

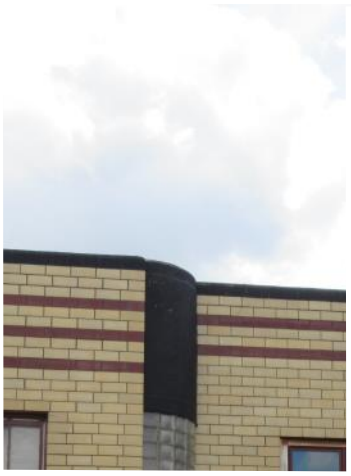

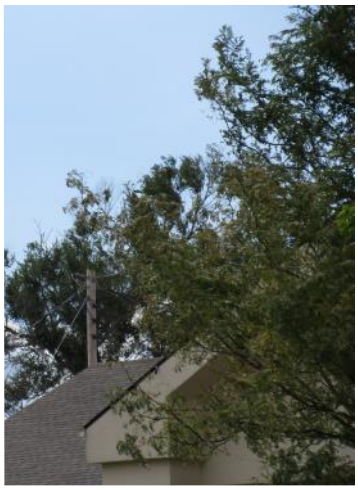


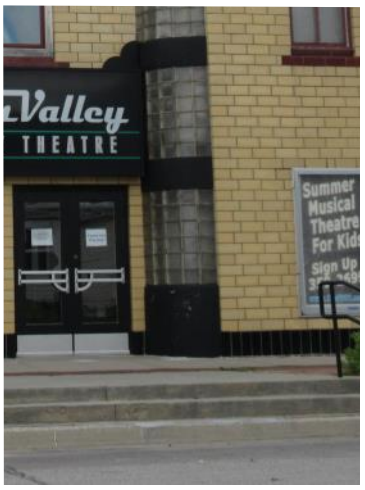

Valley, Nebraska

Comprehensive Development Plans 2018
Zoning and Subdivision Regulations 2018

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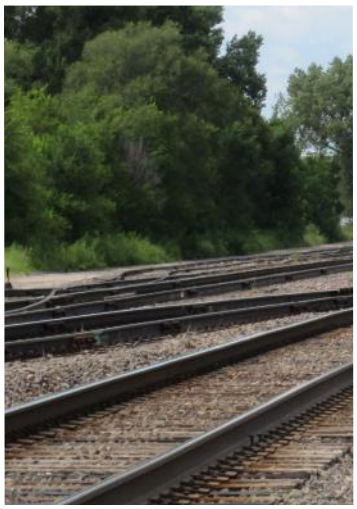



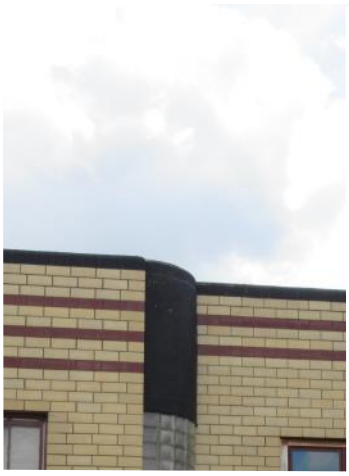

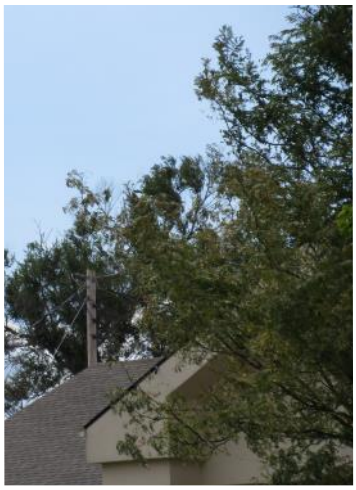


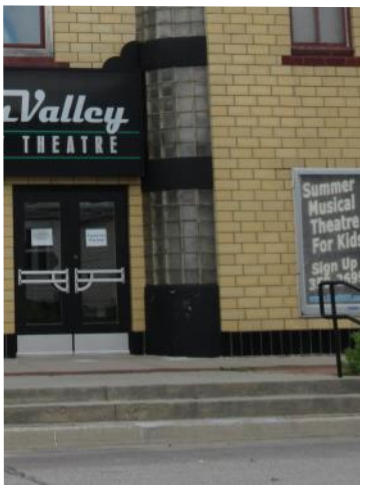

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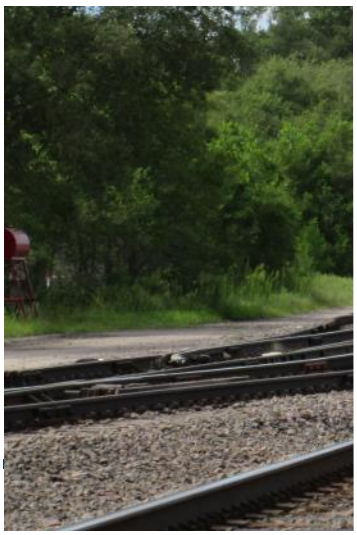
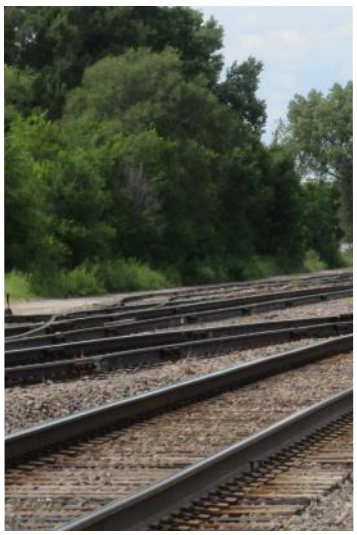

Plan Participants

City Council

Carroll L. Smith - Mayor
Mike Stanzel– Council President
Bryon Ukert
Linda Lewis
Cindy Grove

City Personnel

Joan Suhr	Clerk/Treasurer/Administrator
Shawn Isom	Deputy Clerk
Jeffrey Farnham	City Attorney
Brett Smith	Police Chief
Ken Grimm	Public Works Superintendent
Michael Burns	Building Inspector/Zoning Administrator
Jim Olmsted	City Engineer/Street Superintendent
Penny Brown	Utility Clerk
Stacy Spinar	Administrative Assistant
Garren Hochstetler	Library Director

Planning Commission

Larry Bottger– Chair
Joe Lathrop
Duane Prorok
Brian Foutch
Greg Sunde
Rob King
Greg Kava
Mark Conrey
Scott Burke
Ron King– Alternate

Board of Adjustment

Jim Larrick– Chair
Larry Bottger
Danny Stewart
Frank Borchardt
Mike Stratman
Chris Poore– Alternate

Planning Consultant

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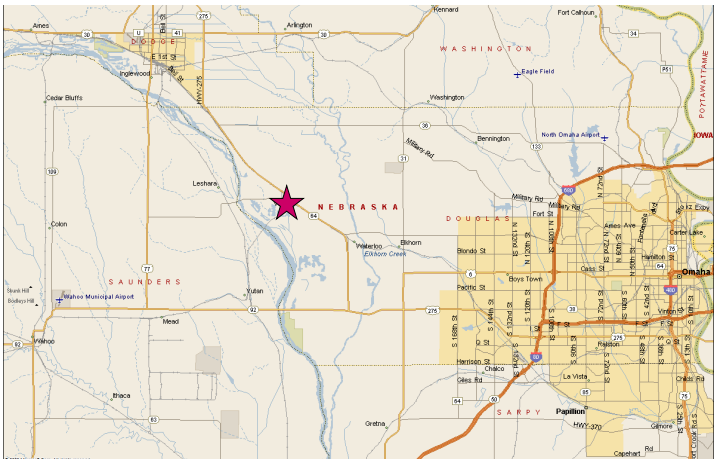
1

Introduction




Location

Valley is located in western Douglas County, Nebraska. The community is located along US Highway 275, Nebraska Highway 64, and the Platte River.



History of Valley

The history of Valley including the photos to the right has been taken directly from http://www.casde.unl.edu/history/counties/douglas/valley/index.php

In 1863 President Lincoln selected Council Bluffs, Iowa, as the eastern terminus of the Union Pacific Transcontinental Railroad. In 1864 our town, Valley, was laid out on part of the land granted to the railroad by Congress. By the winter of 1865, the tracks had reached Valley, establishing the town as an important shipping point. The sand and gravel pits and stock yards, kept 45-50 men working, while many, who had "pulled the tracks into place" with their mules and horses, stayed to farm and raise families.

Research shows that 11 Indian villages were once within a 15 mile radius of Valley. "Rawhide Creek" was so named after a white man was rawhided by Indians on its banks just north of town. Many Indian artifacts are on display in the Valley Historical Museum, housed in the first wooden school house built in 1873. The sandpits still yield the bones of giant mammoths, camels, and bison that roamed our area long ago.

Church services were held in the railroad's section house, and school was held in the back of the general store, erected in 1864 by the first resident, Richard Selsor, the year that a town was established. Initially, 160 acres of land was recorded as a town site called "Platte Valley." A freight tariff referred to the area as "Diamonds," and later "Valley," all in 1868. In 1875 the town plat was reduced to 18 acres but boasted a hotel, a store, a school, and a Methodist church.

Valley has shared its buildings in unique ways. The 1873 school became the Baptist church in 1896 when a brick school was built. In 1919 it became the Catholic church when the Baptist built a stucco structure. It was restored as a museum in 1967 when the Catholics built a new building. In the meantime the Lyons Club took over the Methodist church and the Methodist moved into the Presbyterian church, also used earlier by the Lutherans. The Presbyterians consolidated with the Baptists in 1941, and everyone is happy.

Photo 1.1
Photograph of downtown Valley Circa 1914
Source: http://www.casde.unl.edu/history/counties/douglas/valley/

Photo 1.2
Photograph of Transcontinental Railroad construction circa 1865
Source: http://www.casde.unl.edu/history/counties/douglas/valley/

Over the years fire destroyed the Coy Seed House, the Valley Stock Yards twice, the Opera House, and the theater. The stock yards and theater were rebuilt.

A tornado southeast of Valley in 1913 inflicted both damage and injuries, but no loss of lives. Floods due to ice jams on the Platte have been the most devastating, with the 1978 flood estimated at over $6,000,000 damage. The dike has been reinforced to help prevent future flooding, but there is still need for further improvements.

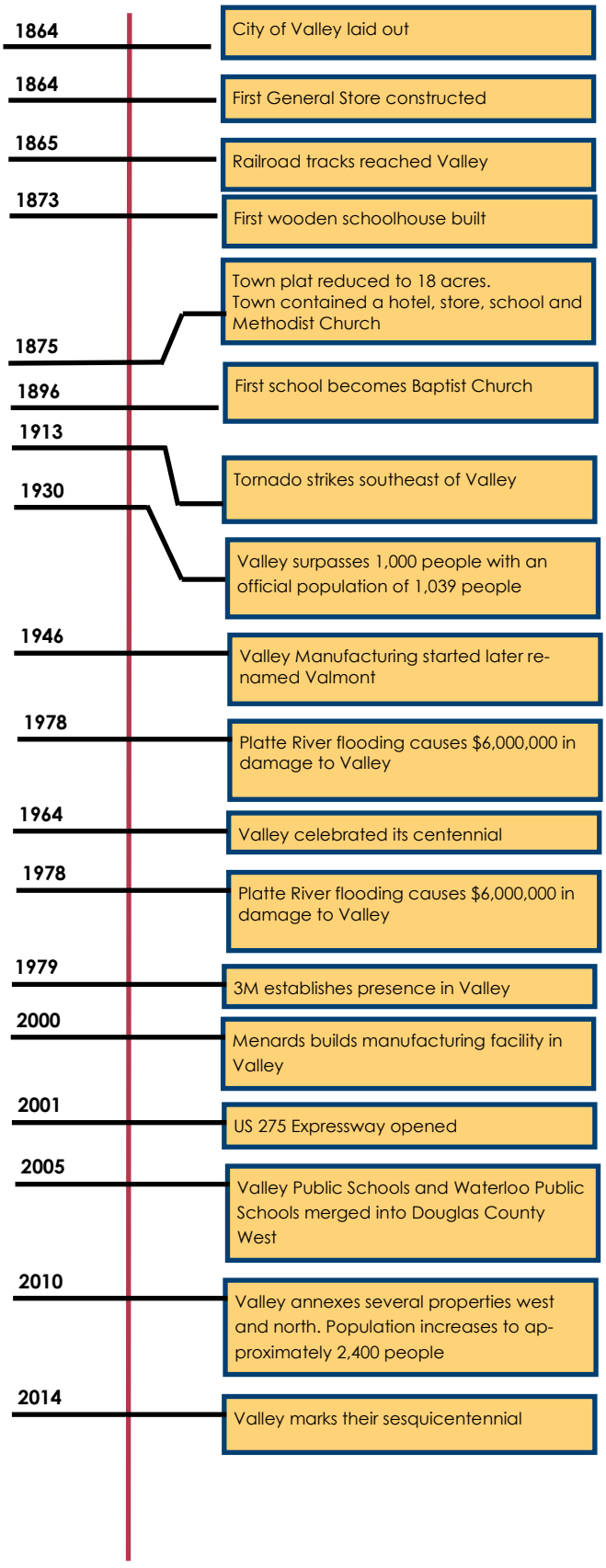
Nearly 50 trains passed through Valley every day during the 1930s. The stock yards and hotel are now silent, but shipping continues. Local industries make good use of the rails, several to world-wide markets. The needs of the city of nearly 2,000, however, are met more and more by trucks. Hunt Transfer, based in Valley, is nationally known.

No longer the thriving railroad town of its birth, Valley is still a busy, well-planned community, boasting a strong chamber of commerce, a beautiful park and swimming pool, excellent volunteer fire department, and many fine businesses. Primary employers include Valmont Industries (one of the largest manufacturer of center pivot irrigation systems and power transmission poles), 3M Corporation, Hartford Sand & Gravel, Lyman-Richey Sandpits, Lentell Grain Elevator, and the public school system. Omaha is also a provider of employment and higher education, with a daily commuter-bus to and from that city. Farming is important to the area, and rural schools are still in evidence. Water is abundantly available for all.

Senior Citizen and Valhaven Nursing Homes are evidence of a caring community. In addition, our churches unite for worship at Easter and Thanksgiving, bringing all denominations together in fellowship to praise God, who has provided for the many needs of the community.

Celebrating its centennial in 1964, Valley has attracted new residents, especially in the Ginger Woods and Ginger Cove housing developments. This mixture of new people and ideas with those of the sixth-generation original stock can only add to the strength of this busy, progressive town. Solving problems of flood control, the economy, and school consolidation are the challenges of today.

By Marianne Nielsen, 126 W Charles, Valley, NE 68064.
ADDITIONAL MATERIAL: "Valley Centennial, 1864-1964" available at the Valley Historical Museum.



The Comprehensive Development Plan

The Valley Comprehensive Development Plan is designed to promote orderly growth and development for the community, as well as providing policy guidelines to enable citizens and elected officials to make informed decisions about the future of the community.

The Plan is only one of several tools within the toolbox that helps guide the community into the future.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Valley as well as redevelopment of older areas in the community. The Comprehensive Development Plan is intended to encourage a strong economic base for the City so all goals can be achieved.

The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

Planning Process

The Comprehensive Development Plan contains general goals and policies, based upon current and future issues faced by the City and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth.

In conjunction, the data collection phase occurred. Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Development Plan is a blueprint….designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The plan contains recommendations, when implemented will be of value to the City and its residents. Nevertheless, the implementation of the development policies contained within the document is dependent upon the adoption of the plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the City.

Plan Preparation

The Plan was prepared under the direction of the City of Valley; the Valley Planning Commission; with the assistance and participation of the Valley City Council; City staff; the Plan Review Committee and citizens of Valley. The time period for achieving the goals, programs, and developments identified in the Valley Comprehensive Development Plan is 20 years. However, the City should review the plan annually and update the document every 10 years (2026), or when major unanticipated opportunities arises. Completing updates every ten years or so will allow the City to incorporate ideas and developments not known at the time of the present comprehensive planning process. The current plan stays in effect until such time as the City Council formally amends all or part of the plan or adopts an entirely new document.

Comprehensive Plan Components

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903 (Reissue 1997), shall meet the following descriptions and requirements:

The regulations and restrictions authorized by sections 19-901 to 19-915 shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future

Planned growth will make Valley more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual

growth which shall be based upon documented population and economic projections. The comprehensive development plan shall, among other possible elements, include:

(1)A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;

(2)The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;

(3)The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services; and

(4)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Analyzing past and existing demographic, housing, economic and social trends allows for the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions.

