

2026

City of Yutan Blight Study

Adopted XXX, XX, 2026 – Resolution XX-XXXX



Executive Summary

This report presents the findings of the Blight and Substandard Study conducted by JEO Consulting Group for the City of Yutan. The study evaluates the designated area for conditions that meet the statutory definitions of "blighted" and "substandard" under Nebraska Community Development Law. Based on field surveys, data analysis, and statutory criteria, the study concludes that the area qualifies for designation as blighted and substandard, enabling the city to pursue redevelopment strategies.

Purpose of the Study

This Blight and Substandard Study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Yutan's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Yutan finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2158).

Through the redevelopment process, the City of Yutan can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Development Law by the City of Yutan is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight or hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Yutan can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

This blight and substandard study examines the existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Yutan to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Yutan to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Yutan must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the

spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

Statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have adopted a comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

Substandard and Blight Analysis

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or
- (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Existence of defective or inadequate street layout

Condition of streets/inadequate access including sidewalks

- Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Conditions associated with accessibility/usefulness of the lots

- Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**
Examine conditions which endanger life or property
 - Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
11. **Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**
Economic and/or socially undesirable land uses
 - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
12. **Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
 - (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);

- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

- No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

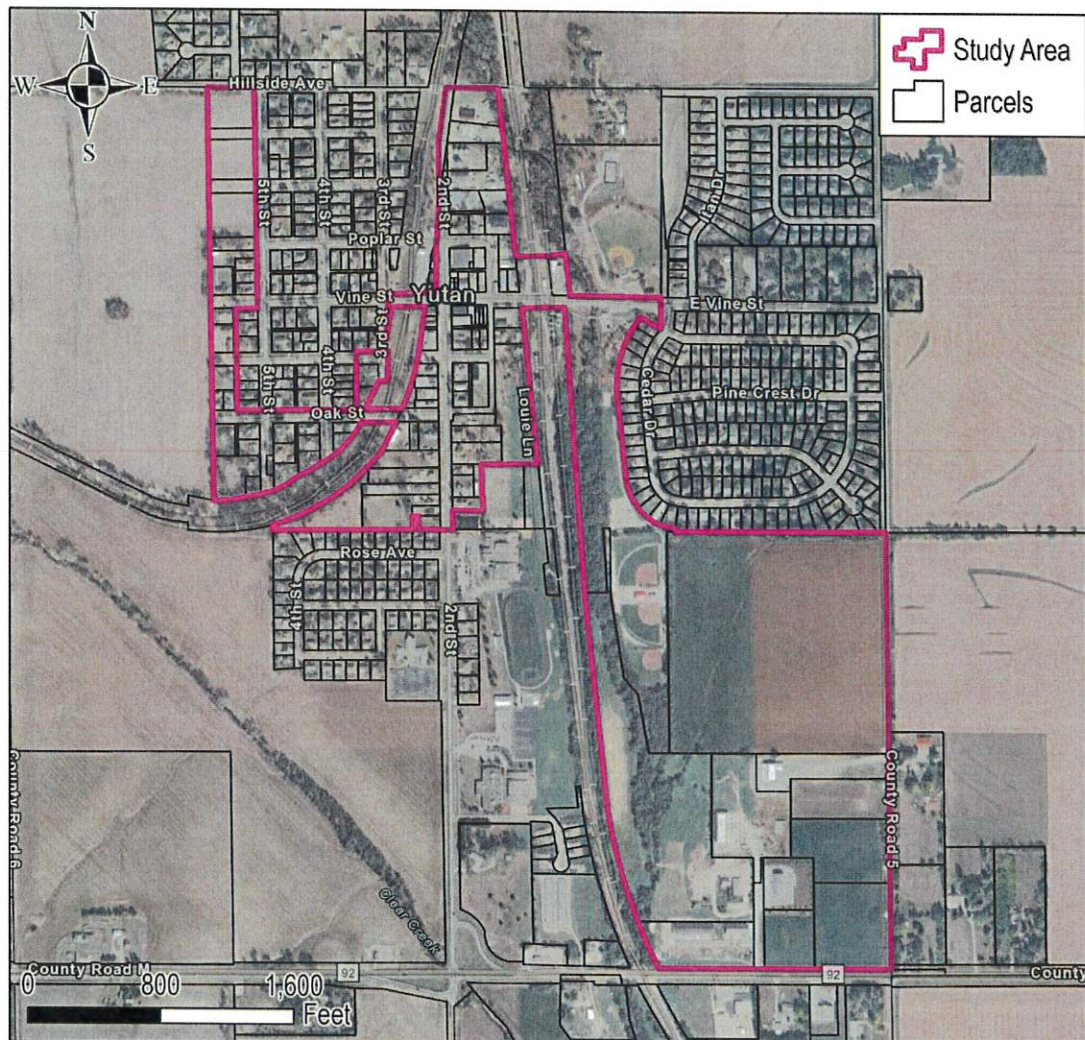
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; N. Schroeder
Date: October 2025
Software: ArcGIS Pro 3.5
File:

City of Yutan, NE

Yutan West Blight Study Area

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The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities in the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

A portion of the designated study area is located outside but adjacent to the corporate limits of the City of Yutan and within the City's extra-territorial jurisdiction. Because this portion of the designated study area is not yet located within the corporate limits, the area or portions thereof will need to be annexed to be included in the Community Development Agency's area of operation to become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project.

Recommended Blight and Substandard Area

JEO Consulting Group recommends designating the 179.8-acre study area as Blighted and Substandard. This is 49% of the area of city's corporate limits which is below the 50% maximum per state law.

The following boundary description delineates the Recommended Area:

TBD upon area verification

Findings and Contributing Factors

The intent of this study is to determine whether the Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on September 26, 2025, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions, county assessor's records, and land use found within the Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. See Appendix A for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures, and other observed conditions within the Blight Study Area.

