**$70,000***	**$72,828**	**$88,773**	**+21.9%**

* Specified Data Used. 2020 & 2024 Estimate, Adjusted, subject to Margin of Error.
Source: 2020 & 2024 American Community Survey.
Hanna:Keelan Associates, 2026.

TABLE 8
PER CAPITA INCOME
TRENDS AND PROJECTIONS
LANCASTER COUNTY / STATE OF NEBRASKA
2016-2036

	Lancaster County		State of Nebraska	
Year	**Income**	**% Change**	**Income**	**% Change**
2016	$44,771	--	$48,688	--
2017	$46,507	+3.9%	$49,533	+1.7%
2018	$48,483	+4.2%	$51,436	+3.8%
2019	$50,392	+3.9%	$53,513	+4.0%
2020	$53,475	+6.1%	$56,911	+6.3%
2021	$59,552	+11.4%	$63,652	+11.8%
2022	$61,748	+3.7	$66,354	+4.2%
2023	$65,394	+5.9%	$71,506	+7.8%
2024	$68,273	+4.4%	$72,696	+1.7%
2025*	**$70,215**	**+2.8%**	$75,858	+4.3%
2026*	**$72,535**	**+3.3%**	**$78,134**	**+3.0%**
2036*	**$88,418**	**+21.9%**	**$95,714**	**+22.5%**
2016-2026	**$44,771-$72,535**	**+62.0%**	**$48,688-$78,134**	**+60.5%**
2026-2036	**$72,535-$88,418**	**+21.9%**	**$78,134-$95,714**	**+22.5%**

Source: Bureau of Economic Analysis, 2024 & 2025.
Hanna:Keelan Associates, 2026

TABLE 9
PERSONS RECEIVING SOCIAL SECURITY INCOME
LANCASTER COUNTY, NEBRASKA
2025

Social Security Income – 2025	**Number of Beneficiaries**
Retirement Benefits	
Retired Workers	103,295
Spouses	978
Children	593
Survivor Benefits	
Widows & Widowers	4,655
Children	2,073
Disability Benefits	
Disabled Persons	8,253
Spouses	11
Children	410
Total	**120,268**
Aged 65 & Older	
Men	52,668
Women	54,629
Total	**107,297**
Supplemental Social Security Income - 2025	
Aged 65 & Older	1,254
Blind and Disabled	4,552
Total	**5,806**

Source: Department of Health and Human Services,
Social Security Administration, 2025.

TABLE 10
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
MEDIUM POPULATION PROJECTIONS
WAVERLY, NEBRASKA
2020-2026

Income Range	2018* #/#CB-HP	2023* #/#CB-HP	2026 #/#CB-HP	2036** #/#CB-HP
0%-30% AMI	35 / 20	34 / 20	**34 / 22**	**30 / 21**
31%-50% AMI	30 / 25	29 / 24	**28 / 23**	**28 / 21**
51%-80% AMI	70 / 25	86 / 31	**96 / 35**	**128 / 47**
81%+ AMI	820 / 39	1,133 / 53	**1203 / 56**	**1,478 / 64**
Totals	**955 / 109**	**1,282 / 128**	**1,361 / 136**	**1,664 / 152**

*Specified Data Used; 2020 & 2022 estimate subject to margin of error.
= Total Households. ***#CB-HP** = Households with Cost Burden – Housing Problems.*
Source: 2020 & 2022 CHAS Tables, Huduser.gov.
Hanna:Keelan Associates, 2026.

TABLE 11
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
MEDIUM POPULATION PROJECTIONS
WAVERLY, NEBRASKA
2020-2026

Income Range	2018* #/#CB-HP	2023* #/#CB-HP	2026 #/#CB-HP	2036** #/#CB-HP
0%-30% AMI	45 / 15	31 / 15	**23 / 15**	**9 / 15**
31%-50% AMI	65 / 35	61 / 35	**59 / 35**	**78 / 35**
51%-80% AMI	65 / 25	67 / 27	**68 / 28**	**102 / 32**
81%+ AMI	125 / 10	133 / 12	**138 / 13**	**180 / 17**
Totals	**300 / 85**	**292 / 89**	**297 / 91**	**369 / 99**

*Specified Data Used; 2020 & 2022 estimate subject to margin of error.
= Total Households. ***#CB-HP** = Households with Cost Burden – Housing Problems.*
Source: 2020 & 2022 CHAS Tables, Huduser.org.
Hanna:Keelan Associates, 2026.