Therefore, it is important for Valley to closely monitor population, housing and economic conditions impacting the City. Through periodic monitoring, the City can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

Governmental Organization

The Valley City Council performs the governmental functions for the City. Pursuant to Neb. Rev. Stat. § 17-1002, the planning and zoning jurisdiction for the City of Valley includes the corporate area as well as the area within one mile of their corporate limits.

Process for Adoption

When it is time to adopt this Comprehensive Development Plan, the City has the opportunity to choose the means of adoption. State Statutes allow for the Plan to be adopted as either a Resolution or an Ordinance. However, the means used to adopt the Plan is the process that has to be used in the future to amend it.

Adoption of the Comprehensive Development Plan requires that both the Planning Commission and City Council hold separate Public Hearings. After the Planning Commission Public Hearing, the Planning Commission makes a recommendation to the City Council, who then holds their Public Hearing.

Notice of both Public Hearings is required to be published in the newspaper of general circulation a minimum of 10 days prior to each hearing.

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2

Community Engagement

Community Engagement

Community engagement is critical to a successful planning effort. Without community engagement it is not possible to have a clear understanding of how the residents feel regarding different parts/issues in the community.

Community engagement provides a solid foundation to develop policies and concepts. The more engagement a community offers, the better the odds the general public will buy into these policies and concepts.

The following paragraphs outline the different community engagement techniques used during the Valley project.

Community Engagement

Community engagement in Valley was designed as a major component of the project and the process included multiple approaches. It was structured in a manner allowing for stakeholders to be involved in numerous ways throughout the process. Some key elements will include:

- Education: Planning 101
- Use of a steering committee
- SurveyMonkey
- Facebook
- Public hearings

Planning 101

Planning 101 forms the educational foundation for the entire project. In this process, there was one workshop. This workshop addressed:

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?

Steering Committee Meetings

With the assistance of the city staff, a steering committee was formed to provide regular input on all phases of the planning project. This group also provided the internal assistance the planning effort needed to get more people involved in the process. The steering committee is one of the more critical components of the process.

SurveyMonkey

SurveyMonkey, a web based survey tool was utilized for gathering specific input on the city of Valley. The survey process allows individuals to provide input while remaining total anonymous. The survey was advertised using specially designed cards, announcements on the project Facebook page, on the Chamber Facebook page and on posters hung up throughout the community.

The survey had 39 questions which focused on the community, downtown, housing, education, economic development, and more. Overall, there were a total of seven participants in the survey process. The complete summary will be available through the city office.

Facebook

A special Facebook page was established for the Valley Comprehensive Plan. The Facebook page served as a means to notify people about the survey as well as providing another medium for asking questions. In addition, the Facebook page provided a location to upload links to parts of the Comprehensive Plan as they were completed and reviewed.

Valley Vision and the Plan

The Valley Comprehensive Plan provides a broadly painted picture for the community's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of Valley.

Vision without action is merely a dream

Action without vision is just passing time

Vision with action can change the world

Joel Barker

The core premise embedded in the Valley Plan 2016 is designed to maintain and enhance the heath, safety and welfare of the community during times of change, to promote our ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the importance of the connections between economic, environmental, and social components of the

community. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of the Valley community.

Vision and Thoughts of Valley

The following statements are taken directly from comments and ideas provided by the participants in the SurveyMonkey engagement.

What's your big idea for the future of Valley? The Comprehensive Plan Update offers us an opportunity to envision the future of Valley. Submit your "Big Ideas" for the future, and use the comment feature to share your thoughts.

While keeping the small town feel also bringing in more diversity and jobs

---

For the community to grow with commercial, industrial and manufacturing jobs

---

Valley is a very safe community with very nice people and is a "neighborly" place to live!

What is your vision for Valley? Share your vision for the short- and long-term improvements that will make our great community better in 2035.

With Valley's growth I believe we need a full time police department. Also more restaurant choices

---

I would like to see a splash pad added and also toddler swings added at the park. More improvements to the park.

Middle class housing. World-class schools. 275-expressway corridor holds our future. Young, upwardly mobile families. Rebuild main street, make it a destination. Environmental awareness and stewardship.

More affordable housing in the range of 100k-200k is needed for short term and long term goals should be growth along the Hwy. with new business or manufacturing.

It already is a great place to live!

If you could change one thing about Valley, what would it be? Pretend you have a magic wand. How can Valley make that change?

Make the roads better and sidewalks. When going on a walk you have to walk in the streets. Also a splash pad would be nice.

The city needs to address issues in the older parts of town with parking of cars and campers in the lawns of homes. This will improve the feel of the community and people will take more pride in their homes appearance.

Middle class housing ($175,000 - $275,000, non-lake homes). Yes, I understand about the flood plain, but a creative solution exists.

That it could never be annexed by Omaha!

Goals and Poliices

The community engagement process is critical to soliciting public input as well as establishing goals and policies for the community. Planning for the future land uses of the community is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing a better community with a better quality of life. Planning focuses upon ways of solving existing problems within the community, and providing a management tool enabling Valley citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to manage change and the future. By determining a vision for Valley, the community can decide where it wants to be in the future, and then develop a "roadmap" guiding decisions of the community. However, the plan cannot only be based upon this "vision" and "road map" concept. The residents of Valley must also act or implement the necessary steps involved in achieving this "vision".

Change is continuous, therefore Valley must decide specific criteria to be used to judge and manage change. Instead of reacting to development pressures after the fact, the community along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision allows Valley to focus its diverse energies and minimize conflicts in the present, and in the future.

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision can then be further delineated and translated into action

statements and/or policies, used to guide, direct, and base decisions for future growth, development and change within Valley. Consensus on "what is good land use and planning for Valley?" and "how to manage change in order to provide the greatest benefit to the community and its residents?" is formed. Valley's goals and policies attempt to address various issues, regarding the questions of "how" to plan for the future.

Goals are desires, necessities and issues to be attained in the future. A goal should be established in a manner that allows it to be accomplished. Goals are the end-state of a desired outcome. Goals also play a factor in the establishment of policies within a community. In order to attain certain goals and/or policies within city government, they may need to be modified or changed from time to time.

Strategies/Actions are measurable, definable steps that lead to the eventual completion of the goal. They are specific statements of principle or actions that imply a direction that needs to be undertaken.

These policies will synthesize the information from the goals, as well as the responses from the participants of the various input processes. Policies play an important role in the Comprehensive Plan because they direct the different actions that will need to be taken to meet the goals.

The goals and policies assure the Comprehensive Plan accomplishes the desires of the residents. This section of the Plan is therefore, a compilation of local attitudes collected through public meetings and surveys. When followed, development proposals in the community should be evaluated as to their relationship with the citizens' comments. Therefore, "goals and policies" should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Plan. Likewise, they should be current, in order to reflect the attitudes and desires of the City and its residents.

It is important for communities to establish their goals and policies in a manner allowing for both long-term and short-term accomplishments. The short-term goals and policies serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies.
- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

Valley Plan Goals and Policies

The goals and policies for the Valley Comprehensive Plan will be contained throughout the Plan within various chapters. Each Chapter will contain the pertinent goals and polices for the Chapter.

Goals are intended as a long-range desire; however, as the Plan is implemented and different things in the world around Valley changes, then the goals need to be modified to address the new direction and factors. Therefore, goals need to be flexible to ensure success and positive outcomes.

3

Population

Demographic Profile

Population is the driving force behind everything in a community, including; housing, local employment, economic development, and the fiscal stability of the community. Historic population assist in developing projections for the future, which in turn assist in determining future housing, retail, medical, employment and educational needs within the Valley area. Projections provide an estimate for the community to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

Population Trends and Analysis

Table 3.1 indicates the population for Valley and Douglas County between 1930 and 2010. This information provides an understanding of the community's past and present population trends and changes. In addition, the Table shows the change by decade.

The Valley population in 1930 was 1,039 people. By 2010 the population increased to 1,875 people. The 2010 population increased by 87 people or 4.9% over 2000. Valley has seen continual increases since 1930 with the exception of 1940 when the population dropped by 54 people.

Table 3.1: Population Trends and Analysis Valley and Douglas County 1930 to 2010

	City of Valley	Chg	% Change	Douglas County	Chg	% Change
1930	**1,039**			232,982		
1940	**985**	(54)	-5.2%	247,562	14,580	6.3%
1950	**1,113**	128	13.0%	281,020	33,458	13.5%
1960	**1,452**	339	30.5%	343,490	62,470	22.2%
1970	**1,595**	143	9.8%	389,455	45,965	13.4%
1980	**1,713**	118	7.4%	397,038	7,583	1.9%
1990	**1,775**	62	3.6%	416,444	19,406	4.9%
2000	**1,788**	13	0.7%	463,585	47,141	11.3%
2010	**1,875**	87	4.9%	517,110	53,525	11.5%

Source: U.S. Census Bureau, 1980 - 1990, 2000, 2010

In 2010, the City of Valley initiated an annexation of several different developments including existing Sanitary Improvement Districts (SID) and an existing/ closed sand and gravel operations. The new annexations included eight different census tracts and Table 3.1 indicates the population increases for each tract. These annexations increased the population of Valley by 525 people and the unofficial population increased to 2,400 people.

Table 3.2: Population 2010 Valley Annexation

Area	Census Tracts	2010 Population
Valley		1,875
Annexation Area A1	1015, 1017, 1070	196
Annexation Area A2/A3	1009	114
Annexation Area A4	1008	2
Annexation Area A5	1019, 1058	7
Annexation Area B	3106	206
Total		**2,400**

Sources: U.S. Census Bureau 2010

Migration Analysis

Migration analysis provide an understanding of a specific dynamic influencing the local population base. Migration provides for the population having migrated in or out of the community over a given period of time.

Table 3.3: Migration Analysis - 1980 to 2010

Time Period	Total Change (persons)	Natural Change (persons)	Total Migration (persons)
1980-1989	62	60	2
1990-1999	13	(45)	58
2000-2009	87	(28)	115
Total	**162**	**(13)**	**175**

Sources: U.S. Census Bureau 1980 – 2010
Nebraska DHHS, Vital Statistics Reports, 1980 –2009

Based upon Table 3.3, the city of Valley has seen its population impacted primarily by in-migration. Between 1980 and 2009, Valley saw 175 people move into the community, which accounted for more than the total change for the period.

The part of the population equation making the total change less than it could have been was the natural change. Between 1980 and 2009, Valley saw 13 more resident deaths versus births for the period. Therefore, in-migration accounted for nearly all of the new people in the community.

The period between 2000 and 2009 had the greatest impact of the three decades. The decade saw a

natural change of –28 people which resulted in a total of 115 people moving into Valley. Examining the age groups in the next section will provide some additional insight on the population dynamics of Valley.

Age Analysis

Age analysis is an important component of understanding the population dynamics. By analyzing age structure, one can determine which age groups within Valley are being affected by population shifts and changes. Each age group affects the population in a number of different ways. For example, the existence of larger young age groups (20-44 years) means there is a greater ability to sustain future population growth than do the larger older age groups. On the other hand, if the large, young age groups maintain their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the community's population is necessary to effectively plan for the future.

Table 3.4: Age/Sex Characteristics - 2000 to 2010

Age	2000	2010	2000-2010	
	Male and Female	Male and Female	Cohort Change	% Change
0-4	125	129	129	-
5-9	129	131	131	-
10-14	162	120	-5	-4.0%
15-19	139	107	-22	-17.1%
20-24	90	102	-60	-37.0%
25-29	86	111	-28	-20.1%
30-34	121	93	3	3.3%
35-44	301	213	6	2.9%
45-54	201	307	6	2.0%
55-64	148	229	28	13.9%
65-74	134	143	-5	-3.4%
75 & older	152	190	-96	-33.6%
Total	**1,788**	**1,875**	**87**	**4.9%**

U.S. Census Bureau 2000, 2010

Table 3.4 shows the age group structure for Valley in 2000 and 2010. Examining population age structure provides insight to the different population bases moving into and out of Valley.

Realizing how many persons are in each age group, and at what rate the age groups are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 3.4, significant changes between 2000 and 2010 occurred within a number of different age groups.

One method of analyzing age group movement in a population involves comparing the number of persons aged between 0 and 4 years (2000) with the number of persons in the same group 10 years later, or ages 10 and 14 years (2010) in 2010. For example, in Valley, there were 125 children between the ages of 0 and 4 in 2000, and in 2010 there were 120 children between the ages of 10 and 14, a decrease of five children. Therefore, five children either moved away from the community or died during the 10-year period. Negative changes in a group indicates out-migration or a combination of out-migration and deaths; while positive numbers indicate people moving into Valley.

Table 3.5: Positive Age Groups

2000 Age Group	Number	2010 Age Group	Number	Change
NA	NA	0 - 4 years	129 persons	+ 129 persons
NA	NA	5 - 9 years	131 persons	+ 131 persons
20-24 years	90 persons	30-34 years	93 persons	+ 3 persons
25-34 years	207 persons	35-44 years	213 persons	+ 6 persons
35-44 years	301 persons	45-54 years	307 persons	+ 6 persons
45-54 years	201 persons	55-64 years	229 persons	+ 28 persons
Total Change				**+ 303 persons**

Source: U.S. Census Bureau 2000, 2010

Valley saw growth in only six age groups. The 0 to 4 and 5 to 9 groups always indicate an increase since these persons were not born when the 2000 Census was completed. Overall, there were an increase of 303 persons in these six age groups.

Table 3.6: Negative Age Groups

2000 Age Group	Number	2010 Age Group	Number	Change
0-4 years	125 persons	10-14 years	120 persons	- 5 persons
5 - 9 years	129 persons	15 - 19 years	107 persons	- 22 persons
10 - 14 years	162 persons	20 - 24 years	102 persons	-60 persons
15 - 19 years	139 persons	25 - 29 years	111 persons	- 28 persons
55 – 64 years	148 persons	65–74 years	143 persons	- 5 persons
65 years +	286 persons	75 years +	190 persons	- 96 persons
Total Change				**- 216 persons**

Source: U.S. Census Bureau

During the same period there were six age groups from 2000 that declined in 2010. The group with the greatest loss was the 75 years + (2010) which lost 96 persons over the period. This is a significant portion of the loss seen in Valley and accounts for over 40% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base. The latter is the most likely reason since there were a total of 283 resident deaths between 2000 and 2009/

Median Age

The median age in Valley increased from 37.2 years in 2000 to 39.3 years in 2010. This increase equaled 2.1 years or an increase of 5.6%.

Table 3.7: Median Age/Dependency Ratio - 2000 to 2010

2000		2010	
Under 18 years of age	507	Under 18 years of age	448
% of total population	28.4%	% of total population	23.9%
Total 65 yrs and older	286	Total 65 yrs and older	333
% of total population	16.0%	% of total population	17.8%
Median Age	36.5	Median Age	42.3
Total Females	920	Total Females	979
Total Males	868	Total Males	896
Dependency Ratio	0.80	Dependency Ratio	0.71
Total Population	**1,788**	**Total Population**	**1,875**

Source: U.S. Census Bureau

Dependency Ratio

The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

< 1: 1 Independent resident is able to support more than 1 Dependent resident

=1: 1 Independent resident able to support 1 Dependent resident

>1: 1 Independent resident able to support less than 1 Dependent resident

$$\frac{\%\text{18 years and younger} + \%\text{ 65 years +}}{\%\text{ of remaining population}}$$

Dependency Ratio

The proportion of persons less than 18 years of age decreased by 11.6% between 2000 and 2010; while those aged 65 years and older increased by 16.4% overall.

The population proportion for 18 years and younger and those 65 years and older can be examined to determine another piece of useful data called the "dependency ratio". In 2000, Valley had a Dependency Ratio of 0.80 (44.4%/55.6%); however, by 2010 the Ratio had decreased to 0.71 (41.7%/58.3%). This is supported by the increase in the 75+ age group and the slight decrease in the under 18 age groups.

Ethnicity

Valley during the past decade has seen a slight shift in the ethnicity within the community. During the 2000 and 2010 Census' the Hispanic populations were less than 2% of the total population; these figures include those of mixed races. A predominate part of this is likely related to the mix of manufacturing occurring in the Valley area, as well as the meat packing industry in Fremont.

The dynamic ethnicity adds to the overall population complexity and can cause considerable growing pains and cultural shifts regardless of the ethnic background.