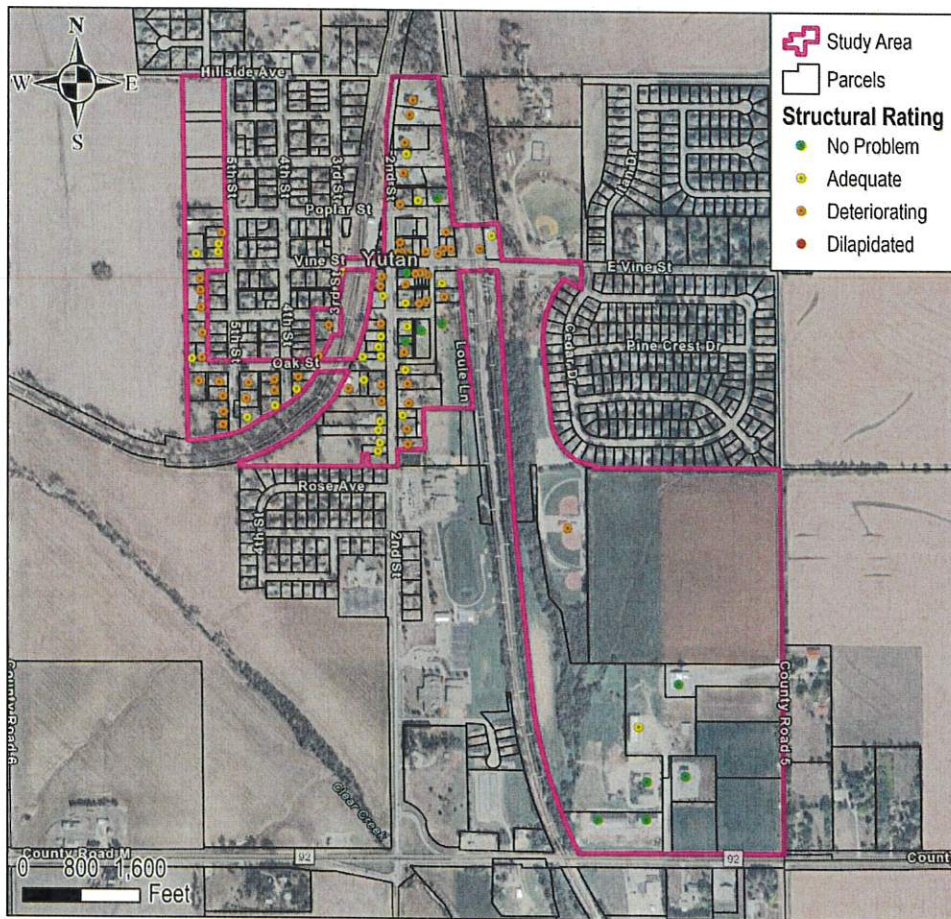
BLIGHTED CRITERIA CONDITIONS


As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of the following.

Substantial Number of Deteriorated or Deteriorating Structures

The structures for each parcel within the Blight Study Area were examined. Thirty-nine percent of the primary structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of structural ratings within the study area. This is considered a significant contributing factor.

Figure 2, Structural Rating





City of Yutan, NE

Yutan West Blight Study:

Structural Rating

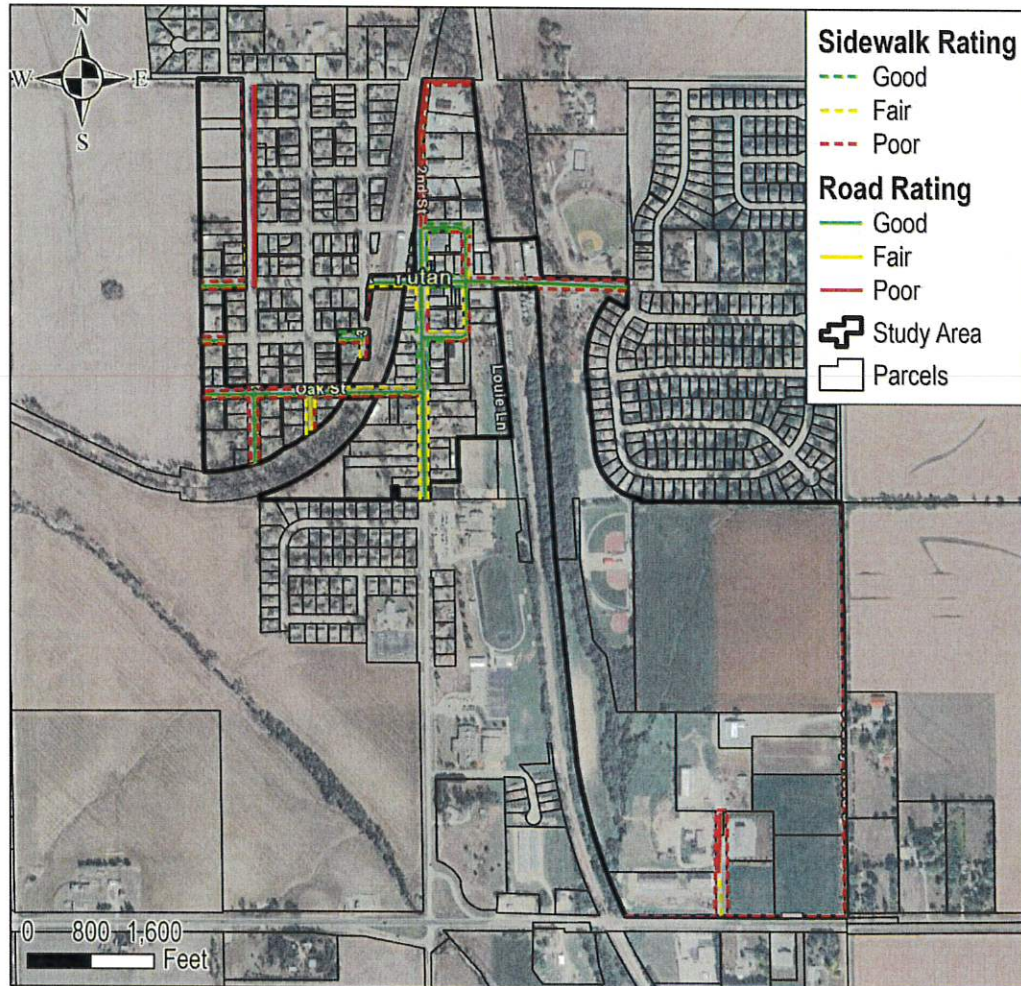
Created By: J. Ray; N. Schroeder
Date: October 2025
Software: ArcGIS Pro 3.5
File: R251557.00

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Defective or Inadequate Street Layout**Street Conditions and Accessibility**

Street and sidewalk conditions within the Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and regarding ease of travel and appearance. The transportation infrastructure conditions are illustrated in Figure 3.

Figure 3, Transportation



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Date: October 2025
Software: ArcGIS Pro 3.5
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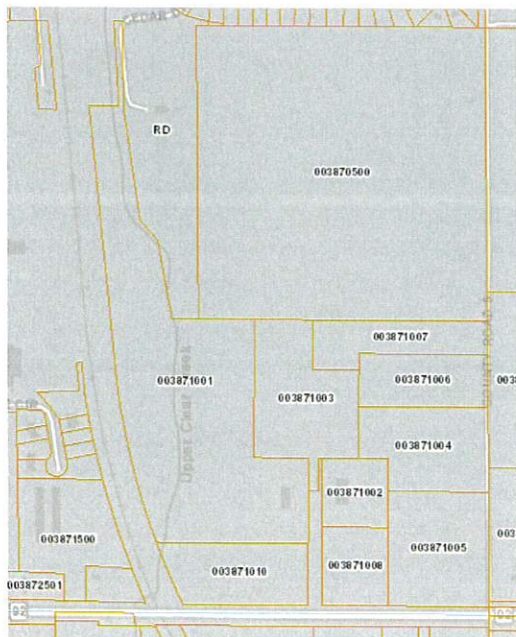
City of Yutan, NE

Yutan West Blight Study: Transportation

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About 70% of the streets are in good condition, while the remaining 30% are rated as poor due to substandard conditions. Around 75% of the sidewalks in the area either have a poor rating or lack sidewalks and proper curbs and gutters. The far northwestern and eastern sections do not have a rectilinear grid with street connections to the city, which limits access in those areas. This situation is significant enough to be considered a contributing factor.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Blight Study Area, the lot sizes and shapes vary and result in angled boundaries or lots that have limited usefulness. Along 2nd Street, several lots in the study area contain narrow portions that hinder development with many lots disproportionately deep for the lot width. In the downtown area, most of the lots are too narrow to accommodate modern building use. The large irregular shaped lot in the southern portion of the study area is too large for modern commercial or industrial development and needs to be subdivided with proper public road access. These characteristics diminish the usefulness and accessibility to adequately accommodate building standards. Overall, this factor is a contributing factor.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Sidewalks

The lack of sidewalks through the study area and broken and displaced pavement on sites poses hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.



Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average residential structure was constructed in 1933.

Debris Piles, Hazards, and Overgrowth

A total of twenty-two debris piles, hazards or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.

Floodplain

The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

As a result, this factor contributes to the recommended blight designation.

Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Dilapidated and Deteriorating Buildings

Multiple deteriorating Buildings were noted in the field analysis.

Parking and driveways

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces and were in poor condition.

Sidewalks

The lack of sidewalks throughout the study on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

Infrastructure

The southeastern portion of the study area lacks public infrastructure.

As a result, this factor contributes to the recommended blight designation.

Defective or unusual conditions of title

There was no evidence identified of defective or unusual conditions of title of the parcels in the study area. As a result, this factor is not considered to be contributing to the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

Along 2nd Street, several parcels within the study area are characterized by narrow sections that impede development and have a depth-to-width ratio not suitable for current standards. In the downtown area, most lots lack sufficient width to support modern building functions. The large, irregularly shaped parcel in the southern section of the study area exceeds the optimal size for contemporary commercial or industrial use and requires subdivision with appropriate public road access. These attributes exemplify outdated lot dimensions.

As a result of the obsolete platting, it is a contributing factor to the recommended blight designation on its own.

Diversity of ownership

The diversity of ownership is evident in the Blight Study Area. There are 82 unique private property owners for the 103 properties in the Blight Study Area. As a result, this factor contributes to the recommended blight designation.

Tax or special assessment delinquency exceeding the fair value of the land

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

The existence of conditions which endanger life or property

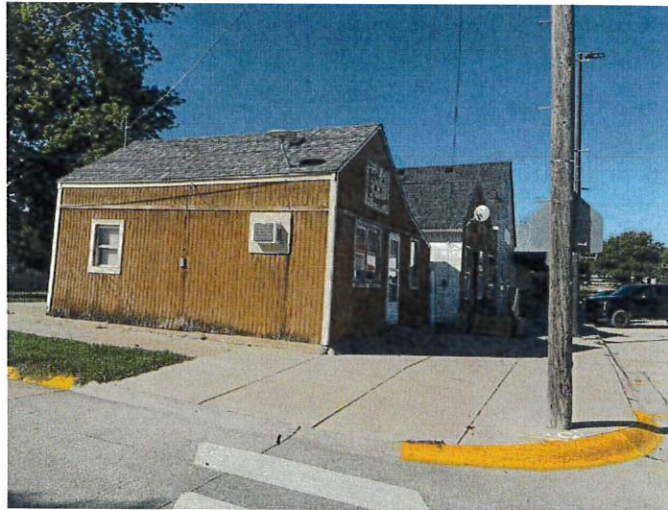
Conditions which pose a threat to public health and safety

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average residential structure was constructed in 1933.



Debris Piles, Hazards, and Overgrowth

A total of twenty-two debris piles, hazards or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.

Floodplain

The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

Sidewalks

The lack of sidewalks through the study area and broken and displaced pavement on sites poses hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

As a result, this factor contributes to the recommended blight designation.

Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

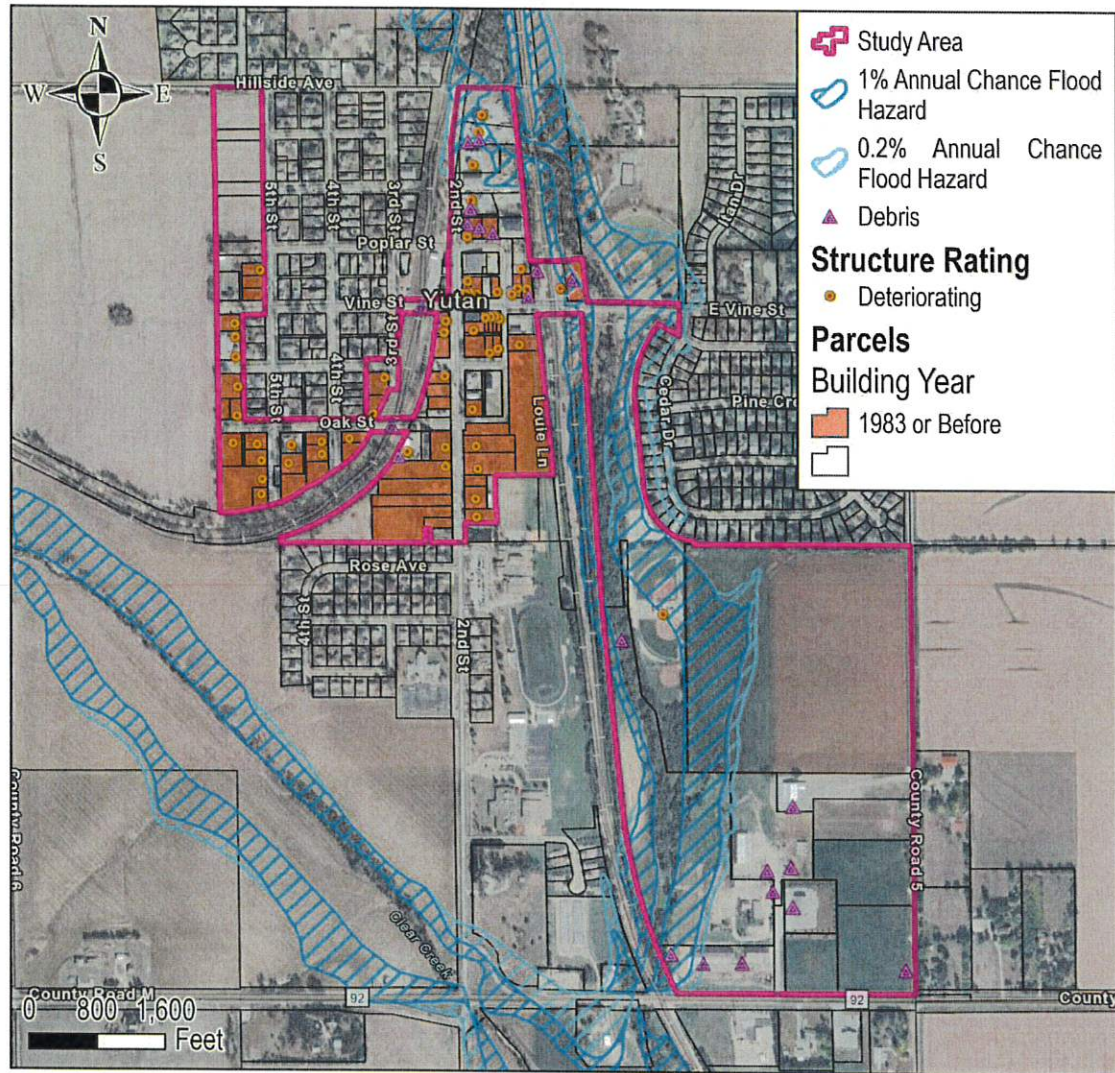
Parking and driveways

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces and were in poor condition.

As a result of these contributing factors, conditions which endanger life or property are considered a contributing factor.