TABLE 12
AREA HOUSEHOLD INCOME (AMI)
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA
(INCLUDING CITY OF WAVERLY)
2026

	1PHH	2PHH	3PHH	4PHH	5PHH	6PHH	7PHH	8PHH
30% AMI	$22,400	$25,600	$28,800	$33,000	$38,680	$44,360	$50,040	$55,720
50% AMI	$37,350	$42,650	$48,000	$53,300	$57,600	$61,850	$66,100	$70,400
60% AMI	$44,820	$51,180	$57,600	$63,960	$69,120	$74,220	$79,320	$84,480
80% AMI	$59,750	$68,250	$76,800	$85,300	$92,150	$98,950	$105,800	$112,600
100% AMI	$74,700	$85,300	$96,000	$106,600	$115,200	$123,700	$132,200	$140,800
125% AMI	$93,375	$106,625	$120,000	$133,250	$144,000	$154,625	$165,250	$176,000

Source: U.S. Department of Housing and Urban Development, 2026.

TABLE 13
EMPLOYEMENT DATA TRENDS AND PROJECTIONS
LANCASTER COUNTY, NEBRASKA
2016-2026

Year	Number of Employed Persons	Change	Percent Unemployment
2016	166,467	--	2.8%
2017	167,586	+1,119	2.6%
2018	171,526	+3,940	2.6%
2019	174,089	+2,563	2.8%
2020	170,440	-3,649	4.2%
2021	173,244	+2,804	2.6%
2022	176,256	+3,012	2.1%
2023	178,980	+2,724	2.2%
2024	180,716	+1,736	2.5%
2025	184,874	+4,158	2.9%
2026*	**184,237**	**-637**	**2.6%**
2036*			
2016-2036	**166,467-**		

*Estimate as of August, 2026.
Source: Nebraska Department of Labor, Labor Market Information, 2026.
Hanna:Keelan Associates, 2026.

TABLE 14
WORKFORCE EMPLOYEMENT BY TYPE
LANCASTER COUNTY, NEBRASKA
MARCH, 2026

Workforce	
Non-Farm Employment (Wage and Salary)	
Agriculture Forestry, Fishing & Hunting.	*
Mining, Quarrying & Oil/Gas Extraction.	*
Utilities.	*
Construction.	10,048
Manufacturing.	13,408
Wholesale Trade.	*
Retail Trade.	17,189
Transportation & Warehousing.	8,572
Information.	3,765
Finance & Insurance.	6,300
Real Estate & Rental/Leasing.	2,027
Professional, Scientific & Technical Services.	9,698
Management of Companies & Enterprises.	2,920
Administrative/Support/Waste.	7,019
Educational Services.	1,939
Health Care & Social Assistance.	27,480
Arts, Entertainment & Recreation.	2,987
Accommodation & Food Service.	15,456
Other Services (except Public Administration).	5,833
Federal Government.	3,107
State Government.	16,507
Local Government.	14,780

*Data not available due to disclosure suppression
Source: Nebraska Department of Labor, Labor Market Information, 2026.