Table 3.8: Population by Ethnicity - 2000 to 2010

Race	2000		2010	
	Number	% of total	Number	% of total
White, not Hispanic	1,731	96.8	1,786	95.3
Black	10	0.6	25	1.3
Am. Indian & AK. Native	9	0.5	8	0.4
Asian & Pacific Islander	6	0.3	10	0.5
Other, not Hispanic	17	1.0	21	1.1
Hispanic	32	1.8	76	4.1
Mexican	26	1.5	66	3.5
Puerto Rican	0	0.0	3	0.2
Cuban	3	0.2	2	0.1
Other Hispanic	3	0.2	5	0.3

Source: U.S. Census Bureau

The Hispanic population between 2000 and 2010 saw the greatest increase based upon actual number of residents. Between 2000 and 2010 the Hispanic population increased by 44 people or 137.5%; if this trend continues to the 2020 Census there will be over 100 Hispanics in the Valley population. These increases will continue to create a need for the community and schools to integrate and understand the differing population and culture.

Population Projections

Population projections are estimates based upon past and present circumstances. The use of population projections allows Valley to estimate the potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the City will be able to develop a baseline of change from which future scenarios can be generated. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Valley has for predicting future population changes. There are many methods to project the future population trends; the two projection techniques used below are intended to give Valley a broad overview of the possible population changes that could occur in the future.

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Valley, four different trend lines were reviewed: 1960 to 2010, 1990 to 2010, 1980 to 2010 and 2000 to 2010. A review of these trend lines indicates Valley will see varied scenarios during the coming 28 years. The following projections summarize the decennial population for Valley through 2040.

Valley Trend Analysis

Year	**1990 to 2010**
2010	2,400 persons
2020	2,823 persons
2030	3,319 persons
2040	3,904 persons

Year	**1980 to 2010**
2010	2,400 persons
2020	2,721 persons
2030	3,085 persons
2040	3,497 persons

Year	**2000 to 2010**
2010	2,400 persons
2020	3,221 persons
2030	4,324 persons
2040	5,804 persons

Year	**1960 to 2010**
2010	2,400 persons
2020	2,713 persons
2030	3,068 persons
2040	3,468 persons

Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the two population projections for Valley through the year 2040 is shown in Figure 3.1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All three projections forecast a continuing decline in population for Valley through the year 2040.

Year	**Low = *1980 to 2010***
2010	2,400 persons
2020	2,721 persons
2030	3,085 persons
2040	3,497 persons

Medium = *1990 to 2010*

2010	2,400 persons
2020	2,823 persons
2030	3,319 persons
2040	3,904 persons

High = 2000 to 2010

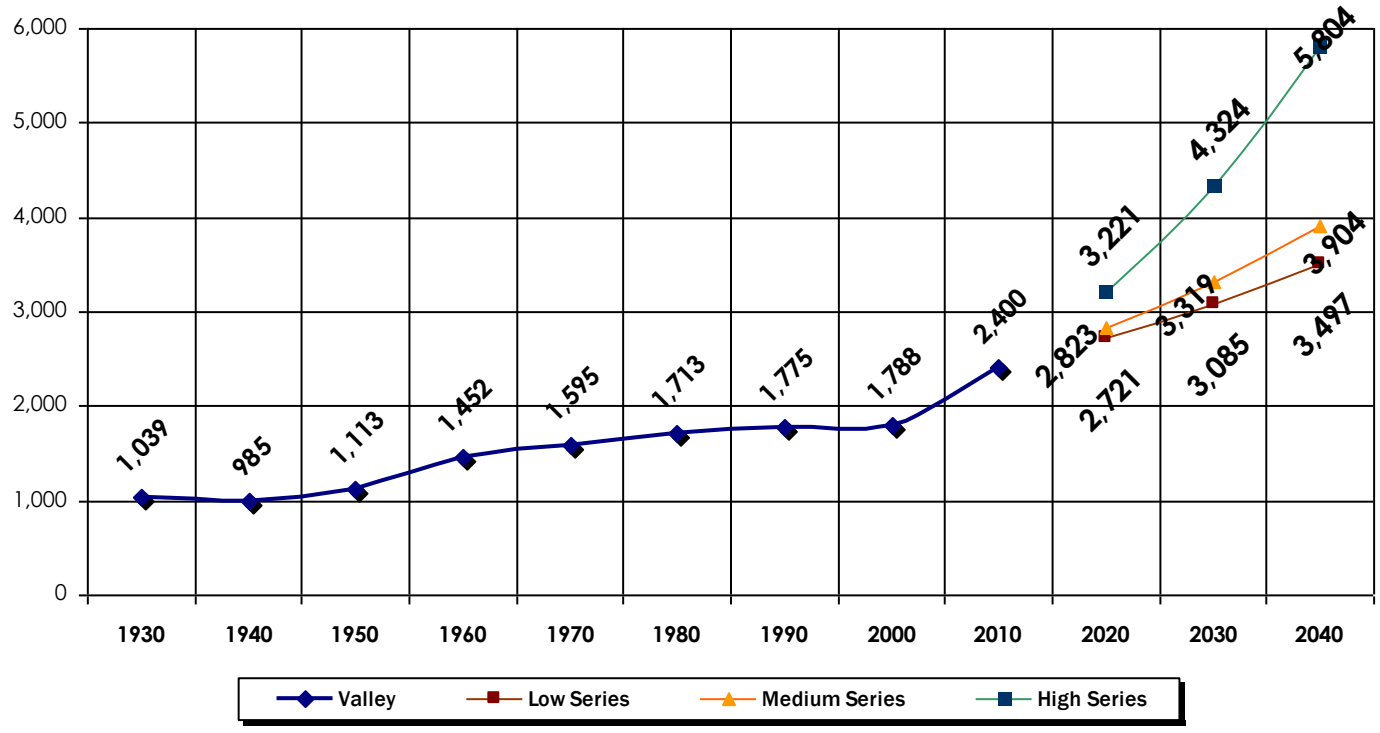
2010 2,400 persons
2020 3,221 persons
2030 4,324 persons
2040 5,804 persons

Figure 3.1 reviews the population history of Valley between 1930 and 2010, and identifies the three population projection scenarios into the years 2020, 2030 and 2040. Figure 3.1 indicates the peak population for Valley occurred in 2010 with 2,400 people after the annexations. Valley has seen continuous increases in the overall population throughout the indicated period of time.

The High Projection for Valley may seem a bit high at this point in time. However, in order to put into perspective, if you assume a mother, father and two children, there are enough available lots in the corporate limits of Valley to support 4,288 (1,888 more people) total people in the community. The fact that developers are still looking to create developments suggests there is a market and a need to supply homes in the Valley area.

As stated previously, the projections have been developed from data and past trends, as well as present conditions. A number of external and internal demographic, economic and social factors may affect these population forecasts. Valley should monitor population trends, size and composition periodically in order to understand in what direction their community is heading.

FIGURE 3.1: POPULATION/PROJECTIONS - 1930 TO 2040



Source: U.S. Census Bureau, Marvin Planning Consultants

4

Housing Chapter

Housing Profile

The Housing Profile, identifies existing housing characteristics and projected housing needs for residents of Valley. The primary goal of the housing profile is to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary and affordable housing for every family and individual residing within community.

The housing profile is an analysis aiding in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units, to determine if housing costs are a financial burden to Valley residents.

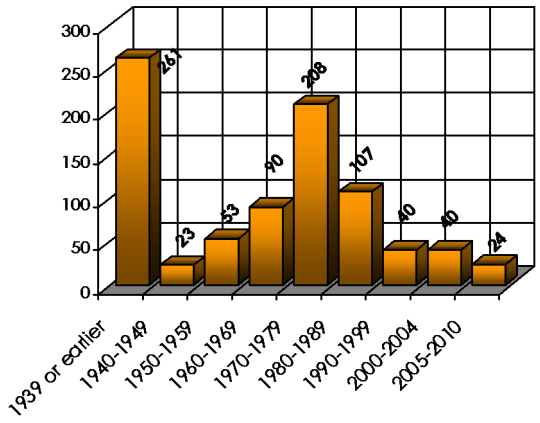
Projecting future housing needs, requires several factors to be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Valley.

Age of Existing Housing Stock

Analyzing the age of Valley's housing stock reveals a great deal about population and economic conditions of the past. Some of the older housing stock may have a need for rehabilitation, or if the structures are too dilapidated then new construction needs to occur within the community.

Figure 4.1 indicates 261, or 30.8% of Valley's 846 total housing units, were constructed prior to 1940. These homes are a mixture of older well-kept homes as well as homes needing repair or demolition. The homes in good condition need to be maintained into the future; while, those in need of repair or demolition should be addressed in the appropriate manner.

Figure 4.1: Age of Existing Housing Stock



Source: U.S. Census Bureau, ACS 2010

An interesting item to note about the construction of homes in Valley is between 1960 and 1990 there were 405 (47.9%) new homes built during these decades. These three decades also saw increases in population; which was 193 people or 2.09 persons per new household. The growth in population and homes correlates directly to the establishment and expansion of different plants in the vicinity.

The 1970's saw an average of 20.8 new homes per year; while the 1980's a decrease to 10.7 homes per year. The decades of the 1990's and 2000's saw a considerable decrease in home construction; a lot of this was due to various economic swings.

Approximately 75% of all housing units in Valley were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs in the community to bring these homes up to current energy efficiency standards.

Housing Trends

Table 4.1 identifies several different housing trends in Valley. The Table indicates the breakdown between owner- or renter-occupied housing as well as the number of people living in Group Quarters. Examining these housing trends highlights key characteristics of the housing and population within Valley.

Persons in Households/Group Quarters

In 2010 there were 86 more people living in households than in 2000, this represents a change of 5.0%. The increase in persons in households matches well with the changes seen in the actual population.

Between 2000 and 2010, the number of people living in group quarters went from 55 people in 2000 to 56 in 2010 a change of 1.8%. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

Table 4.1: Community Housing Trends - 2000 to 2010

Selected Characteristics	2000	2010
Population	1,788	1,875
Persons in Household	1,733	1,819
Persons in Group Quarters	55	56
Persons per Household	2.49	2.26
Total Housing Units	760	871
Occupied Housing Units	696	804
Owner-occupied units	453	478
Renter-occupied units	243	326
Vacant Housing Units	64	67
Owner-Occupied vacancy rate	1.1%	5.5%
Renter-Occupied vacancy rate	5.8%	7.1%
Single-family Units	534	671
Duplex/Multiple-family units	168	135
Mobile Homes, trailer, other	70	58
Median Contract Rent - 2000 - 2009		
Valley	$492	$695
Nebraska	**$491**	**$632**
Median Value of Owner-Occupied Units - 2000-2009		
Valley	$87,000	$112,900
Nebraska	**$88,000**	**$119,700**

Source: U.S. Census Bureau 2000 and 2010

Persons per Household

Table 4.1 also indicates the number of persons per household decreased from 2.49 to 2.26 persons. The trend nationally has been towards a declining household size; however, the person per household in Valley is similar to nearby communities and lower than other communities of similar to nearby communities:

- Bennington has a 2.70 persons per household
- Fremont has a 2.38 persons per household
- Gretna has 2.42 persons per household
- Leshara has 2.55 persons per household
- Omaha has 2.44 persons per household
- Waterloo has a 2.51 persons per household
- Yutan has 2.67 persons per household

Occupied vs. Vacant Housing Units

Table 4.1 also indicates the number of occupied housing units increased from 696 in 2000 to 804 in 2010, or 15.5%. During this same period, vacant housing units also increased, going from 64 in 2000 to 67 in 2010, or 4.7%. The occupancy type with the highest vacancy rate for both 2000 and 2010 was renter-occupied units at 5.8% and 7.1% respectively.

Median Contract Rent

Median contract rent in Valley increased from $492 per month in 2000 to $695 per month in 2010, or 41.3%. The State's median monthly contract rent increased by 28.7%. This indicates Valley has increased the gap between local rents compared to the state's average of $632.

Comparing changes in monthly rents between 2000 and 2010 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2000 and 2010 increased at a rate of 23.6%, indicating Valley rents actually increased by 41.3%. Thus, Valley tenants were paying considerably more in monthly rents in 2010, in terms of real dollars, than they were in 2000, on average. Landlords were also making more on their investment.

Median Value of Owner-occupied Units

The Median value of owner-occupied housing units in Valley increased from $87,000 in 2000 to $112,900 in 2010 and represents an increase of 29.8%. The median value for owner-occupied housing units in the state showed an increase of 36.0%. Housing values in Valley gained slightly less than the pace seen statewide.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate more than 1.2 times higher than the CPI. This indicates housing values in the community actually were worth more in 2010 compared to 2000 dollars.

Housing Cost Burden

A housing cost burden, according to HUD, occurs when a homeowner or renter are paying more than 30% for their basic housing costs including insurance and utilities. Table 4.2 contains the data for Valley and the state of Nebraska for 2000 and 2010.

In 2000, Valley had 82 owner-occupied units indicating a housing cost burden or 18.1%. Within the state of Nebraska the housing cost burden was at 13.0%; therefore, the number of owner-occupied costs in Valley in 2000 exceeded the state as a whole. In 2000, the number of renter-occupied units in Valley was a greater percentage at 28.8% or 70 total units; however, the state was actually higher than Valley in this category.

The 2010 Census indicates the number of housing units with a housing cost burden went higher. By 2010, the owner-occupied units totaled 185 or 38.7% of the total owner-occupied units; comparing the state which was at 16.8%, approximately, 1/2 the rate seen in Valley. Renter-occupied saw an even greater increase with 146 units or 44.8% of the total rental units.

A lot of the increase in 2010, was likely due to the economic conditions seen between 2000 and 2010 where a larger percentage of homeowners went upside down on their mortgages.

Table 4.2: Housing Cost Burden - 2000 to 2010

	Valley		State of Nebraska	
	Total	% of Total	Total	% of Total
Housing Cost Burden				
2000 Owner occupied - 30% or more to housing	82	18.1%	58,213	13.0%
2000 Renter occupied - 30% or more to housing	70	28.8%	63,125	29.1%
2010 Owner occupied - 30% or more to housing	185	38.7%	82,052	16.8%
2010 Renter occupied - 30% or more to housing	146	44.8%	88,013	18.0%

Source: U.S. Census Bureau 2000, 2010

Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard.

These criteria when applied to Valley indicate 18 housing units, or 2.4% of the total units, were substandard in 2000. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding.

In 2010 the total number of substandard housing units decreased to no units. Comparing Valley to the state of Nebraska as a whole, the percent of substandard housing units in Valley was equal to or less than the state as a whole for both time periods.

What these data fail to consider are housing units meeting both criterion and counted twice. Even so, the community should not assume these data overestimate the number of substandard housing. Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

Table 4.3: Housing Conditions - 2000 to 2010

Substandard Units	Valley		State of Nebraska	
	Total	% of Total	Total	% of Total
Characteristics				
2000 Units Lacking Complete Plumbing Facilities	0	0.0%	6,398	0.9%
2000 Units with More Than One Person per Room	18	2.4%	17,963	2.5%
2010 Units Lacking Complete Plumbing Facilities	0	0.0%	2,540	0.3%
2010 Units with More Than One Person per Room	0	0.0%	12,201	1.5%
Substandard Units				
2000 Total	18	2.1%	24,361	3.1%
2010 Total	0	0.0%	14,741	1.9%

Source: U.S. Census Bureau 2000, 2010

Future Housing Needs

Through the next 10 to 20 years, Valley is projected to continue to grow. This new growth will put pressure on the community and City to address the anticipated growth.

The following information is based upon two basic criterion:

1. The population projections identified in Chapter 3 of this plan
2. The persons per household for owner-occupied and renter-occupied units will stay constant during this period.

Table 4.4: Projected Demand—Low Series 2020 to 2040

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	321	78	65
2030	364	78	65
2040	412	88	74
Total	**1,097**	**244**	**204**

Source: Marvin Planning Consultants 2015

Table 4.4 indicates the population change projected using the Low Series, along with the new number of owner-occupied and renter occupied units that will need to be constructed in each decade to support the projected growth.

Table 4.4 indicates 244 new owner-occupied units may be needed by 2040 or 8.1 units annually. The 244 new units represents an increase of approximately 53.8% with regard to owner occupied units by 2040.

The community may also need a total of 204 additional rental occupied units by 2040 or 6.8 units per year to accommodate this model. This is approximately 84.0% additional units.

Table 4.5: Projected Demand—Medium Series 2020 to 2040

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	423	103	86
2030	497	103	86
2040	584	121	101
Total	**1,504**	**327**	**273**

Source: Marvin Planning Consultants 2015

Table 4.5 indicates the population change projected using the Medium Series, along with the new number of owner-occupied and renter occupied units that will need to be constructed in each decade to support the projected growth.

Table 4.5 indicates 327 new owner-occupied units may be needed by 2040 or 10.9 units annually. The 327 new units represents an increase of approximately 72.2% with regard to owner occupied units by 2040.