Figure 4: Potentially Hazardous Conditions



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 Date: December 2025
 Software: ArcGIS Pro 3.5
 File: R251557.00

City of Yutan, NE

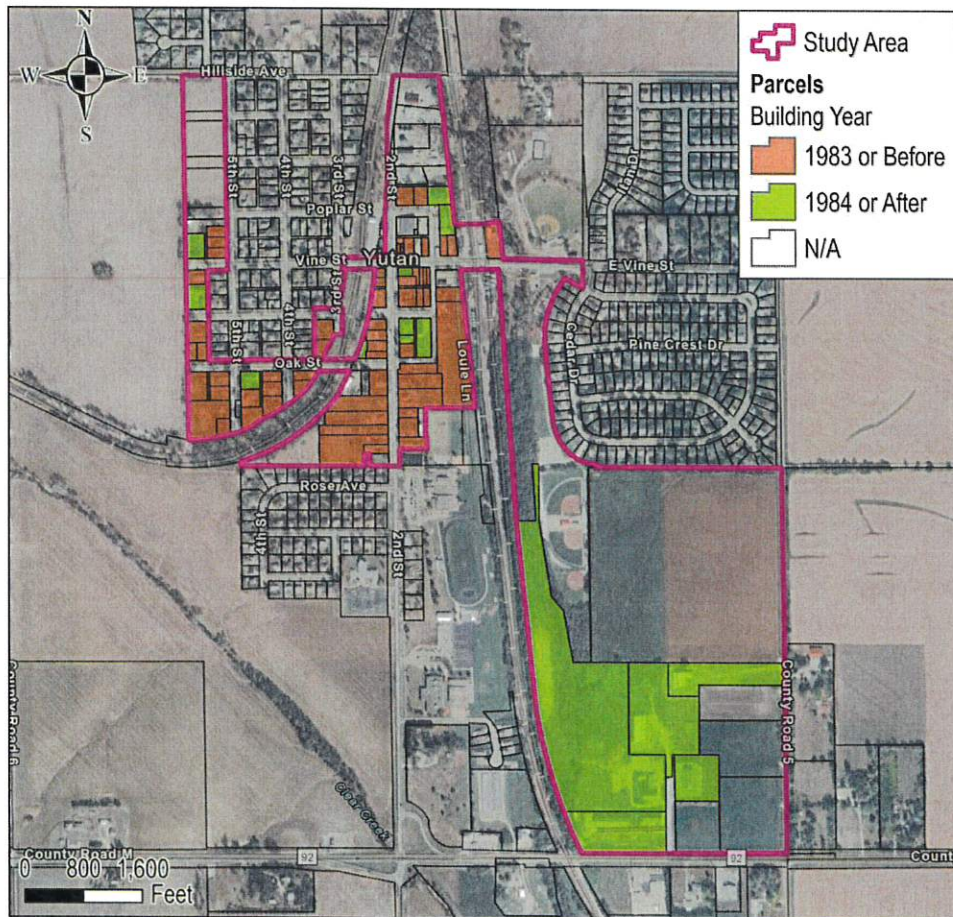
Yutan West Blight Study: Potential Hazards

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Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

The combination of deterioration of the structures, the condition or lack of site improvements, and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is not a significant factor impacting growth. As a result, it is considered a substantial contributor to the Blight Study Area to be considered blighted.

Figure 5: Age of Structures



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Date: October 2025
Software: ArcGIS Pro 3.5
File: R251557.00

City of Yutan, NE

Yutan West Blight Study: Age of Structures

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Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

Average Age of Structure Greater than 40 years

The age of the residential structure is 93 years old according to the Saunders County Assessor. This is considered a substantial contributor to the Blight Study Area to be considered blighted.



SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Blight Study Area.

The structures for each parcel within the Blight Study Area were examined. Thirty-nine percent of the primary structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of structural ratings within the study area. This is considered a significant contributory factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Blight Study Area was provided by the Saunders County Assessor's Office.

The age of the residential structure is 93 years old according to the Saunders County Assessor. In addition, multiple buildings are obsolete for their intended use and remnants of former building foundations were noted in the field analysis. Thus, Age and obsolescence is considered a contributing factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Sanitation

The Blight Study Area contains areas of debris. However, this is not considered to be a contributing factor.

Other Substandard Conditions

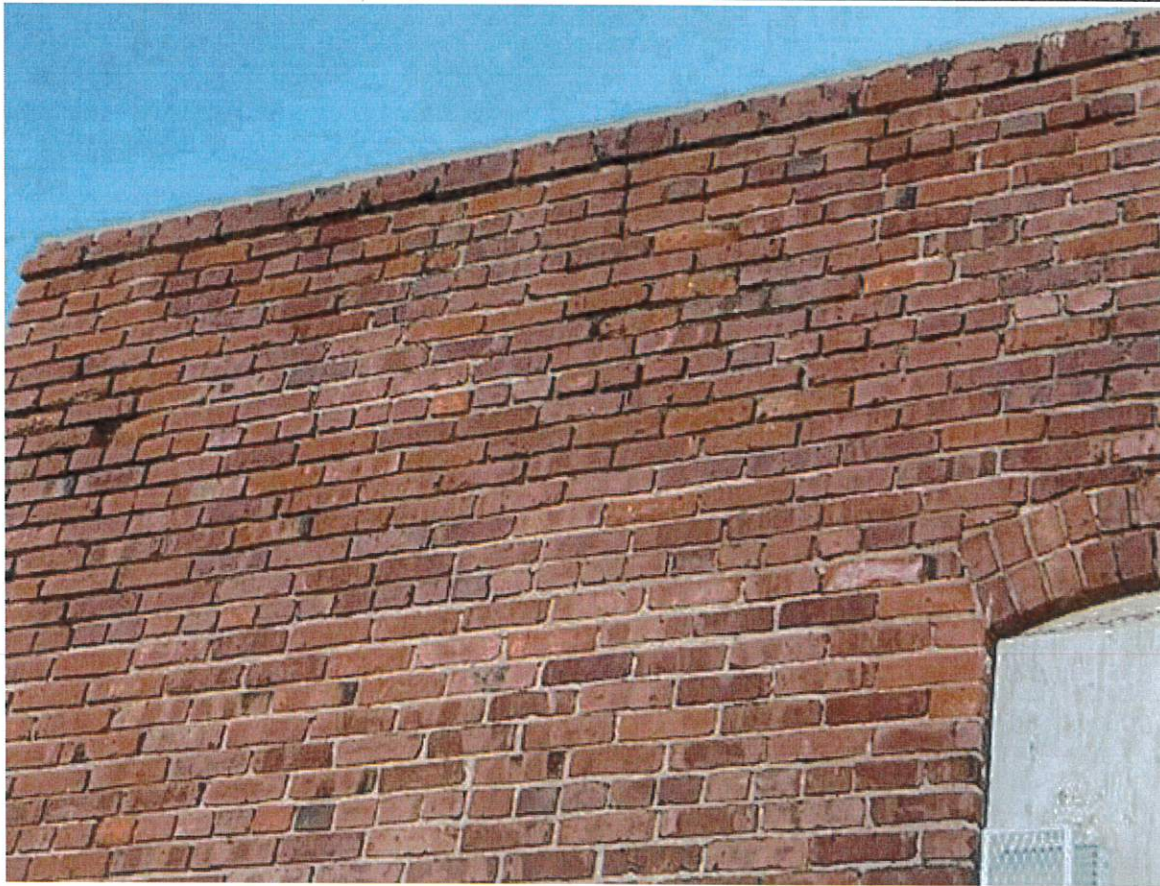
The existence of conditions which endanger life or property by fire or other unsanitary conditions.