TABLE 15
TRAVEL TIME TO WORK
WAVERLY, NEBRASKA
202X ESTIMATE*

9 Minutes or Less	10-19 Minutes	20-29 Minutes	30-39 Minutes	40 Minutes or More
237	396	811	218	157

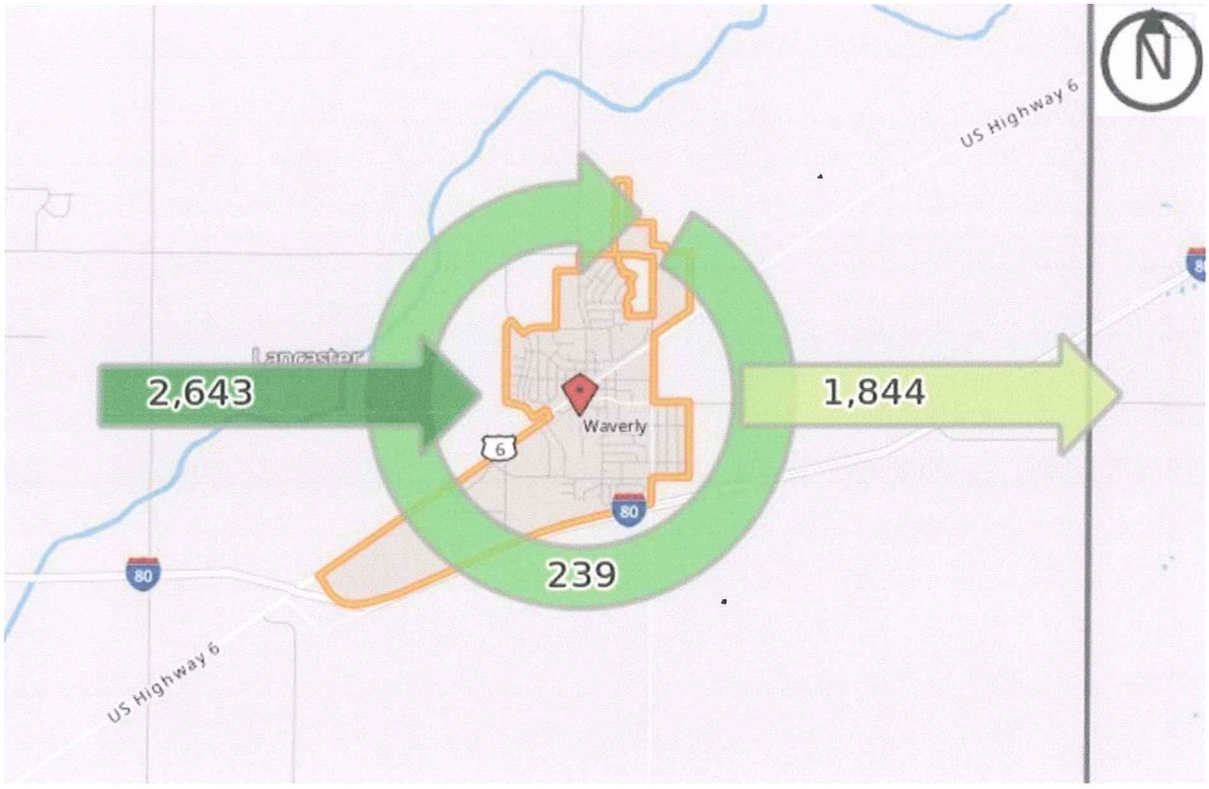
*Subject to margin of error.
Source: 2024 American Community Survey.

TABLE 16
INFLOW / OUTFLOW JOB COUNTS (ALL JOBS)
WAVERLY, NEBRASKA
2023

	Count	Share
Employed in Waverly	2,882	100.0%
Employed in Waverly, but Living Outside	2,643	91.7%
Employed and Living in Waverly	239	8.3%
Living in Waverly	2,083	100.0%
Living in Waverly but Employed Outside	1,844	88.5%
Living and Employed in Waverly	239	11.5%

*Subject to margin of error
Source: Census Longitudinal Employment – Household Dynamics 2023.

INFLOW/OUTFLOW OF EMPLOYMENT
VILLAGE OF WAVERLY, NEBRASKA



Inflow/Outflow Job Counts (All Jobs)

	2023 Count	2023 Share
Employed in the Selection Area	2,882	100.0%
Employed in the Selection Area but Living Outside	2,643	91.7%
Employed and Living in the Selection Area	239	8.3%
Living in the Selection Area	2,083	100.0%
Living in the Selection Area but Employed Outside	1,844	88.5%
Living and Employed in the Selection Area	239	11.5%

TABLE 17
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
WAVERLY, NEBRASKA
2022 & 2024 ESTIMATE

		Complete Plumbing		Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	Total	Number	% of Total	Number	% of Total	Number	% of Total
2022 Est.*	1,471	1,471	100.0%	0	0.0%	0	0.0%
2024 Est.*	1,507	1,507	100.0%	0	0.0%	0	0.0%

*Subject to margin of error.
Source: 2022 & 2024 American Community Survey Estimates.