The community may also need a total of 273 additional rental occupied units by 2040 or 9.1 units per year to accommodate this model. This is approximately 112.3% additional units

Table 4.6: Projected Demand—High Series 2020 to 2040

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	821	200	167
2030	1,103	200	167
2040	1,480	268	224
Total	**3,404**	**668**	**558**

Source: Marvin Planning Consultants 2015

Table 4.5 indicates the population change projected using the High Series, along with the new number of owner-occupied and renter occupied units that will need to be constructed in each decade to support

the projected growth.

Table 4.6 indicates 668 new owner-occupied units may be needed by 2040 or 22.3 units annually. The 668 new units represents an increase of approximately 147.5% with regard to owner occupied units by 2040. The numbers within this projection need to be monitored closely, since this projection is more skewed due to the annexation than the other two projections; however, this projection has some merited when the number of available building lots are considered into the possibilities.

The community may also need a total of 558 additional rental occupied units by 2040 or 18.6 units per year to accommodate this model. This is approximately 229.6% additional units

Housing Action Plan

Goal H-1:
The community should facilitate the better availability of vacant/deteriorating rental units within Valley.

Action Items

HA-1.1: An inventory of vacant housing units within Valley should be undertaken and updated monthly.

HA-1.2: Communication should occur with the current property owners in order to ascertain their plans for the property.

HA-1.3: A survey should be sent to the property owners to determine their needs for updating and improving their properties.

HA-1.4: Develop a "low-interest" loan program that landlords can participate in order to upgrade their existing rental units.

HA-1.5: The community should establish a "grant" fund which property owners can apply for funds IF they focus on key issues associated with low-income rental properties. For example a 50-50 match on key projects.

HA-1.6: When a property owner no longer wishes to maintain a property, the community should find a means to purchase the property, bring it up to code and "flip it" into a new owner occupied unit.

Goal H-2:
Where vacant/deteriorated homes are beyond repair the community should work to eliminate these from the neighborhoods.

Action Items

H-2.1: An inventory of vacant housing units beyond repair "dilapidated" should be undertaken.

H-2.2: The community should determine specific financing tools for the removal and replacement of said properties, including the use of "micro-blight" and Tax Increment Financing.

H-2.3: The community should develop a list of key contractors such as demolition and grading contractors that can assist in these projects.

H-2.4: Policies should be established for the newly vacant lots so there is new construction started immediately upon these lots.

Goal H-3:
The community needs an adequate amount of vacant property for potential housing development including all price ranges.

Action Items

H-3.1: The community needs to identify all vacant lots for sale within residential areas.

H-3.2: The community needs to identify potential landowners willing to sale for a new residential subdivision.

H-3.3: Any new subdivision should include a mix of all housing types, including single-family owner-occupied, single-family rental, senior housing, and quality lower-income.

	Housing Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
H-1.1	An inventory of vacant housing units within Valley should be undertaken and updated monthly.	1,7,8,12, 13	1,5		●		■			
H-1.2	Communication should occur with the current property owners in order to ascertain their plans for the property.	1,8	1		●					■
H-1.3	A survey should be sent to the property owners to determine their needs for updating and improving their properties.	1,5,8,12	1,4,5		●					■
H-1.4	Develop a "low-interest" loan program that landlords can participate in order to upgrade their existing rental units.	1,3,4,6, 11,12	1,4,5		●		■			
H-1.5	The community should establish a "grant" fund which property owners can apply for funds IF they focus on key issues associated with low-income rental properties. For example a 50-50 match on key projects.	1,3,4,6, 11,12	1,4,5		●		■			
H-1.6	When a property owner no longer wishes to maintain a property, the community should find a means to purchase the property, bring it up to code and "flip it" into a new owner occupied unit.	1,3,4,5,6, 7,8,11, 12,13	1,4,5		●					■
H-2.1	An inventory of vacant housing units beyond repair "dilapidated" should be undertaken.	1,7,8,12, 13	1,5		●		■			
H-2.2	The community should determine specific financing tools for the removal and replacement of said properties, including the use of "micro-blight" and Tax Increment Financing.	1,2,4,6,7, 8,11	1,4,5		●		■			
H-2.3	The community should develop a list of key contractors such as demolition and grading contractors that can assist in these projects.	1,4,5,6,7, 8	1,5		●		■			
H-2.4	Policies should be established for the newly vacant lots so there is new construction started immediately upon these lots.	1,4,5,6,7, 8	1,5		●		■			
H-3.1	The community needs to identify all vacant lots for sale within residential areas.	1,8	1,5		●		■			
H-3.2	The community needs to identify potential landowners willing to sale for a new residential subdivision.	1,2,5,6,7, 8,13	1,5		●		■			
H-3.3	Any new subdivision should include a mix of all housing types, including single-family owner-occupied, single-family rental, senior housing, and quality lower-income.	1,7,8	1,3,5		●					■

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

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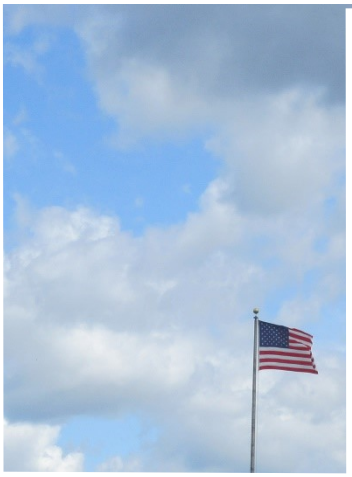
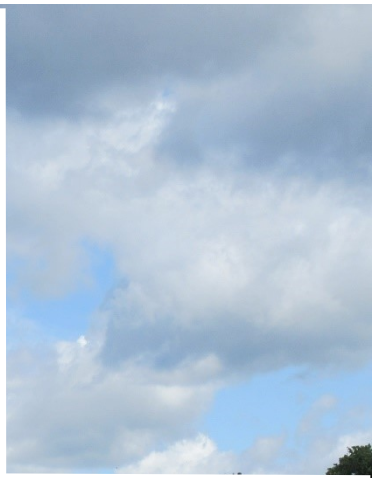
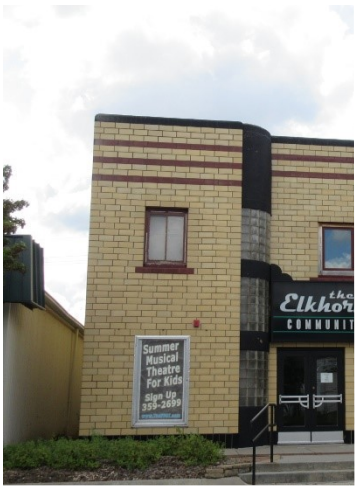
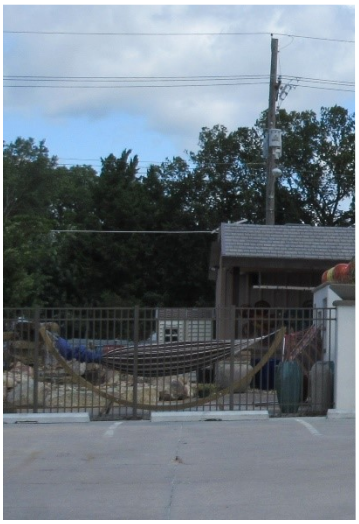
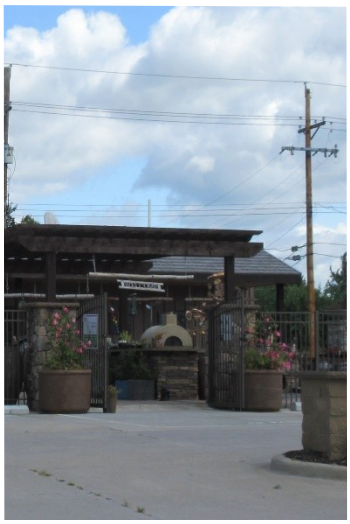





5

Economy and Economic Development






ECONOMIC/EMPLOYMENT PROFILE

Economic data are collected in order to understand local changes in economic activity and employment needs and opportunities within Valley. In this section, employment by industry, household income statistics, and commuter analyses were reviewed for Valley and Nebraska.

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Valley in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

Table 5.1 identifies the number of households in different income ranges for Valley and the state of Nebraska for 2000 and 2010. The household income range most commonly reported in 2000 was $50,000 to $74,999, which accounted for 21.8% of all households. In 2000, Valley had a strong income base ranging from $25,000 to $74,999; this range included 56.0% of the households.

TABLE 5.1: HOUSEHOLD INCOME - 2000 TO 2010

Household Income Ranges	2000				2010			
	Valley	% of Total	State of Nebraska	% of Total	Valley	% of Total	State of Nebraska	% of Total
Less than $10,000	68	9.7%	55,340	8.3%	63	7.8%	47,902	6.8%
$10,000 to $14,999	54	7.7%	43,915	6.6%	73	9.0%	41,039	5.8%
$15,000 to $24,999	99	14.1%	98,663	14.8%	123	15.2%	82,906	11.8%
$25,000 to $34,999	103	14.7%	97,932	14.7%	118	14.5%	83,822	11.9%
$35,000 to $49,999	137	19.5%	122,654	18.4%	116	14.3%	109,525	15.6%
$50,000 to $74,999	153	21.8%	136,141	20.4%	177	21.8%	146,852	20.9%
$75,000 to $99,999	64	9.1%	58,361	8.7%	77	9.5%	87,734	12.5%
$100,000 to $149,999	17	2.4%	36,565	5.5%	38	4.7%	69,882	9.9%
$150,000 to $199,999	3	0.4%	8,551	1.3%	0	0.0%	17,498	2.5%
$200,000 or more	3	0.4%	8,873	1.3%	26	3.2%	15,477	2.2%
Total	701	100.0%	666,995	100.0%	811	100.0%	702,637	100.0%
Median Household Incom	$36,949		$39,250		$39,141		$47,995	
Number of Households	701		666,995		811		702,637	

Source: U.S. Census Bureau, 2000, 2010

In 2010, the income range reported most was still the $50,000 to $74,999 which accounted for 21.8% of the total. In 2010 the statewide income range most often reported was still the $50,000 to $74,999 range.

Those households earning less than $15,000 decreased from 17.4% in 2000 to 16.8% in 2010; this decline is very minor and has not declined as rapidly in Valley as it has in similar communities in Nebraska. These household groups account for the poorest of the poor in the community. However, the decrease between 2000 and 2010 was only 3.4%, which is not a significant decrease in these income ranges. This actually indicates an increase of 14 new households in this income range from 2000. The data tends to indicate Valley is a community that attracts lower income families, usually due to low housing cost; however, the increases seen between 2000 and 2010 in the cost of housing tends to discredit that concept.

The median household income for Valley was $36,949 in 2000, which was $2,500 less than the State median income. By 2010, the median household income increased to $39,141 or an increase of 5.9% and the gap between the community and the state median grew.

The CPI for this period was 23.6%, which indicates household incomes in Valley did not keep up with inflation. Therefore, households were actually earning less in real dollars in 2010 than in 2000. This difference basically indicates for every $1.00 earned in a household during 2000, it was earning $0.85 in 2010.

When examining the 2010 US Census data in greater detail, there are several indicators as to why these income levels are this way. First of all, in 2010 there were 264 households reporting receiving Social Security Income; the average earnings of those households in 2010 was $15,697. Additionally, there were 111 households reporting Retirement Income and the average household income was $11,609. Finally, in 2010, there were 227 households reporting they received Supplemental Social Security Income (83 households), Cash Public Assistance Income (37 households) and/or Food Stamp/SNAP benefits (107 households); a number of these households were likely receiving all three programs but those data are not available.

Households in Valley earning $50,000 or more saw an increase of 14.6% from 2000 to 2010. In 2000, 34.1% of the households earned $50,000 or more; while in 2010, 39.2% were earning that amount. The categories showing the greatest increases were those households earning $200,000 or more, which accounted for 0.4% of the households in 2000 but rose to 3.2% in 2010 or a change of 766.7% in terms of households. Another income range showing a significant increase were the households earning between $100,000 and $149,999, which rose from 2.4% in 2000 to 4.7% in 2010 or a change of 123.5% in

terms of households.

Employment by Industry

Employment by industry shows the key components of the local labor force. This section identifies the type of industries found in the local economy, as well as identifying particular occupations employing residents. Table 5.2 indicates employment size by industry for Valley for 2000 and 2010 (these data indicate the types of jobs residents have, not the number of jobs locally).

TABLE 5.2: EMPLOYMENT BY INDUSTRY - 2000 TO 2010

Industry Categories	Valley			
	2000	% of Total	2010	% of Total
Agriculture, Forestry, Fishing and Hunting and Mining	9	1.0%	16	1.7%
Construction	87	9.7%	98	10.6%
Manufacturing	149	16.6%	177	19.2%
Wholesale Trade	55	6.1%	20	2.2%
Retail Trade	118	13.1%	104	11.3%
Transportation and warehousing and utilities	59	6.6%	101	11.0%
Information	17	1.9%	17	1.8%
Finance, insurance, real estate, and rental and leasing	57	6.3%	56	6.1%
Professional, scientific, management, administrative, and waste management	74	8.2%	89	9.7%
Educational, health, and social services	151	16.8%	95	10.3%
Arts, entertainment, recreation, accommodation and food services	69	7.7%	90	9.8%
Other services (except public administration)	35	3.9%	42	4.6%
Public Administration	18	2.0%	17	1.8%
Total Employed Persons	898	100.0%	922	100.0%

Source: U.S. Census Bureau 2000, 2010

Table 5.2 shows the employment sector with the greatest number of employees in 2000 was Educational, health, and social services. This sector employed 151 people or 16.8% of the total employed residents in 2000. In 2010, the largest employment sector was Manufacturing with 177 or 19.2% of the total. Valley has a relatively balanced employment base living within the community.

Overall the top five industries in Valley for 2000 were as follows:

- Educational/health/social services 16.8%
- Manufacturing 16.6%
- Retail trade 13.1%
- Construction 9.7%
- Professional/scientific/management/administrative/waste management 8.2%

By 2010, the overall top five industries in Valley were as follows:

- Manufacturing 19.2%
- Retail trade 11.3%
- Transportation/Warehousing/Utilities 11.0%
- Construction 10.6%
- Educational/health/social services 10.3%

The Employment By Industry data for 2010 is much more balanced in 2010 than in 2000. Considering the major employer in the Valley vicinity, these employment figures appear very credible. Three of the top five in 2010 can be directly attributed to Valmont, Menards, and 3M. In addition, those jobs tied to these manufactures all showed increases in the total number employed.

COMMUTER TRENDS

Travel Time to Work

Table 5.3 show the commuter characteristics for Valley in 2000 and 2010. Travel time to work is another factor used to gauge where Valley's workforce is employed. Table 5.3 shows how many residents of Valley travel to work in each of several time categories.

Table 5.3 indicates there was an overall increase in the number of people from Valley working in 2010 compared to 2000. The number of people working increased from 880 in 2000 to 893 in 2010 or a change of 1.5%.

Table 5.3 indicates the workforce in 2010 spent nearly 2 minutes more traveling to work than in 2000. The average travel time increased from 19.8 minutes in 2000 to 21.8 minutes in 2010. The largest increase occurred with those traveling 60 minutes or more, which increased by 26 people or 260.0%. The second greatest group was the 15 to 19 minutes category, which increased by 23 persons, or 37.1%.

TABLE 5.3: TRAVEL TIME TO WORK - 2000 TO 2010

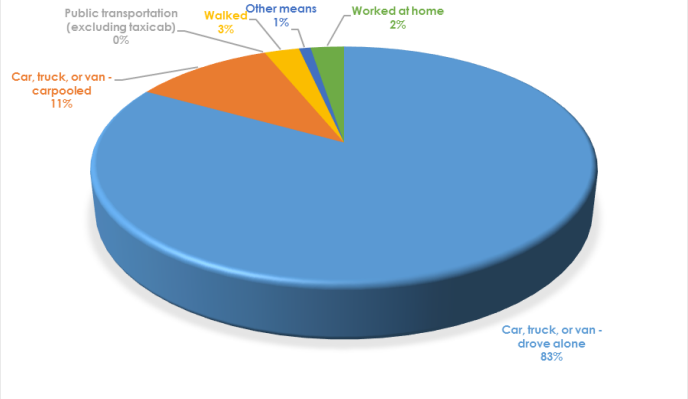
Travel Time Categories	2000	% of Total	2010	% of Total	% Change
Less than 10 minutes	269	30.6%	243	27.2%	-9.7%
10 to 14 minutes	87	9.9%	84	9.4%	-3.4%
15 to 19 minutes	62	7.0%	85	9.5%	37.1%
20 to 29 minutes	164	18.6%	221	24.7%	34.8%
30 to 44 minutes	211	24.0%	153	17.1%	-27.5%
45 to 59 minutes	60	6.8%	48	5.4%	-20.0%
60 minutes or more	10	1.1%	36	4.0%	260.0%
Worked at home	17	1.9%	23	2.6%	35.3%
Total	**880**	**100.0%**	**893**	**100.0%**	**1.5%**
Mean Travel Time (minutes)	**19.8**		**21.8**		**10.1%**

Source: U.S. Census Bureau, 2000, 2010

Means of Travel

The vast majority, 86.0%, of the commuters in Valley went to work by way of car, truck, or van and drove alone. However, 12.2% of the commuters actually carpooled with someone. The remaining 1.8% either walked, worked at home or went to work via some other means.