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average residential structure was constructed in 1933.



Debris Piles, Hazards, and Overgrowth

A total of twenty-two debris piles, hazards or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.

Floodplain

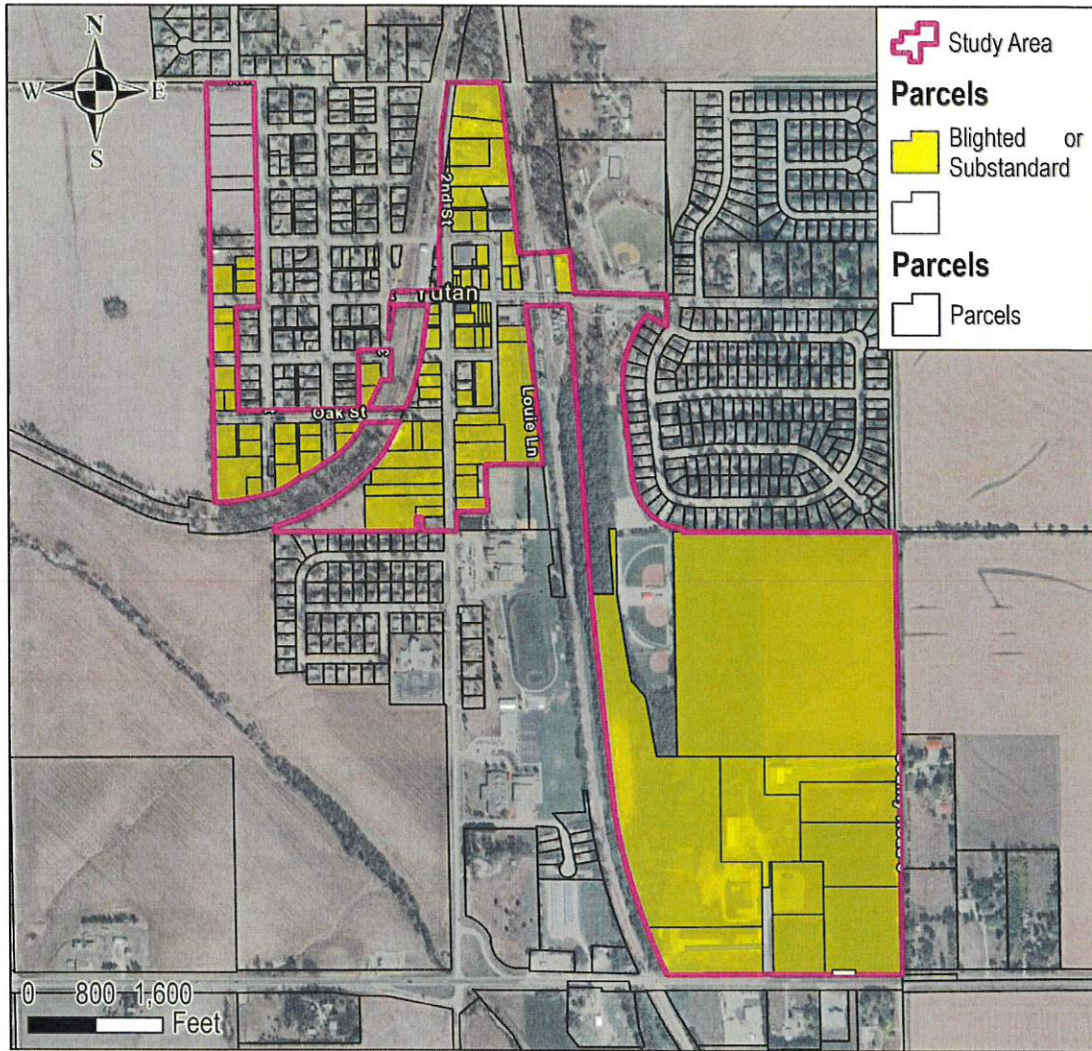
The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

Sidewalks

The lack of sidewalks through the study area and broken and displaced pavement on sites poses hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

The combination of these factors is considered significant and a contributing factor.

Figure 6: Parcels Showing Blight and Substandard Criteria



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 Software: ArcGIS Pro 3.5
 File: R251557.00

City of Yutan, NE

Yutan West Blight Study: Characteristics of Blight & Substandard Area

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Blighted and Substandard Findings

The Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad of items that were considered beyond the remedy and control of the normal regulatory process of the City of Yutan or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

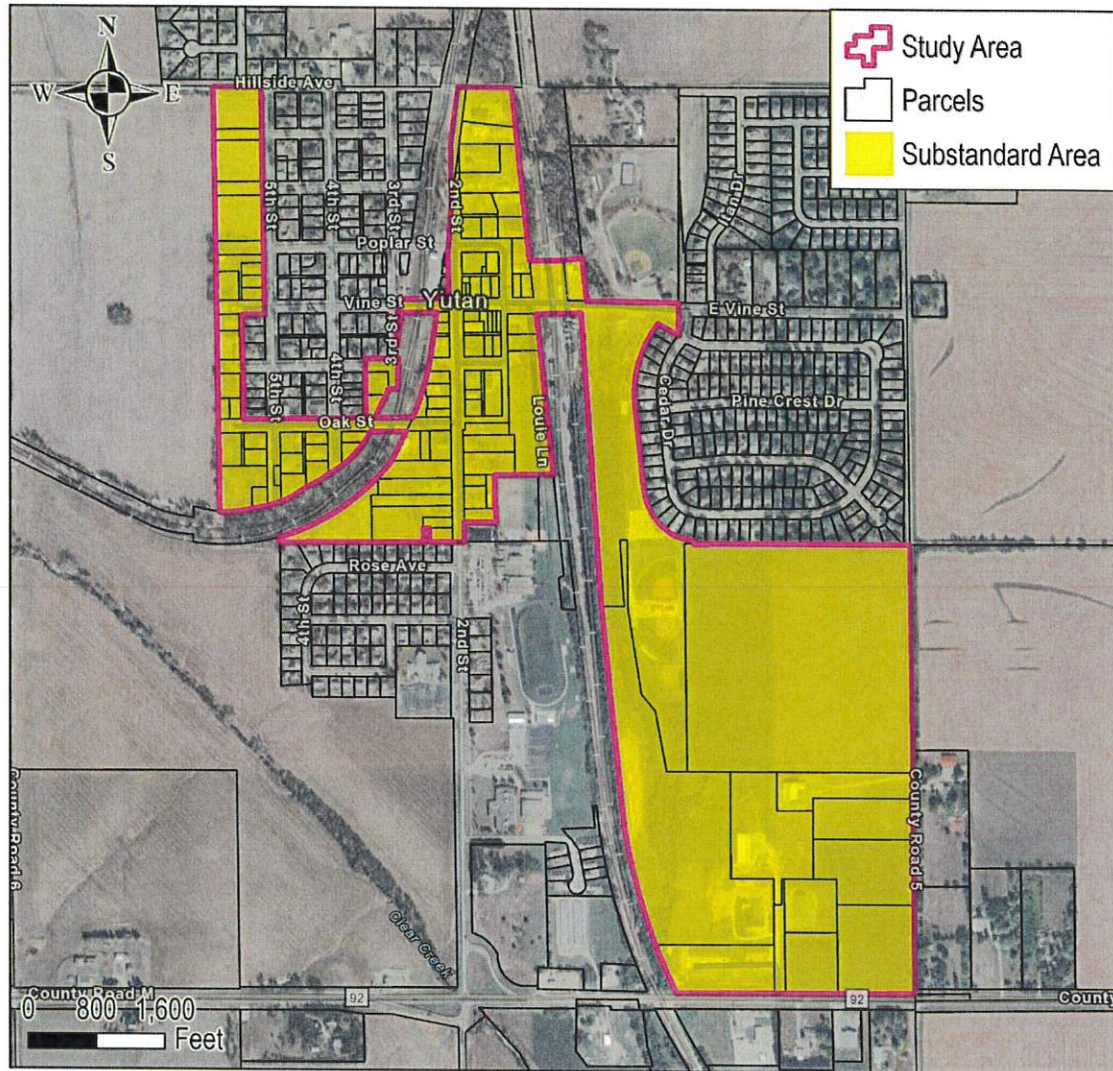
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	13/16