TABLE 18
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
WAVERLY, NEBRASKA
2020 & 2024 ESTIMATE

	Number of Units				
Year	1 Unit	2-9 Units	10+ Units	Other*	Total
2020	1,249	73	74	0	1,396
2024	1,467	0	81	0	1,548

*Includes mobile homes and trailers.
**Specified data used. Estimates subject to margin of error.
Source: 2020 & 2024 American Community Survey

HANNA:KEELAN ASSOCIATES
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EXISTING LAND USE MAP

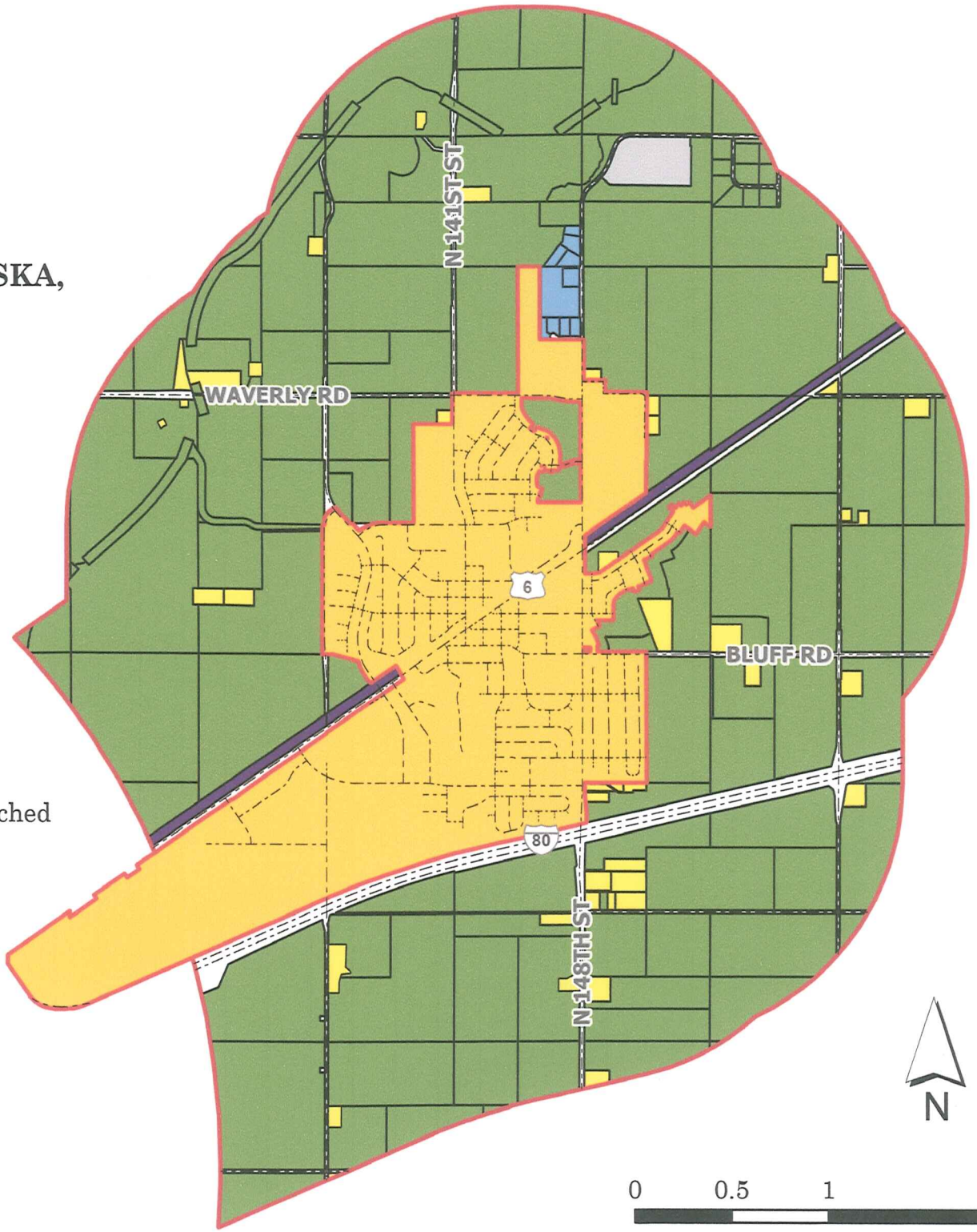
CITY OF WAVERLY, NEBRASKA
2026



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EXISTING LAND USE MAP

CITY OF WAVERLY, NEBRASKA, PLANNING JURISDICTION 2026

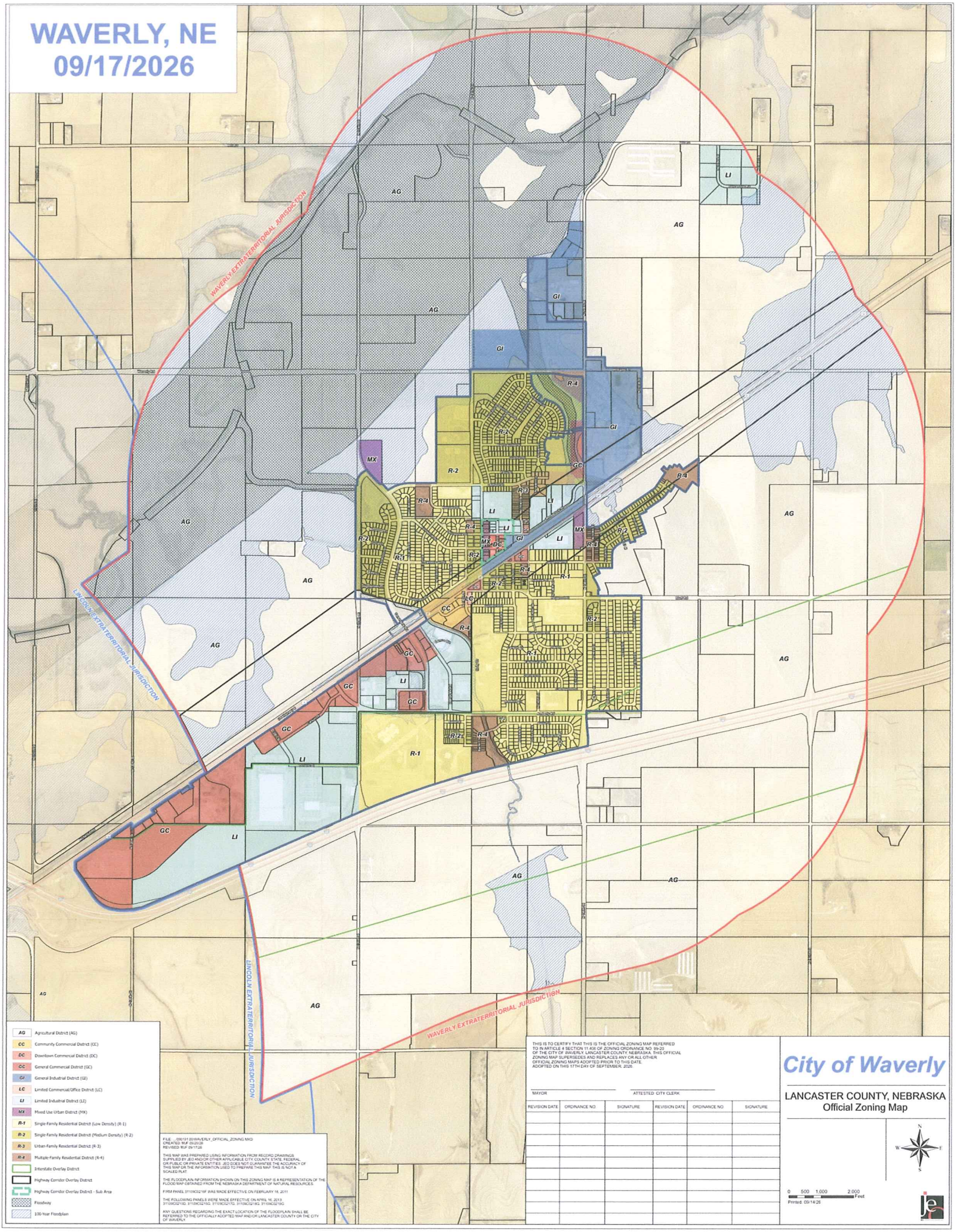


Legend

- Waverly Corporate Limits
- Waverly ETJ

Land Use Class

- Single-Family Residential - Detached
- Vacant Agriculture
- Public & Quasi-Public
- Industrial
- Railroad Corridor


WAVERLY, NE
09/17/2026
WAVERLY EXTRATERRITORIAL JURISDICTION
LINCOLN EXTRATERRITORIAL JURISDICTION
AG
GI
LI
MX
R-4
R-2