FIGURE 5.1: MEANS OF TRAVEL – 2010



Source: U.S. Census Bureau, 2010

FISCAL TRENDS

The next component includes an analysis and description of fiscal trends of the City of Valley. Table 5.4 exhibits the net taxable sales generated within the corporate limits of Valley between 2000 and 2014. These dollars represent any item sold within the corporate limits subject to sales tax; the numbers do not include vehicles sales or grocery sales (not subject to sales tax). Between 2000 and 2014, the net taxable sales decreased from $19,354,736 to $15,797,628 or a total change of –18.4%.

Depending on when Valley initiated the local sales tax their losses are staggering. Assuming the local sales tax was in place in 2000, the City would have generated approximately $290,320.00 for property tax relief or projects in the community. However, by 2014, those annual revenues have decreased to approximately $236,960.00. Both of these are down compared to the peak year of 2006; which generated approximately $455,670.00. This negative change obviously represents a large drop in retail sales within the City of Valley. This is critical since the City of Valley had a 1 1/2¢ local option sales tax in place. These decreases negatively impact the City's ability to address the projects or funds the sales tax is slated to address. A large number if these decreases are due to reimbursements required by the state through the Nebraska Advantage Program.

TABLE 5.4: NET TAXABLE SALES - 2000 TO 2014

Year	Net Taxable Sales	% Change from Previous Year
2000	$19,354,736	
2001	$18,718,215	-3.3%
2002	$16,458,797	-12.1%
2003	$20,576,833	25.0%
2004	$23,251,295	13.0%
2005	$27,152,903	16.8%
2006	$30,378,106	11.9%
2007	$29,144,727	-4.1%
2008	$23,949,381	-17.8%
2009	$20,882,622	-12.8%
2010	$12,262,588	-41.3%
2011	$12,953,470	5.6%
2012	$14,129,043	9.1%
2013	$15,181,675	7.5%
2014	$15,797,628	11.8%
Total Change	($3,557,108)	-18.4%

Source: Nebraska Department of Revenue, Does not include motor vehicle sales

Regional Basic/Non-Basic Analysis

This data examines five occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.

Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

In order to establish a number of Basic jobs, a comparative segment or entity must be selected. For purposes of this analysis, the state of Nebraska will be used. This allows the analysis to establish where Valley is seeing exports from the state as a whole.

This analysis is used to further understand which occupational areas are exporting goods and services outside the area, thus importing dollars into the local economy. The five occupational categories used in the analysis are listed below:

- Managerial business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Natural Resources, construction and maintenance occupations
- Production, transportation and material moving occupations

TABLE 5.5: BASIC/NON-BASIC BY OCCUPATIONS 2011

	Valley	Nebraska	Basic Employment
Management business, science, and arts occupations	20.3%	34.8%	0.0%
Service occupations	15.3%	16.4%	0.0%
Sales and office occupations	**25.3%**	25.0%	0.3%
Natural Resources, construction and maintenance occupations	**12.0%**	10.2%	1.8%
Production, transportation, and material moving occupations	**27.1%**	13.7%	13.4%
			15.5%
Base Multiplier	**5.45**		

Source: American Community Survey 2007-2011

A related concept to the basic/non-basic distinction is that of a Base Multiplier. The base multiplier is a number, which represents how many non-basic jobs are supported by each basic job. A high base multiplier means that the loss of one basic job will have a large potential impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for workers in that economy. Therefore, more money brought in by basic jobs creates more non-basic jobs that are supported.

Basic Employment

The occupation categories are compared to the same categories for the state and where Valley's percentage exceeds the state's percentage there is Basic employment. Table 5.5 indicates there are three categories having Basic employment with the largest being Production, transportation and material moving occupations.

This is not unexpected considering Valley has historically had a strong manufacturing base dating back to the 1940's. The other categories were Sales and Office occupations and Natural Resources, construction and maintenance occupations.

Overall, 15.5% of the employment base in Valley is tied to the exportation of goods or services. The City needs to continually work on their Business Retention and Expansion process in order to keep these employers in Valley.

Base Multiplier

The information in Table 5.5 shows Valley has a base multiplier of 5.45, which means for every job falling into the basic category, 5.45 other jobs in the community are supported and/or impacted. This is illustrated by comparing the basic and non-basic percentages against each other.

There is no magical multiplier a community can aim to achieve. Every community is different and the dynamics involved are different. The unique and ever changing dynamics are what make a particular community unique and attractive to different employers. It is critical for a community to determine their future vision for business and industry and work towards that end goal. As previously mentioned it is also critical to diligently work towards a successful Business Retention and Expansion program to support those employers already located in the community. Some communities or counties become too focused

on attracting that next big catch and forget about the opportunities existing employers can offer through expansion of their operations.

Economic Development

The economy plays a key role in sustaining quality of life in a community. The benefits of a healthy economy reach far beyond the business sector. Local capital investment and job creation leads to quality schools, infrastructure, fire and police protection, parks and the support of countless additional community facilities and services.

The purpose of the Economic Development section of this comprehensive plan is to present goals and policies supporting and encouraging a strong and vibrant economy. This section focuses on entrepreneurialism, business retention and expansion, business recruitment, regional issues, environment, tools and strategies, labor and workforce training, permitting procedures, regulation, income, tourism, infill and redevelopment, and infrastructure and land supply. The goals and objectives stated within this section are to be considered a community-directed guide for future economic development activities. The primary local advocate of economic development in Valley is the City of Valley and the Omaha Area Chamber of Commerce (OACC)

Sustainable Regional Economic Development

This section provides goals and policies supporting cooperation and coordination at a regional level to ensure sustainable local economic development. The City and OACC are the lead economic development organizations for the City of Valley, however, there are many additional regional utility, state and local community partners engaged in economic development activities, including Omaha Public Power District (OPPD), Black Hill Energy, Metropolitan Area Planning Agency (MAPA) and the Nebraska Department of Economic Development (DED). It is in the best interest of Valley to support and collaborate with these organizations on regional economic development activities. By focusing on common goals and allocating resources effectively, both the public and private sector can work together regionally to maximize successful business start-up, retention, expansion and recruitment efforts.

Economic Development Action Plan

Economic Development Goal 1

ED-1 Valley will cooperate regionally to:

a. Promote a sustainable, strong, diverse and healthy economy;
b. Promote the retention and expansion of existing businesses;
c. Foster and develop the startup of new businesses;
d. Encourage the relocation of environmentally responsible businesses to the Valley region;
e. Promote income levels that are higher than the national average;
f. Ensure the sustainable economic use of natural resources and the safe and effective use of utility resources as well as recycled materials.

Policies

ED-1.1 Encourage regional partnerships with the Omaha Area Chamber of Commerce for expanded resource-sharing and exposure of Valley to promote economic development opportunities.

ED-1.2 Increase communication between Valley, Douglas and Dodge Counties to identify cooperative methods of business recruitment and area advantages.

ED-1.3 Engage the Nebraska Department of Economic Development in development of target markets, suitable sites for development and cost-effective marketing opportunities.

ED-1.4 Involve regional utility and rail service providers for consideration of economic development opportunities seen as likely or important to these entities.

ED-1.5 Continue promotion of projects that will improve area economic development opportunities such as infrastructure improvements.

ED-1.6 Research and develop targeting marketing options for attracting likely economic development through cooperation with regional economic development entities.

Tools and Strategies

Business retention, expansion and recruitment efforts work jointly in maintaining a stable economy. Business retention and expansion programs address the issues that might affect decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and

facilities, permitting procedures, property taxes and training programs. Recruitment programs largely focus on attracting industrial/primary users as a major economic development strategy. Retaining, expanding and attracting industrial businesses is important because these companies generally provide higher-paying jobs and do not sell directly to the end-user, creating an economic multiplier effect throughout the local economy.

Economic Development Goal 2

ED-2 Create an even healthier and more stable local economy by retention, expansion and recruitment of businesses.

Policies

ED-2.1 Encourage cooperation between all partners for identification and support of bolstering local economic development.

ED-2.2 Perform business retention/expansion surveys through DED for every primary/industrial company within the city at a minimum of once every two years.

ED-2.3 Prioritize visits with corporate office headquarters of local primary employers once every two years.

ED-2.4 Establish multiple means for the City to collect attitudes and business survey data from existing retail and commercial businesses to ensure that their community needs are being met.

ED-2.5 Encourage job recruitment efforts towards those sectors that:

a. Are compatible with environmental and quality-of-life standards for Valley;
b. Provide competitive wages in comparison to regional and national levels;
c. Help diversify the local economy;
d. Capitalize on strengths of the export economy (manufacturing).

ED-2.6 Support efforts to develop a formal process involving the City, civic organizations and businesses to study and develop strategies for business retention, expansion and recruitment.

ED-2.7 Encourage public/private partnerships for creative financing of local economic development and affiliated projects.

ED-2.8 Investigate the development of a local loan fund for the support of entrepreneurialism.

ED-2.9 Develop policies on the use of Tax Increment Financing regarding business retention and expansion.

Environment

Valley's citizens recognize economic development should not come at the expense of environmental quality, which itself is recognized as an important component of community. A balanced approach to environmental sustainability advocates a balance between utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

Economic Development Goal 3

ED-3 Recognize the importance of environmental quality and acknowledge that protection of the environment will contribute to economic vitality.

Policies

ED-3.1 Recognize that environmental quality and economic development are mutually important objectives.

ED-3.2 Encourage recruitment of lower-impact, environmentally friendly businesses.

ED-3.3 Optimize development of tracts for environmental impact through the encouragement of master planning to identify and promote development efficiencies.

ED-3.4 Review and amend zoning code to ensure the environmental stability and protection of all uses, including primary uses.

Regulation

Valley encourages an environment that offers flexibility, consistency, predictability and clear direction to advance economic opportunities.

Economic Development Goal 4

ED-4 Provide consistent, fair and timely regulations that are flexible, responsive and effective in promoting local economic development.

Policies

ED-4.1 Continue enforcing existing community codes for the public's health, safety and general welfare.

ED-4.2 Actively promote Valley's economic development goals and policies at the state and federal level to encourage legislation that supports economic development and to provide funding for economic development programs whether through direct lobbying or through combined efforts with development partners.

ED-4.3 Conduct continual review of local development regulations to ensure applicability, clarity, consistency, predictability and direction. Amendments shall be consistent with the Comprehensive Plan.

ED-4.4 Perform development review to ensure proposed developments are consistent with community vision and Valley's zoning code.

ED-4.5 Research means of developing a fast-track permitting process for expediting development.

Income

A primary reason for economic development is to increase the standard of living within the local community. Valley supports employment opportunities that bolster the community's average, annual wage and create living-wage jobs. This issue is of significant importance to the citizens of Valley and the community encourages the pursuit of jobs through recruitment, retention and expansion of local primary/industrial companies that provide quality jobs.

Economic Development Goal 5

ED-5 Encourage the creation of jobs that provide annual incomes for all persons in Valley above the Nebraska State average and above the national average annual income.

Policies

ED-5.1 Encourage a regional effort to recruit and retain basic export industries that bring new money into the community and pay regionally competitive wages.

ED-5.2 Encourage the creation of living-wage jobs that include health and retirement benefits.

ED-5.3 Encourage the retention, expansion and recruitment of businesses that hire local residents.

Qualified Labor Force

Qualified labor is essential to recruit and retain business locally. The basic cornerstone in the development qualified labor force is educational opportunity. Valley citizens encourage the constant evaluation, growth and responsiveness of K-through-12 education. Partnerships between business and the educational community should be nurtured to further the process of aligning community business needs with trained workforce.

Economic Development Goal 6

ED-6 Promote a qualified labor force that is globally competitive and responds to the changing needs of the workplace.

Policies

ED-6.1 Continue support of K-through-12 education to include skills-based training and creative partnerships with businesses.

ED-6.2 Advocate for greater partnership between community, community college and local school district for enhanced workforce training.

ED-6.3 Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets in deficiencies in the skill sets found within the local labor pool.

ED-6.4 Encourage community college, specifically Metropolitan Community College, and additional regional technical school involvement to develop customized training programs to meet business needs.

ED-6.5 Advocate for legislative change to provide a funding mechanism for technical skills training in the local high schools.

ED-6.6 Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.

Tourism

The cultural, recreational and scenic opportunities in the metropolitan area and the Platte River make tourism a viable provider of employment and revenue for Valley. Within easy driving distance of Valley, visitors can enjoy parks, water sports and golf. In addition to these natural amenities, Valley is within close proximity to theatre, winery/brewery and museum tourism venues. Promotion and expansion of tourism is an economic development tool.

Economic Development Goal 7

ED-7 Encourage the growth of tourism as a sustainable provider of jobs in the region and work together with community groups and businesses to make the Valley region a tourism destination.

Policies

ED-7.1 Support and promote the natural, historic and cultural aspects of the Valley region as a vital part of the local economy and quality of life.

ED-7.2 Promote local outdoor recreation opportunities including, but not limited to, camping, biking, kayaking, boating and horseback riding.
ED-7.3 Promote regional attractions such as State Recreation Areas, wineries, farmer's markets, arts and cultural fairs and museums.
ED-7.4 Promote the hosting of regional sports tournaments such as: softball, basketball, volleyball, wrestling, golf and hunting events.
ED-7.5 Develop and place way-finding signage to encourage navigability of Valley by tourists and residents.
ED-7.6 Consider strategic placement of entrance node signage along Highway 275 on both the north and south side of Valley, as well as, Nebraska Highway 64 to provide a formal welcome to motorists and pedestrians entering the community.
ED-7.7 Develop the Valley trail system to encompass more area within the community.

Infill and Redevelopment

Infill and redevelopment programs provide an economic development tool to revitalize under-utilized areas. Infill development policies help utilize existing utilities and services before considering costly service extensions. The policies relating to infill and redevelopment encourage infill development in areas that are already provided with services.

Economic Development Goal 8

ED-8 Facilitate infill and redevelopment through the use of incentives and special development strategies.

Policies

ED-8.1 Identify and designate specific areas for infill and redevelopment.
ED-8.2 Prioritize demolition of vacant, delinquent and/or unsafe facilities.
ED-8.3 Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.

Adequate Infrastructure and Land Supply

Every business has their own set of location siting requirements. Sites must be available in a range of sizes and locations with appropriate zoning of not only the tract under consideration, but the surrounding tracts that impact these sites. For attracting industrial/primary uses, an adequate supply of usable industrial land unencumbered by conflicting land uses and/or environmental constraints is important.

Economic Development Goal 9

ED-9 Ensure adequate amounts of usable industrial and commercially viable land in which new businesses may locate.

Policies

ED-9.1 Encourage the identification of sites suitable for new primary/industrial development.
ED-9.2 Ensure that potential industrial and commercial land has the characteristics necessary to support commerce and industry.
ED-9.3 Maintain an inventory of identified, usable industrial and commercial land that is sufficient to meet the projected demand and encourage marketability of the region.
ED-9.4 Perform diligence assessments to identify the assets and deficiencies of identified primary/ industrial site inventory.
ED-9.5 Investigate the option of developing an industrial park that has multi-jurisdictional cooperation through inter-local agreements allowing prospective users to maximize tax incentives available in multiple jurisdictions.

Inter-city Commercial Development

Most communities have a central core identifiable by residents as the downtown area. The downtown area in Valley has changed over time and has seen fewer structures survive. The community should be working to an expanded downtown area through infill and expansion toward Reichmuth Road and 3rd Street.

Economic Development Goal 10

ED-10 The central downtown core of Valley needs to be a viable part of the local economy throughout the planning period and beyond.

Policies

ED-10.1 Identify possible funding sources available for the redevelopment and expansion of Downtown Valley.
ED-10.2 The Downtown area should designate itself as a Business Improvement District.
ED-10.3 The City should look at declaring the downtown area and any area around Reichmuth Road as blighted and substandard for the purposes of using tax increment financing for redevelopment and development of this area.