Conclusion

The presence of criteria conditions within the Study Area was confirmed during the field survey and subsequent analysis, substantiating a recommendation for designation as blighted and substandard. Indicators of blight are distributed throughout the Blight Study Area; therefore, it is advised that parcels within these boundaries undergo further evaluation for redevelopment.

Based on data collected and analyzed in accordance with Nebraska Revised Statutes, the consultant concludes that the Blight Study Area meets the necessary conditions to be designated as blighted and substandard by the City of Yutan and the Community Development Agency. The City of Yutan is encouraged to review this Blight and Substandard Study; if the findings are deemed satisfactory, the city may, by resolution, officially designate the Blight Study Area as "Blighted and Substandard" pursuant to the Community Development Law.

Figure 7 Recommended Blight and Substandard Designation



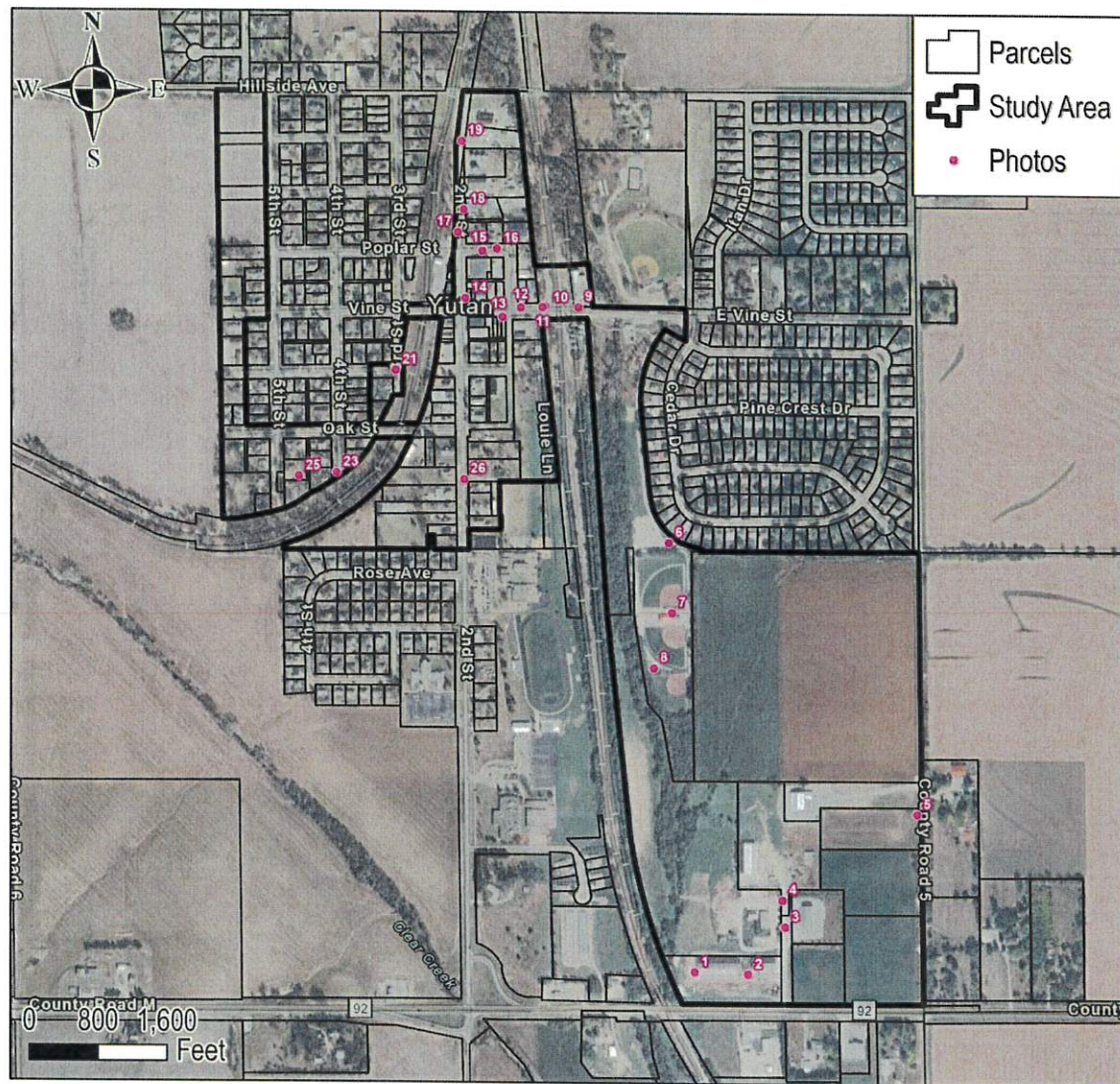
Created By: J. Ray; N. Schroeder
 Date: October 2025
 Software: ArcGIS Pro 3.5
 File: R251557.00

City of Yutan, NE

Yutan West Blight Study: Recommended Blight & Substandard Area

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**Appendix A
Photo Exhibit**



Created By: J. Ray; N. Schroeder
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City of Yutan, NE