R-3
R-1
GC
CC
LC
DC
AG Agricultural District (AG)
CC Community Commercial District (CC)
DC Downtown Commercial District (DC)
GC General Commercial District (GC)
GI General Industrial District (GI)
LC Limited Commercial/Office District (LC)
LI Limited Industrial District (LI)
MX Mixed Use Urban District (MX)
R-1 Single-Family Residential District (Low Density) (R-1)
R-2 Single-Family Residential District (Medium Density) (R-2)
R-3 Urban-Family Residential District (R-3)
R-4 Multiple-Family Residential District (R-4)
Interstate Overlay District
Highway Corridor Overlay District
Highway Corridor Overlay District - Sub Area
Floodway
100-Year Floodplain
FILE: ...\09\01 ZONING\WAVERLY_OFFICIAL_ZONING.MXD
CREATED: MJF 09/25/26
REVISED: MJF 09/17/26
THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY JEO AND/OR OTHER APPLICABLE CITY, COUNTY, STATE, FEDERAL OR PUBLIC OR PRIVATE ENTITIES. JEO DOES NOT GUARANTEE THE ACCURACY OF THIS MAP OR THE INFORMATION USED TO PREPARE THIS MAP. THIS IS NOT A SCALED PLAT.
THE FLOODPLAIN INFORMATION SHOWN ON THIS ZONING MAP IS A REPRESENTATION OF THE FLOOD MAP OBTAINED FROM THE NEBRASKA DEPARTMENT OF NATURAL RESOURCES.
FIRM PANEL 31109C0216F WAS MADE EFFECTIVE ON FEBRUARY 18, 2011
THE FOLLOWING PANELS WERE MADE EFFECTIVE ON APRIL 16, 2013:
31109C0210D, 31109C0215G, 31109C0217G, 31109C0218G, 31109C0219G
ANY QUESTIONS REGARDING THE EXACT LOCATION OF THE FLOODPLAIN SHALL BE REFERRED TO THE OFFICIALLY ADOPTED MAP AND/OR LANCASTER COUNTY OR THE CITY OF WAVERLY
THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN ARTICLE 4 SECTION 11.406 OF ZONING ORDINANCE NO. 99-23 OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA. THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING MAPS ADOPTED PRIOR TO THIS DATE. ADOPTED ON THIS 17TH DAY OF SEPTEMBER, 2026.
MAYOR
ATTESTED: CITY CLERK
REVISION DATE | ORDINANCE NO. | SIGNATURE | REVISION DATE | ORDINANCE NO. | SIGNATURE
City of Waverly
LANCASTER COUNTY, NEBRASKA
Official Zoning Map
N
W
E
S
0 500 1,000 2,000 Feet
Printed: 09/14/26