	Economic Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-1.1	Encourage regional partnerships with the Omaha Area Chamber of Commerce for expanded resource-sharing and exposure of Valley to promote economic development opportunities.	1,3	1,6		●					■
ED-1.2	Increase communication between Valley, Douglas and Dodge Counties to identify cooperative methods of business recruitment and area advantages.	1,3	1,6		●					■
ED-1.3	Engage the Nebraska Department of Economic Development in development of target markets, suitable sites for development and cost-effective marketing opportunities.	1,3,5,11	1,6		●					■
ED-1.4	Involve regional utility and rail service providers for consideration of economic development opportunities seen as likely or important to these entities.	1,3,5,6	1,4,5,6		●					■
ED-1.5	Continue promotion of projects that will improve area economic development opportunities such as infrastructure improvements.	1,3,5,6	1,4,5,6	●						■
ED-1.6	Research and develop targeting marketing options for attracting likely economic development through cooperation with regional economic development entities.	1,3,5,7, 8	1,4,5,6		●		■			
ED-2.1	Encourage cooperation between all partners for identification and support of bolstering local economic development.	1,3,5,7, 8	1,4,5,6		●	■				
ED-2.2	Perform business retention/expansion surveys through DED for every primary/industrial company within the city at a minimum of once every two years.	1,3,5,8, 10,11	1,4,5,6		●					■
ED-2.3	Prioritize visits with corporate office headquarters of local primary employers once every two years.	1,3,5,8, 10,11	1,4,5,6		●					■
ED-2.4	Establish multiple means for the City to collect attitudes and business survey data from existing retail and commercial businesses to ensure that their community needs are being met.	1,3,5,8, 10,11	1,4,5,6		●		■			

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

	Economic Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-2.5	Encourage job recruitment efforts towards those sectors that: a. Are compatible with environmental and quality-of-life standards for Valley; b. Provide competitive wages in comparison to regional and national levels; c. Help diversify the local economy; d. Capitalize on strengths of the export economy (manufacturing).	1,3,5,7,8, 10,11,13	1,4,5,6		●		■			
ED-2.6	Support efforts to develop a formal process involving the City, civic organizations and businesses to study and develop strategies for business retention, expansion and recruitment.	1,3,5,7,8, 10,11,13	1,4,5,6		●					■
ED-2.7	Encourage public/private partnerships for creative financing of local economic development and affiliated projects.	1,3,5,6,7, 8,10,11,13	1,4,5,6	●						■
ED-2.8	Investigate the development of a local loan fund for the support of entrepreneurialism.	1,3,5,6,10, 11,13	1,4,5,6		●		■			
ED-2.9	Develop policies on the use of Tax Increment Financing regarding business retention and expansion.	1,3,5,6,8, 10,11,13	1,3,4,5,6	●			■			
ED-3.1	Recognize that environmental quality and economic development are mutually important objectives.	1	1		●		■			
ED-3.2	Encourage recruitment of lower-impact, environmentally friendly businesses.	1,5,7,10, 11	1		●					■
ED-3.3	Optimize development of tracts for environmental impact through the encouragement of master planning to identify and promote development efficiencies.	1,3,4,5,7, 8,10,11	1		●		■			
ED-3.4	Review and amend zoning code to ensure the environmental stability and protection of all uses, including primary uses.	1,8	-		●	■				

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	Economic Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-4.1	Continue enforcing existing community codes for the public's health, safety and general welfare.	1	1		●					
ED-4.2	Actively promote Valley's economic development goals and policies at the state and federal level to encourage legislation that supports economic development and to provide funding for economic development programs whether through direct lobbying or through combined efforts with development partners.	1,2,3,4,5, 6,8,10,11, 13	1,6		●					
ED-4.3	Conduct continual review of local development regulations to ensure applicability, clarity, consistency, predictability and direction. Amendments shall be consistent with the Comprehensive Plan.	1,8	1		●					
ED-4.4	Perform development review to ensure proposed developments are consistent with community vision and Valley's zoning code.	1,8,13	1	●						
ED-4.5	Research means of developing a fast-track permitting process for expediting development.	1,8	1		●					
ED-5.1	Encourage a regional effort to recruit and retain basic export industries that bring new money into the community and pay regionally competitive wages.	1,3,5,8, 10,11	1,4,5,6		●					
ED-5.2	Encourage the creation of living-wage jobs that include health and retirement benefits.	1,3,5,8, 10,11	1,4,5,6		●					
ED-5.3	Encourage the retention, expansion and recruitment of businesses that hire local residents.	1,3,5,10, 11	1,4,5,6		●					
ED-6.1	Continue support of K-through-12 education to include skills-based training and creative partnerships with businesses.	1,3,5,10, 11,13	1,4,5,6		●					
ED-6.2	Advocate for greater partnership between community, community college and local school district for enhanced workforce training.	1,3,5,10, 11,13	1,4,5,6		●					
ED-6.3	Conduct research through demographic and economic analysis as well as business retention and expansion visits to determine assets in deficiencies in the skill sets found within the local labor pool.	1,3,5,8,10, 11	1,4,5,6		●					

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	Economic Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-6.4	Encourage community college, specifically Metropolitan Community College, and additional regional technical school involvement to develop customized training programs to meet business needs.	1,3,5,10, 11,13	1,4,5,6		●					■
ED-6.5	Advocate for legislative change to provide a funding mechanism for technical skills training in the local high schools.	1,3,5,8,10, 11,13	1,4,5,6		●					■
ED-6.6	Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.	1,3,4,5,6, 7,8,10,11, 13	1,3,4,5		●		■			
ED-7.1	Support and promote the natural, historic and cultural aspects of the Valley region as a vital part of the local economy and quality of life.	1,3,5,6,7, 10,11	1,4,5,6		●					■
ED-7.2	Promote local outdoor recreation opportunities including, but not limited to, camping, biking, kayaking, boating and horseback riding.	1,3,5,10, 11	1,4,5,6		●					■
ED-7.3	Promote regional attractions such as State Recreation Areas, wineries, farmer's markets, arts and cultural fairs and museums.	1,3,5,10, 11	1,4,5,6		●					■
ED-7.4	Promote the hosting of regional sports tournaments such as: softball, basketball, volleyball, wrestling, golf and hunting events.	1,3,5,10, 11	1,4,5,6		●					■
ED-7.5	Develop and place way-finding signage to encourage navigability of Valley by tourists and residents.	1,6,7,8,12, 13	1,4,5,6		●		■			
ED-7.6	Consider strategic placement of entrance node signage along Highway 275 on both the north and south side of Valley, as well as, Nebraska Highway 64 to provide a formal welcome to motorists and pedestrians entering the community.	1,6,7,8,12, 13	1,4,5,6		●		■			
ED-7.7	Develop the Valley trail system to encompass more area within the community.	1,2,3,5,6, 7,8,9,10, 11,13	1,2,3,4,5,6	●					■	

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	Economic Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-8.1	Identify and designate specific areas for infill and redevelopment.	1,7,8	1,4,5		●					
ED-8.2	Prioritize demolition of vacant, delinquent and/or unsafe facilities.	1,7,8	1,2,4,5	●						
ED-8.3	Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.	1,7,8	1,2,4,5	●						
ED-9.1	Encourage the identification of sites suitable for new primary/industrial development.	1,3,5,8,10, 11	1,4,5,6		●					
ED-9.2	Ensure that potential industrial and commercial land has the characteristics necessary to support commerce and industry.	1,3,5,810, 11	1,4,5,6		●					
ED-9.3	Maintain an inventory of identified, usable industrial and commercial land that is sufficient to meet the projected demand and encourage marketability of the region.	1,3,5,8,10, 11	1,5,6	●						
ED-9.4	Perform diligence assessments to identify the assets and deficiencies of identified primary/industrial site inventory.	1,3,5,8,10, 11	1,4,5,6		●					
ED-9.5	Investigate the option of developing an industrial park that has multi-jurisdictional cooperation through inter-local agreements allowing prospective users to maximize tax incentives available in multiple jurisdictions.	1,3,5,8,10, 11	1,4,5,6	●						
ED-10.1	Identify possible funding sources available for the redevelopment and expansion of Downtown Valley.	1,3,5,8,10, 11	1,4,5,6	●						
ED-10.2	The Downtown area should designate itself as a Business Improvement District.	1,6	1	●						
ED-10.3	The City should look at declaring the downtown area and any area around Reichmuth Road as blighted and substandard for the purposes of using tax increment financing for redevelopment and development of this area.	1,8	1,3	●						

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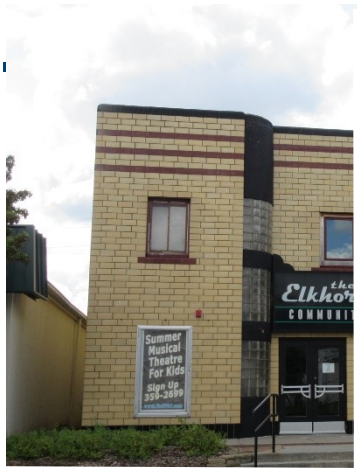
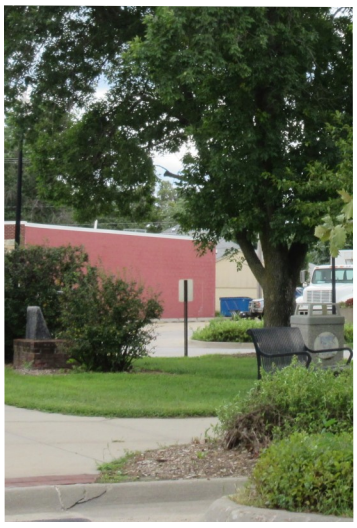
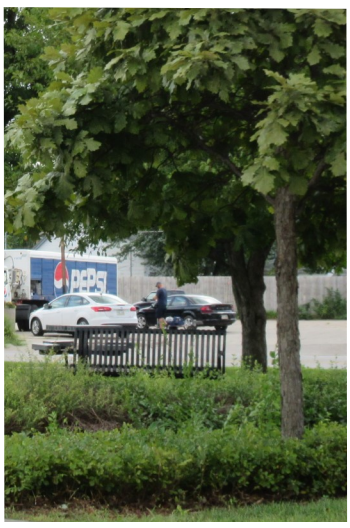





6

Parks and Recreation

Recreation

A historic standard used for decades regarding parks and recreation, as established by the National Parks and Recreation Association (NPRA), is 10 acres per 1,000 residents. However, there are a number of standards found throughout planning history; in addition to NPRA, Nebraska has used a standard of 14 to 25 acres per 1,000 residents. The Nebraska standard may be more closely aligned with smaller communities like Valley. Smaller communities, similar to Valley, have a tendency to have more than the minimum standards due to the level of service demand by the community residents.

Another recent standard found in ***Small Community Park & Recreation Standards***, 2003, examines the primary areas of small community parks and recreation and breaks it down into five basic categories: Sports fields, Courts, Outdoor Recreation, Leisure, and Other Recreational Facilities. This resource also determines minimum acreages for each and the total comes to 15.5 acres per 1,000 residents.

Park and Recreation Standards

As discussed above, there are a number of standards to be examined. A key to understanding these oversupply found by a lot of small communities. This section will examine some of the basic standards established overall and in more specific detail.

Table 6.1: Valley Park and Recreation Standards

Organization	Standard	2010 pop	Parks and Recreation Needed
NPRA	10A/1,000 residents	1,991	19.91 Acres
NGPC	14 to 25 A/ 1,000 residents	1,991	27.9 Acres to 49.8 Acres
SCPRS	15.5A/1,000 residents	1,991	30.9 Acres

Sources: National Parks and Recreation Association
Nebraska Game and Parks
Small Community Park and Recreation Standards 2003

Table 6.2: Population Served per Park System Facility

Facility Category	Parks System Facility Type	Total Population served by one facility	# of facilities Needed per 1,000 residents
Sports Fields	Soccer/Multi-Use Field	1,050	0.95
	Ball Field (Baseball/Softball	1,640	0.61
Courts	Tennis Court	1,030	.97
	Basketball Court	1,100	0.91
	Volleyball Court	7,540	0.13
Outdoor Recreation	Small Skate park (7000 sf footprint	6,410	0.16
	Full-sized Skate park (17,000+ sf footprint	15,560	0.06
	BMX Track (Standard ABA Certified)	6,250	0.16
	Paved Multi-purpose Trail (per mile)	960	1.04
	Dirt/Gravel Multi-Use Trail (per mile)	430	2.33
Leisure	Playgrounds (per 3,200 sf of fully developed area)	6,270	0.16
	Family Picnic Area	160	6.25
	Group Picnic Area (w/ Shelter)	2,780	0.36
	Park Bench	130	7.69
Other Recreational Facilities	Swimming Pool (outdoors)	8,250	0.12
	Outdoors Events Venue	2,380	0.42

Source: Small Community Parks and Recreation Standards, 2003

Table 6.2 examines the desired standards for key facilities found in small and larger communities in the United States. The table is meant as a guide for Valley instead of an absolute. For example, not all communities have skate parks or BMX courses in their communities; actually in some cases these facilities may become a huge liability risk to the community due to the nature of the uses.

Table 6.2 will be expanded to compare the standards to what is present in Valley, as well as, what future growth may require in the future.

Table 6.3 expands on the standards in Table 6.2 and applies it to the minimum amounts of land needed to meet these standards. Again, these standards will be examined in context to the city of Valley.

TABLE 6.3: SMALL COMMUNITY PARKS LAND STANDARDS

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	Acres required for one facility	Total Acres required per 1,000 residents (park land Standards)
Sports Fields	Soccer/Multi-Use Field	0.95	2.21	2.10
	Ball Field (Baseball/ Softball	0.61	3.77	2.30
Courts	Tennis Court	.97	0.17	0.17
	Basketball Court	0.91	0.16	0.15
	Volleyball Court	0.13	0.10	0.01
Outdoor Recreation	Small Skate park (7000 sf footprint	0.16	0.18	0.03
	Full-sized Skate park (17,000+ sf footprint	0.06	0.50	0.03
	BMX Track (Standard ABA Certified)	0.16	3.12	0.50
	Paved Multi-purpose Trail (per mile)	1.04	2.43	2.53
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	1.83	4.25
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	0.14	0.02
	Family Picnic Area	6.25	0.01	0.08
	Group Picnic Area (w/ Shelter)	0.36	2.06	0.74
	Park Bench	7.69	0.00	0.00
Other Recreational Facilities	Swimming Pool (outdoors)	0.12	0.34	0.04
	Outdoors Events Venue	0.42	3.19	1.34

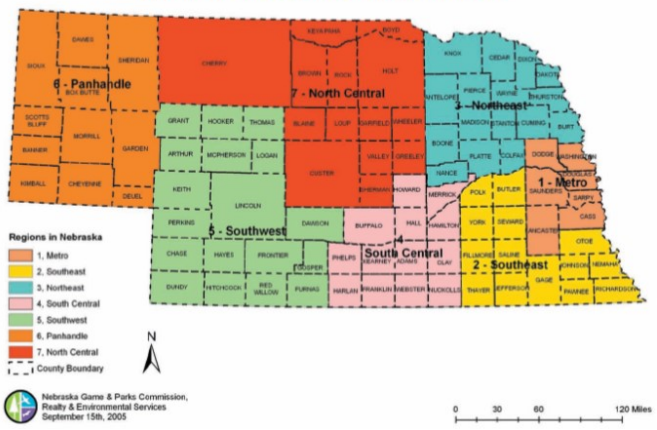
Source: Small Community Parks and Recreation Standards, 2003

CITY OF VALLEY

Valley is located in Region 1 of the Nebraska Game and Parks Commission territories. The city of Valle is influenced greatly by the Metropolitan Area as well as its small town roots.

Valley has five public park areas. The primary park, Valley Park, contains the community's ballfield, swimming pool, playground equipment, and other amenities.

FIGURE 6.1: NEBRASKA GAME AND PARKS REGIONS



Source: Nebraska Game and Parks Commission

Valley City Park

The Valley City park located at 400 West Vass street has many grassy areas with established shade trees nearby. This park also contains the City swimming pool, playground equipment, horseshoe pits, tennis courts, basketball courts, two pavilions, a beautiful baseball complex, a batting cage, a t-ball field and a softball field. This park is a great place to hold family reunions, picnics, or community gatherings. There's plenty of room for everyone to enjoy the great outdoors.