Yutan West Blight Study: Photo Guide

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Location 1



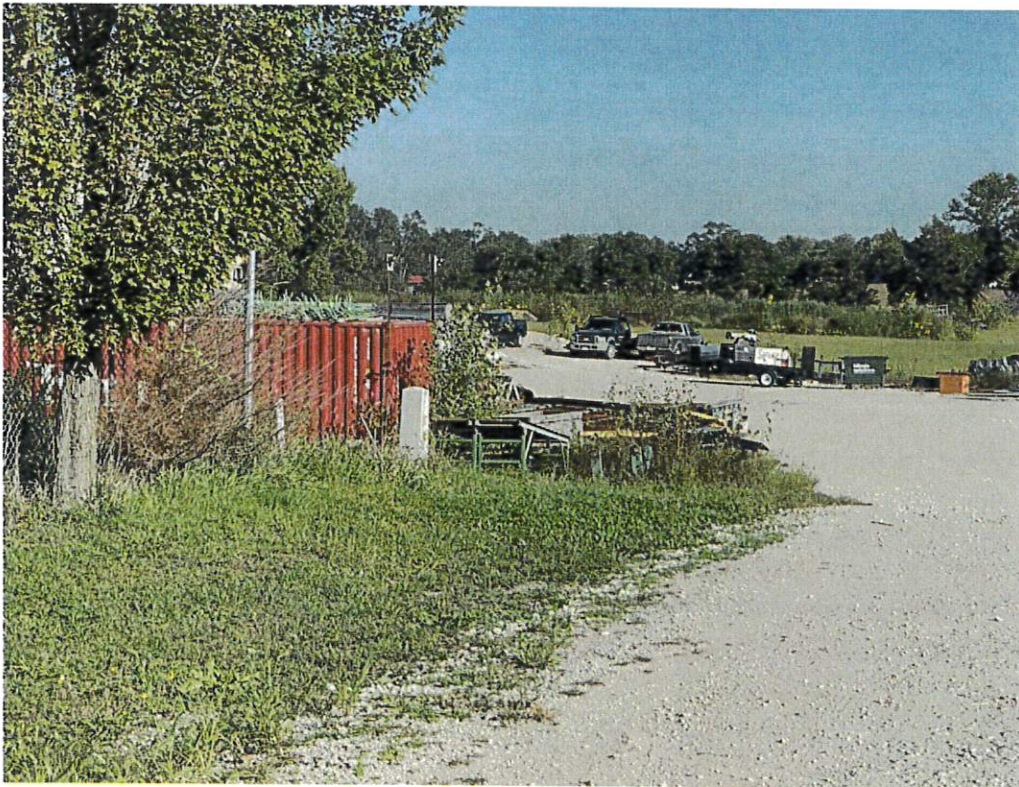
Location 2

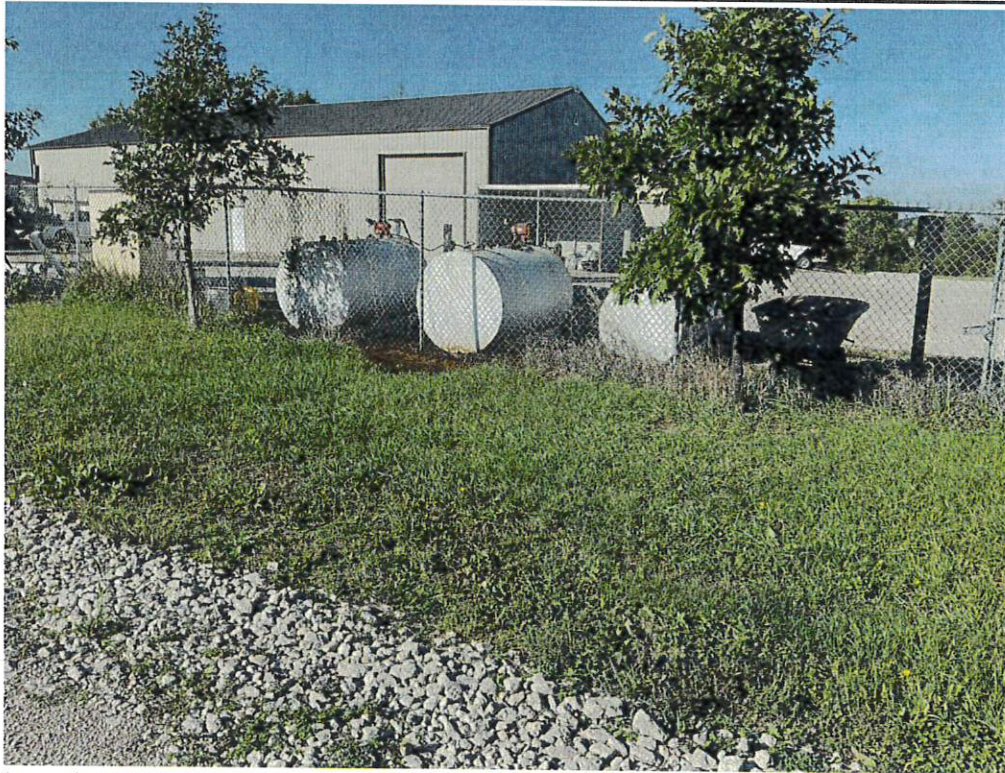


Location 3



Location 4





Location 5





Location 6



Location 7



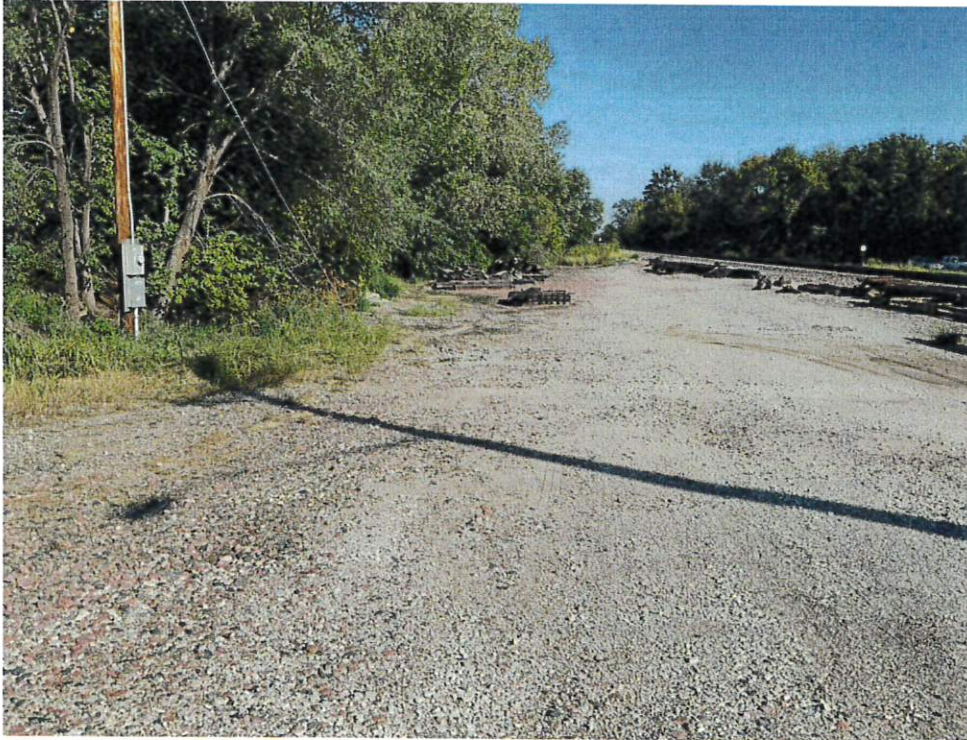
Location 8



Location 9



Location 10