Source: http://www.valleyne.org/index.aspx?nid=253

Photo 6.1 Aerial view of Valley City Park

Rogert Park

Rogert park is another of the City's parks. Rogert park offers a paved walking path, many established trees, a small pavilion with a grill for picnics and a gazebo. Rogert park is located at 604 South Lakewood St on the southwest side of Valley directly

behind the Golden Living - Valhaven facility. Rogert is considered to be the more tranquil of the City parks.
Source: http://www.valleyne.org/index.aspx?nid=253

Photo 6.2 Aerial view of Rogart Park

Valley Mini Park
The Valley mini park is located at 103 North Spruce Street. The mini park is on the south end of the business district and is frequently utilized as a place to eat your lunch outdoors and enjoy the sunshine. The mini-park has a picnic table that seats four people and also a two park benches.
Source: http://www.valleyne.org/index.aspx?nid=253

Photo 6.3 Aerial view of Valley Mini Park

Joe Roberts Arboretum
The Joe Roberts Arboretum is located on the southeast of the city at 235 E Condron St. The arboretum features a walking track, several young trees and plenty of "green" space. The Joe Roberts Arboretum is home to the Valley Memorial Trees program which was developed to foster and perpetuate the planting of trees by any citizen of Valley in memory of a friend or loved one.
Source: http://www.valleyne.org/index.aspx?nid=253

Photo 6.4 Entry to Joe Roberts Arboretum

Veterans Memorial Park - Under construction
Veterans Memorial Park will sit on the corner of 2nd Street and N. Spruce Street.


Photo 6.5 Rendering of Proposed Veterans Memorial Park

Regional Recreation

Two Rivers State Recreation Area
Two Rivers State Recreation area is located 6 miles south of Valley on 264th street and then one mile west on F street. The area features ten Union Pacific cabooses as unique lodging venues. The park office is open March through October from 7 am until sunset and as needed in the off season. The park is open year-round for some activities. Here's a brief list of what Two Rivers State recreation area has to offer: camping, concessions, put and take trout fishing, swimming beach, bike rentals, horse camping area, fishing pier and hiking trails.
Source: http://www.valleyne.org/index.aspx?nid=253

River Recreation

Valley is located directly between two rivers. The Elkhorn river is approximately 4 miles to the east of Valley and the Platte river is 3 miles to the west of the City. These rivers provide opportunities for fishing, air boating, canoeing and just a place to cool off in the summer time.

The Papio-Missouri River Natural Resources District provides areas to enjoy both rivers. Elkhorn Crossing is an area on the Elkhorn river approximately 5 miles north of Valley, just east of 252nd street. The other area is the Platte River Landing located just east of Valley on highway 64 at the Platte river.

Source: http://www.valleyne.org/index.aspx?nid=253

Photo 6.6 Platte River Access west of Valley

Other State Facilities within the Valley Area

• Memphis SRA	Memphis
• Schramm Park SRA	Sarpy County
• Louisville SRA	Louisville
• Fremont Lakes SRA	Fremont
• Ft. Atkinson SHP	Fort Calhoun

Other Regional Recreational Facilities

The Twin Rivers YMCA is located at 6100 Twin Rivers Circle in the northeast corner of the city. There is something for everyone at the YMCA. From it's indoor aquatic center to it's fully equipped workout room and gymnasium and outdoor basketball courts, the YMCA offers a multitude of programs and exercise classes for all ages. The YMCA also offers "Y-Care" where you can drop off your little ones while you get your workout in. The YMCA has also a Community Center which is available for rent for meetings, training, banquets, or even wedding receptions.

Golf Courses

The following is a brief description of the local golf courses in and around Valley.

The Pines Country Club

The Pines Country Club is located at 7516 N 286th street in the northwest corner of the city. The Pines is a 18-hole, semi-private golf course with beautifully manicured fairways and undulating greens. The facility features a driving range, practice green and snack bar for all of your refreshment needs.

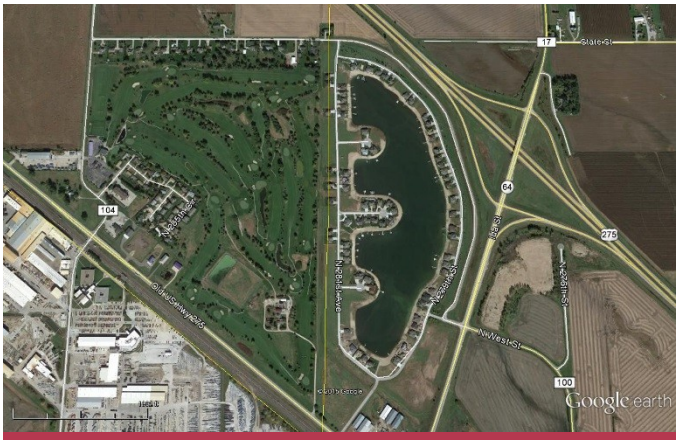


Photo 6.7 Aerial view of The Pines Golf Course

Other golf courses serving the Valley area include:

Course	Community
Fremont Golf Club	Fremont
White Tail Golf Course	Fremont
Valley View Golf Course	Fremont
Elkhorn Ridge Golf Course	Elkhorn
Club Armatura	Elkhorn
Indian Creek	Elkhorn
Shadow Ridge CC	Omaha
Tiburon Golf Club	Omaha
Ironwood Golf and CC	Omaha
Pacific Springs Golf Club	Omaha
The Knolls Golf Course	Omaha
The Champions Club	Omaha
Eagle Run	Omaha
Stone Creek Golf Course	Omaha

FIGURE 6.2: PARK LOCATIONS

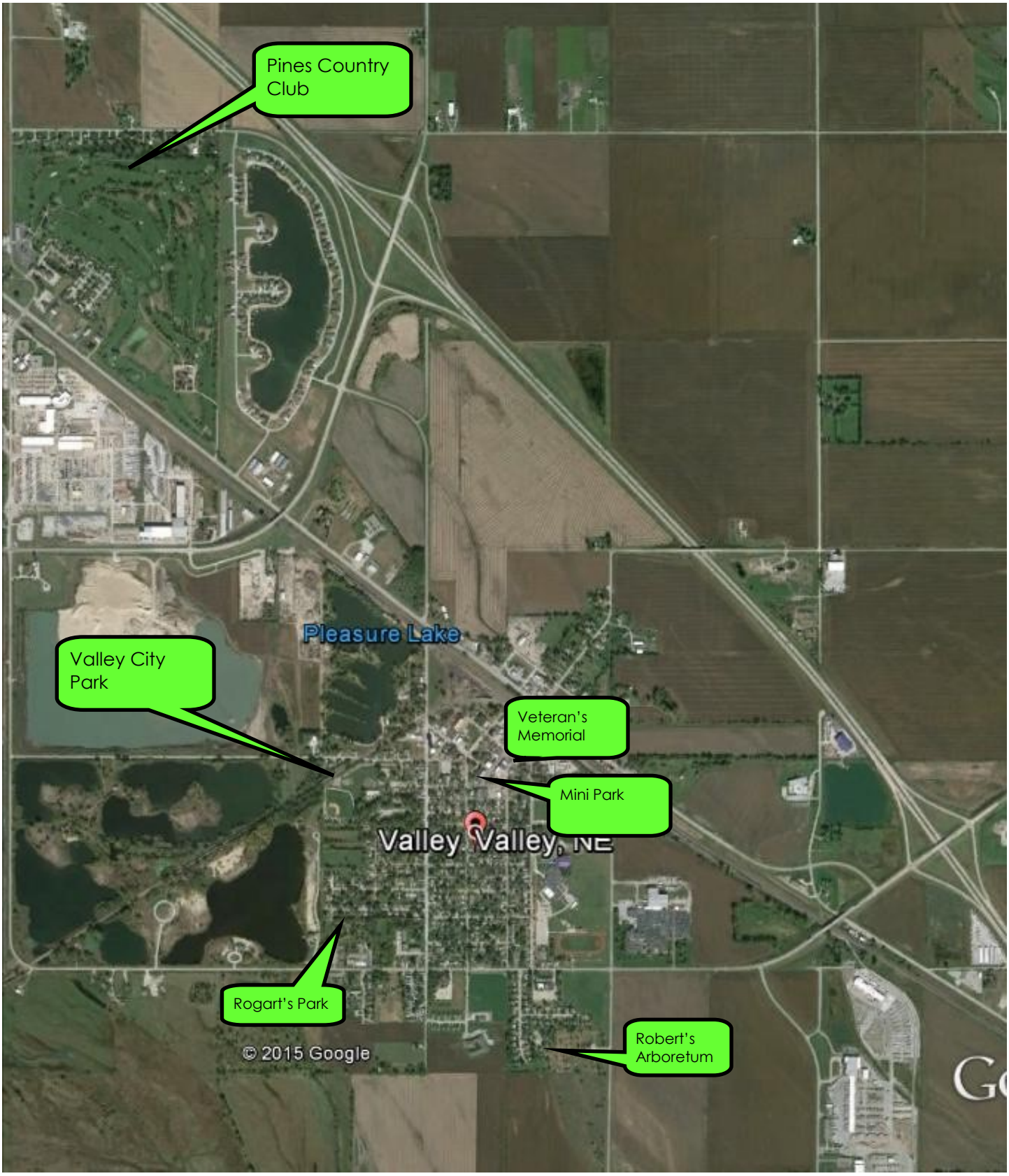


TABLE 6.4: PARK STANDARDS
VALLEY, NEBRASKA

Type of Park	Optimum Size	Service Area	Uses
Mini Parks	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: • Playground equipment • Picnic tables and shelters • Open turf • Natural areas
Neighborhood Parks	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): • Play areas • Tennis courts • Basketball courts • Open field for casual and multi-use play
Community Parks	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: • Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.) • Lighted sports fields with bleachers • Small passive areas for neighborhood park functions • Community center for indoor recreation including kitchen, meeting rooms and large open exercise area • Natural area with trail
District / Regional Parks	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: • Large children's playground (with theme) • Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency • Significant dedicated natural areas with trails and passive park uses • Community center
Natural Resource Area	based on resource	Entire community	Lands set aside to preserve unique natural resources: • Remnant landscapes • Open space • Visual/aesthetics buffering
Greenway (trails and linear parks)	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
School – Park	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
Sports Complex	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
Special Use	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Source: NRPA

Table 6.5:
Recreation Needs - Low Series Projection

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Valley	# of New Facilities Needed by 2040 Low Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0.0	2.58
	Ball Field (Baseball/ Softball	0.61	7.0	1.66
Courts	Tennis Court	.97	2.0	2.64
	Basketball Court	0.91	2.0	2.47
	Volleyball Court	0.13	0.0	0.35
Outdoor Recreation	Small Skate park (7000 sf footprint	0.16	0.00	0.43
	Full-sized Skate park (17,000+ sf footprint	0.06	0.00	0.16
	BMX Track (Standard ABA Certified)	0.16	0.00	0.43
	Paved Multi-purpose Trail (per mile)	1.04	.70	2.83
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	6.34
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	2.0	0.43
	Family Picnic Area	6.25	0.0	17.0
	Group Picnic Area (w/ Shelter)	0.36	3.0	0.97
	Park Bench	7.69	13.00	20.92
Other Recreational Facilities	Swimming Pool (outdoors)	0.12	1.00	0.32
	Outdoors Events Venue	0.42	0.00	1.14

Source: Marvin Planning Consultants – 2015

Table 6.6:
Recreation Needs - Medium Series Projection

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Valley	# of New Facilities Needed by 2040 Medium Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0.00	2.68
	Ball Field (Baseball/ Softball	0.61	7.0	1.72
Courts	Tennis Court	.97	2.0	2.74
	Basketball Court	0.91	2.0	2.57
	Volleyball Court	0.13	0.0	0.37
Outdoor Recreation	Small Skate park (7000 sf footprint	0.16	0.00	0.45
	Full-sized Skate park (17,000+ sf footprint	0.06	0.00	0.17
	BMX Track (Standard ABA Certified)	0.16	0.00	0.45
	Paved Multi-purpose Trail (per mile)	1.04	.70	2.94
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	6.58
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	2.0	0.45
	Family Picnic Area	6.25	0.0	17.64
	Group Picnic Area (w/ Shelter)	0.36	3.0	1.02
	Park Bench	7.69	13.00	21.71
Other Recreational Facilities	Swimming Pool (outdoors)	0.12	1.00	0.34
	Outdoors Events Venue	0.42	0.00	1.19

Source: Marvin Planning Consultants – 2015

Table 6.7:
Recreation Needs - High Series Projection

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Valley	# of New Facilities Needed by 2040 High Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0.00	5.51
	Ball Field (Baseball/ Softball	0.61	7.0	3.54
Courts	Tennis Court	.97	2.0	5.63
	Basketball Court	0.91	2.0	5.28
	Volleyball Court	0.13	0.0	0.75
Outdoor Recreation	Small Skate park (7000 sf footprint	0.16	0.00	0.93
	Full-sized Skate park (17,000+ sf footprint	0.06	0.00	0.35
	BMX Track (Standard ABA Certified)	0.16	0.00	0.93
	Paved Multi-purpose Trail (per mile)	1.04	.70	6.04
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.0	13.52
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	2.0	6.73
	Family Picnic Area	6.25	0.0	36.28
	Group Picnic Area (w/ Shelter)	0.36	3.0	2.09
	Park Bench	7.69	13.00	44.63
Other Recreational Facilities	Swimming Pool (outdoors)	0.12	1.00	0.70
	Outdoors Events Venue	0.42	0.00	2.44

Source: Marvin Planning Consultants – 2015

Tables 6.5 through 6.7 identify specific recreational uses and their potential demand based upon the three different population projections in Chapter 3. The number represented in the far right column represents the total needed in 2040 based upon the projections and ideal ration per 1000 persons. In order to determine the total number needed simply subtract the actual from the projected number.

In a number of cases, Valley will begin to see deficits by 2040. Some of the recreational uses may be more in demand than others as the planning period moves forward to 2040; there may more demand for soccer fields than BMX courses.

These figures are here as a guide for the community, not as an absolute. These numbers begin to indicate the overall impact that long range growth can have on a community. As the planning period moves forward an annual to five year review of these criteria should be undertaken to determine any future needs and deficits.

Museums/Arts

Elkhorn Valley Community Theater

In 1982 a group of community volunteers formed The Elkhorn Valley Community Theatre. They performed their first shows at the Elkhorn High School, then Jack's Place and The Waterloo High School. In 1992 the old Misfeldt Hardware building in Waterloo was purchased, renovated and became the home of the theatre. With only 82 seats and a small stage, the theatre dreamed of a larger facility. In 2007 the old

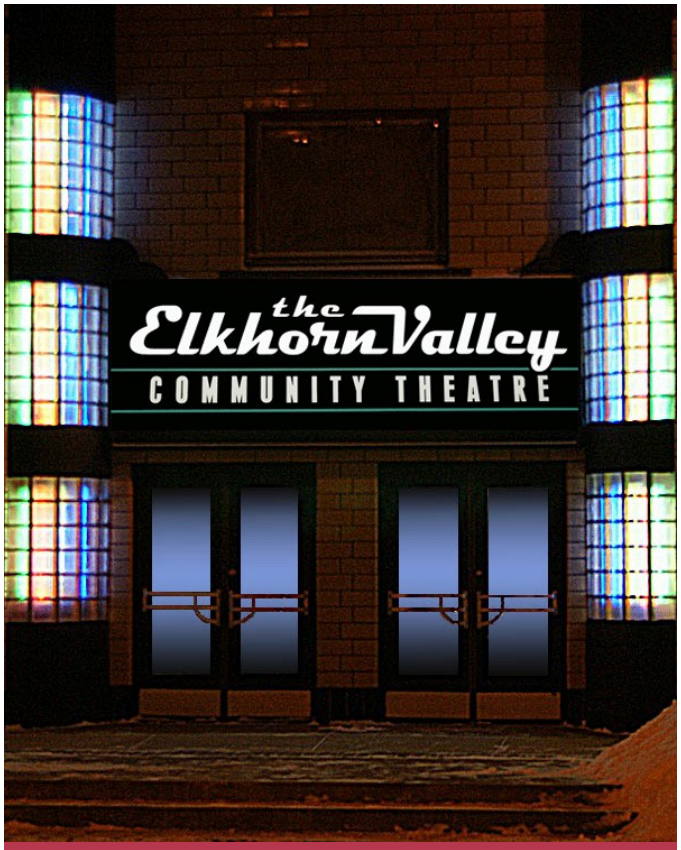


Photo 6.8 Night Photo at entrance to The Elkhorn Valley Community Theater
Source: http://theevct.com/

Valley Theatre was purchased from DC West and a major renovation project began. The seats, carpet and stage were all replaced. New dressing rooms, a voice studio, a top-notch sound and lighting system were installed. Over a quarter of a million dollars was raised for the renovation, generously contributed by large and small donors, alike. Theatre activities include a full scale spring musical, usually performed in March, the biannual production of SCROOGE the Musical at Christmas time, and summer long theatre activities for children with our Summer Musical Theatre for Kids, now it it's 18th year. The theatre is all volunteer based and anyone interested in being on stage or working behind the scenes is welcome.
Source: http://www.valleyne.org/index.aspx?nid=867

The Gallery by Wendy Deane
The Gallery by Wendy Deane is located at 207 N Spruce in the heart of the downtown business district. The Gallery is filled with original contemporary art by local artist Wendy Deane.
Source: http://www.valleyne.org/index.aspx?nid=867

Parks and Recreation Goals and Policies

Parks and Recreation Goal 1
Development of a community-wide trails system will aid in the long-term recreational and walkability needs of the residents as well as the overall health of the community

Policies

PR-1.1 The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.