Location 11

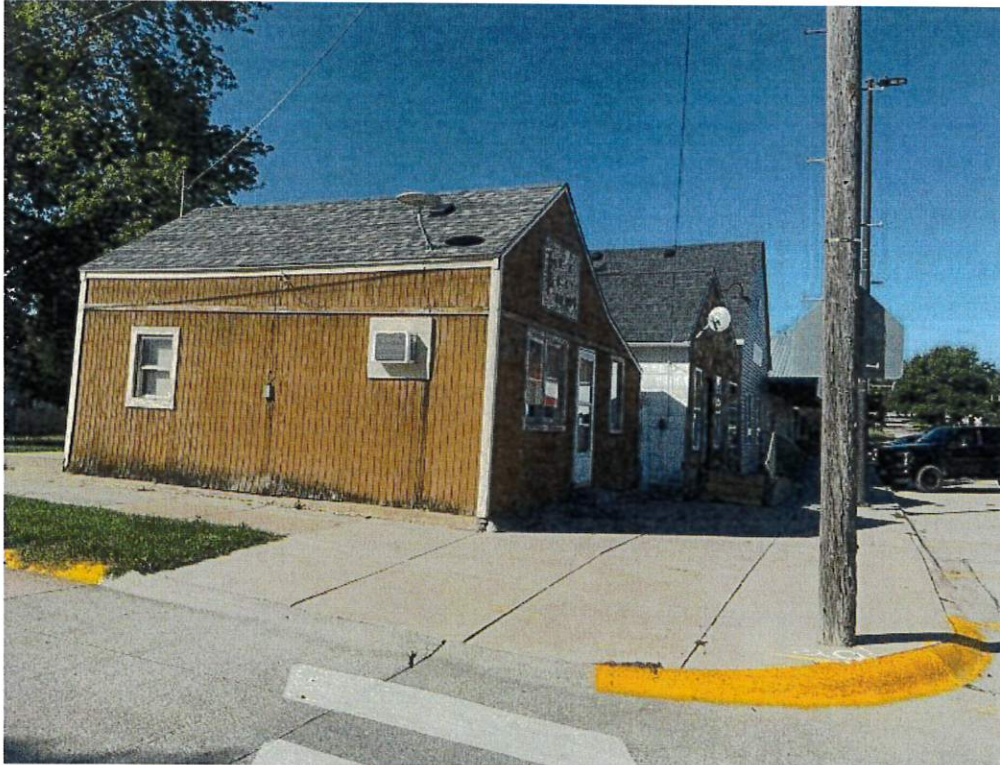


Blight Study – December 2025

Location 12

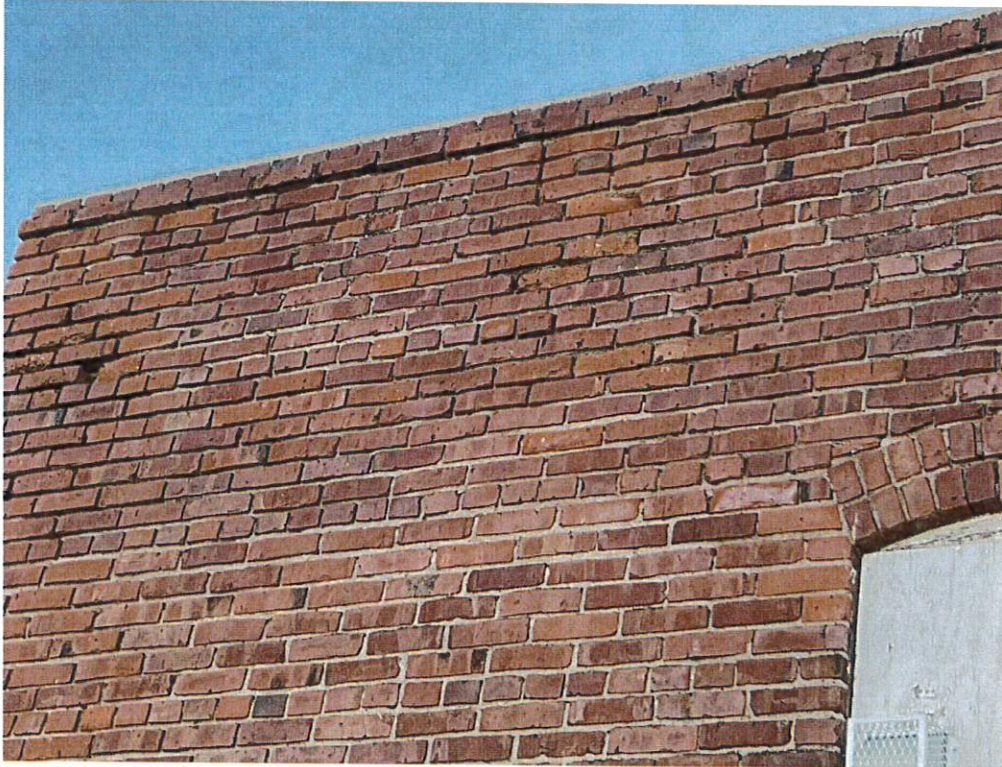


Location 13





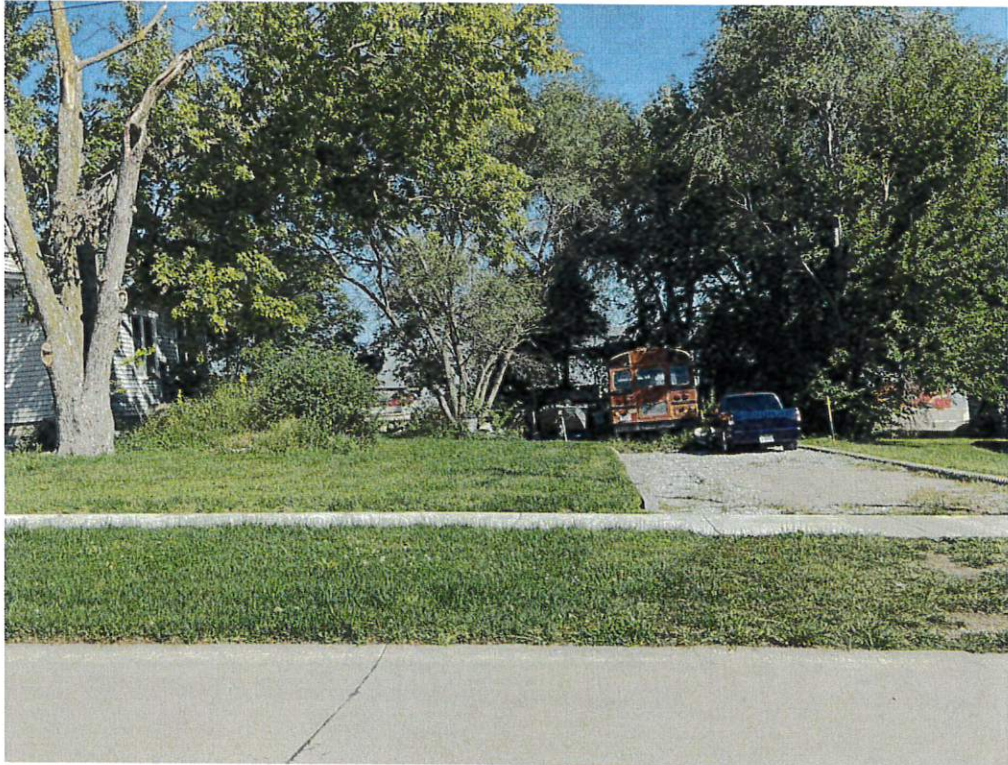
Location 14







Location15



Location 16



Location17



Location 18



Location 19



Location 21



Location 23



Location 25



Location 26