PR-1.2 The City of Valley should work towards an achievable number of feet/miles that can be constructed annually and budget for the project.

PR-1.3 The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.

Parks and Recreation Goal 2
Valley will continue to provide adequate recreational programs and facilities for the youth and adults of the community.

Policies

PR-2.1 The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.

PR-2.2 The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.

PR-2.3 The City should continue to market the recreational opportunities of the community and the existing ballfields.

PR-2.4 The City should continue to maintain the existing parks found throughout Valley.

Parks and Recreation Goal 3
Valley should continue to promote the growth and establishment of new museums within the community.

Policies

PR-3.1 The city should work to identify different possible topics that could be built upon in the form of a museum.

PR-3.2 Identify an overall strategy for promoting existing and future museums.

PR-3.3 Existing and future museums should be connected via walking trails and narratives discussing the importance of specific historic items.

COMMUNITY FACILITIES

	Parks and Recreation Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
PR-1.1	The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.	1,2,5,6,7, 8,9,13	1		●		■			
PR-1.2	The City of Valley should work towards an achievable number of feet/miles that can be constructed annually and budget for the project.	1,8	1,2,3,4,5	●						■
PR-1.3	The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.	1,8	1,2,3,4,5	●						■
PR-2.1	The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.	1,13	1,4,5		●					■
PR-2.2	The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.	1,8,13	1,2,4,5	●						■
PR-2.3	The City should continue to market the recreational opportunities of the community and the existing ballfields.	1,5,10,11, 12,13	1,4,5,6		●					■
PR-2.4	The City should continue to maintain the existing parks found throughout Valley.	1,8,12,13	1,4,5,6	●						■
PR-3.1	The city should work to identify different possible topics that could be built upon in the form of a museum.	1,8	1,4,5,6		●			■		
PR-3.2	Identify an overall strategy for promoting existing and future museums.	1,8	1,4,5,6		●			■		
PR-3.3	Existing and future museums should be connected via walking trails and narratives discussing the importance of specific historic items.	1,5,6,7,8, 9,10,11,13	1,4,5,6	●					■	

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

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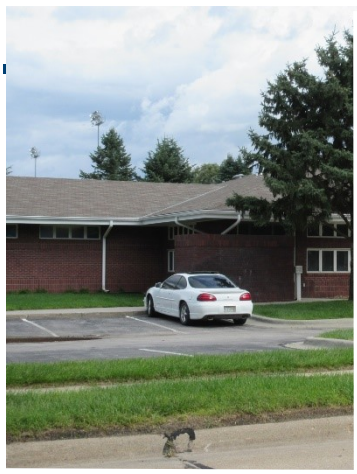
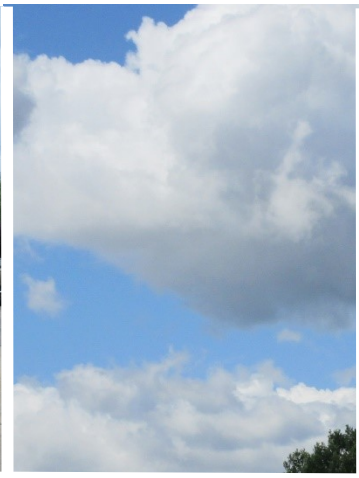
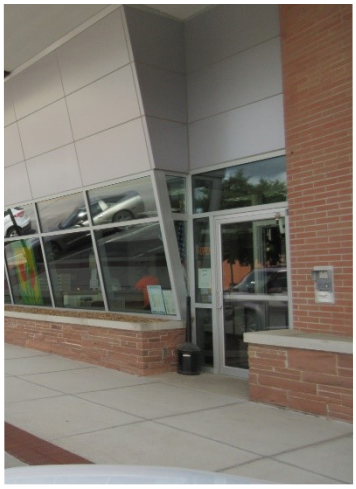


7

Community Facilities




State and local governments provide a number of services to their citizens. The people, buildings, equipment and land utilized in the process of providing these goods and services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, wellbeing and enjoyment of the residents of Valley. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services are contained in the Facilities Plan. Alternatively, in some instances, there are a number of services not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are in integral part of the community.

The Facilities Plan component of a Comprehensive Development Plan reviews present capacities of all public and private facilities and services.

The Facilities Plan for Valley is divided into the following categories:

- Education
- City Buildings
- Historic Properties
- Life Safety (Fire and Rescue/Law Enforcement)
- Health Care

EDUCATION

PUBLIC SCHOOLS

The public schools in Nebraska are grouped into six classes, depending upon the type of educational services provided and the size of the school district. The six classes, as defined by the State of Nebraska, are:

Class 1	*Dissolved by Legislative action*
Class 2	Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.
Class 3	Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.
Class 4	Any school district with territory having a population of 100,000 or more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.
Class 5	Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.
Class 6	Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

Douglas County West

The public school district serving Valley, Waterloo and surrounding areas is the Douglas County West Community Schools.

Douglas County West was formed in August of 2005 by the merger of Waterloo Public School and Valley Public School. Douglas County West provides an extensive education from pre-school through the 12th grade. D.C. West is unique in that it actually has two campuses. The elementary and high school are located in Valley and the pre-school and middle school are located in Waterloo. The school system provides bus transportation between the campuses, which simplifies matters for parents who live in one location but have a child attending classes in another.

Source: http://www.valleyne.org/index.aspx?nid=875

The District is considered a Class 3 District. The district operates four school facilities:

- D.C. West Early Education Center
- D.C West Elementary
- D.C. West Middle School
- D.C. West High School

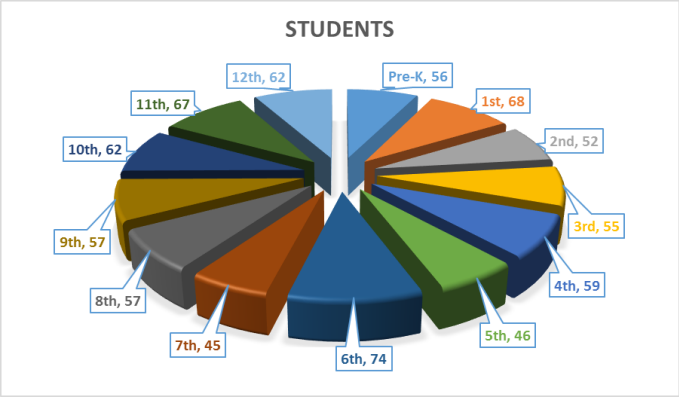
D.C. West Early Education Center
D.C. West Early Education Center is located at 800 North Front Street in Waterloo. The pre-school is housed in the prior Waterloo elementary school wing. The early education center does an wonderful job of preparing young children for their future educational journey.
Source: http://www.valleyne.org/index.aspx?nid=875

D.C. West Elementary School
D.C. West Elementary School is located at 301 S. Pine in Valley. Kindergarten through 4th grade students attend classes at this location. Because of the building design, the elementary students are isolated from the high school students but they have the benefit of opportunities for tutoring and enrichment activities for both age groups.
Source: http://www.valleyne.org/index.aspx?nid=875

D.C. West Middle School
D.C. West Middle School is located 4 miles away in Waterloo. Because the middle school is housed in the what was the prior Waterloo Public school (K-12), they boast some of the best facilities, educational and athletic, of any middle school around. The middle school houses grades 5 through 8.
Source: http://www.valleyne.org/index.aspx?nid=875

D.C. West High School
D.C. West High School as it's commonly called is located at 401 S. Pine Street in Valley. This location is home to grades 9 through 12. The main structure and athletic fields, including the football field and newly renovated track, are all in close proximity to one another.
Source: http://www.valleyne.org/index.aspx?nid=875

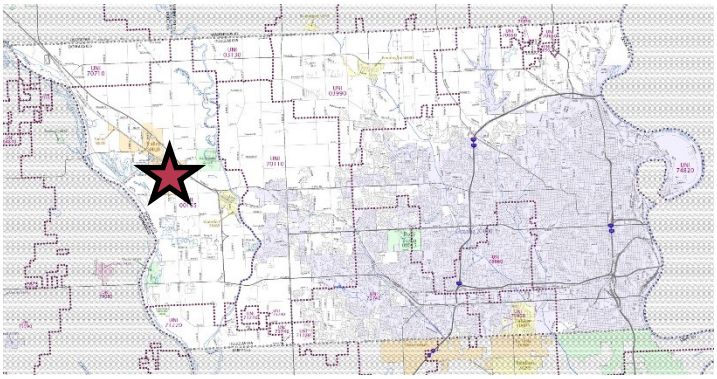
FIGURE 7.1: ENROLLMENT BY GRADE
D. C. WEST SCHOOL DISTRICT 2014-2015



Source: Nebraska Department of Education 2014-2015

The overall class sizes in the Valley Public Schools appear to be relatively stable throughout all classes. In all there are a few increases and a few larger classes scattered throughout the current classes.

FIGURE 7.2: SCHOOL DISTRICT MAP
D.C. WEST COMMUNITY SCHOOLS 2014



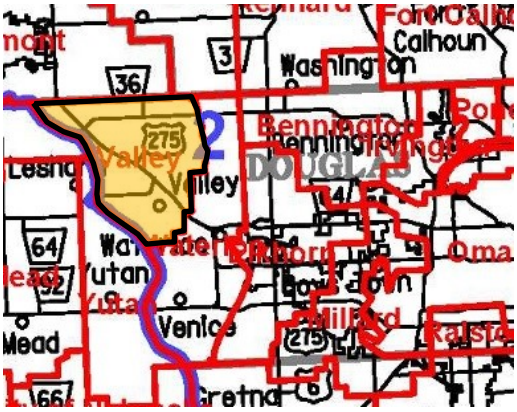
Source: US Census Bureau 2010

Post-Secondary Education
There are no post-secondary educational facilities located in Valley. The residents of Valley and the surrounding area have a large selection of in-state and out-of-state post-secondary schools to select. Some of these include:

University of Nebraska	Kearney
University of Nebraska	Lincoln
Midland Lutheran	Fremont
Metro Community College	Omaha
Nebraska Wesleyan	Lincoln
Union College	Lincoln
Kaplan University	Lincoln
Doane College	Crete
Concordia University	Seward
University of Nebraska	Omaha
Creighton University	Omaha

FIRE PROTECTION
Fire and Rescue
The Valley Suburban Fire and Rescue Department #5 covers 45 square miles and a population district of approximately 2,900 citizens. Currently Valley rural responds with Waterloo and Yutan Fire Departments. Valley Fire and Rescue Department is funded through taxes in the Valley Fire District #5 area. The Valley Suburban Fire and Rescue District Board consists of 5 members.

FIGURE 7.3: FIRE DISTRICT MAP VALLEY 2014



Source: http://www.transportation.nebraska.gov/maps/misc-maps/Rural_Fire_Districts.pdf

Photo 7.1 Valley Fire Hall

Fire Department volunteers are required to have 30 hours of Emergency Medical Services and fire training every year, they have meetings once a month on Mondays or Wednesdays to train in fire and rescue. Our members must be trained in search and water rescue for rivers and lakes, and they must also be trained in extrication with the jaws of life.
Source: http://www.valleyne.org/index.aspx?nid=196

LAW ENFORCEMENT

Valley Police Department

The Valley Police Department works with and for the citizens of Valley to provide a safe community by responding to crime, addressing community concerns, and maintaining a proactive presence both day and night.

Valley is served by a well trained, professional law enforcement agency. Located near the western edge of the Omaha metro area, Valley is able to offer a small town environment with personal attention from their public safety officers. The close proximity to the Metro allows the police department to employ 21st century technology and tactics without losing it's "neighborhood cop" identity.

The Valley Police Department is proud of their achievements in community policing, including participation in National Night Out and partnerships with businesses and schools to advance their protect and service mission. Valley has officers with special training in domestic violence and child abuse matters.
Source: http://www.valleyne.org/index.aspx?nid=187

CITY BUILDINGS

City Office

The offices for the City of Valley are located at 203 North Spruce Street. The offices of City Hall including the office of the Mayor, City Clerk, Police Department, Building and Zoning Inspector, and the City Council Chambers.

Photo 7.2 City Hall in downtown Valley

Valley Public Library

The Valley Public Library is located at 232 North Spruce and offers:

- Internet access is provided to patrons age 18 and older who have a library card and are in good

standing with no outstanding fines or fees. Internet users under 18 may use computers in the designated area with a current parental consent form signed and on file. Password-protected Wifi is available to patrons over the age of 18.

- Computers are also available for word processing. Library computers utilize the Windows operating system. Printing/copying is available. In addition the library offers laminating for a fee.
- Fax service is available.

Source: http://libraries.ne.gov/valley/about-us/

Health Care

Valley has the following medical services in the community:

- 1 Outpatient Clinic
- 1 Licensed/Skilled Nursing Homes
- 1 Assisted Living Facility

Outpatient Clinic - Methodist Physician's Clinic

Methodist Physician's clinic is located at 625 S Pine street in Valley. The clinic has four physicians who are ready to serve your medical needs.

Source: http://www.valleyne.org/index.aspx?nid=866

Licensed Skilled Nursing Home - Valhaven

Golden Living Center - Valhaven is located at 300 W Meigs Street in the southwest section of Valley. The facility offers skilled nursing services as well as short and long-term rehabilitation and wound care and balance management services.

Source: http://www.valleyne.org/index.aspx?nid=866

Photo 7.3 Methodist Physicians Outpatient Clinic

Assisted Living Facilities - Orchard Gardens

Orchard Gardens is an assisted living facility located at 1006 S Mayne street at the southern end of Valley. The facility includes 56 units with all the services and amenities.

Source: http://www.valleyne.org/index.aspx?nid=866

Community Facilities Goals and Policies

Educational Goals

Educational Goal 1

Quality education is a vital component of positive growth. Although the City's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

Policies

EDU-1.1 Cooperate with Douglas County West in expanding public uses of educational facilities.

EDU-1.2 The school district should review all new development proposed within the zoning jurisdiction of Valley so they can accommodate future school populations.

Educational Goal 2

The city will coordinate with the school district to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the school curriculum and facilities.

Policies

EDU-2.1 Cooperate with Douglas County West on any future expansion or the development of new joint facilities.

EDU-2.2 Work with students to continually identify new facilities that will be needed in the future.

Public Safety Goals

Safety (Fire Protection) Goal 1

The goal of the City of Valley is to maintain quality fire protection by exploring programs and alternative services to insure optimum service levels and public costs.

Policies

SAFE -1.1 The City should continue to work with the fire board to maintain quality equipment levels.

SAFE-1.2 The Fire Department should continue to expand fire safety education and prevention throughout the community.

Safety (EMS) Goal 2

The goal of the City of Valley is to maintain and continue quality EMS service by exploring ways to cooperate and work together for the long-term to insure optimum service levels and public costs.

Policies

SAFE –2.1 The City should work with EMS services to maintain quality service to the community.

Safety (Law Enforcement) Goal 3

The goal of the City of Valley is to maintain quality law enforcement within the community.

Policies

SAFE –3.1 Continue to identify specific ways to work cooperatively with the City and the County Sheriff regarding protection within the corporate limits of Valley.

SAFE-3.2 Continue to support minimum standards regarding equipment used by law enforcement.

Safety (General Health and Safety) Goal 4

The goal of the City of Valley is to maintain regulations to protect the general health and safety of all residents.

Policies

SAFE –4.1 The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.

SAFE-4.2 Establish regulations protecting the City residents from the secondary effects of adult entertainment.

Health Care Facility Goals

Health Care Goal 1

The City of Valley must continually work to ensure proper health care facilities within the community.

Policies

HC-1.1 The City should maintain constant communication between itself and the Methodist Physicians Clinic to ensure their continued existence in the community.

HC-1.2 The City, as the Omaha Metropolitan Area, continues to grow westward should examine options on bringing health care facilities that provide more services than a clinic.

Health Care Goal 2

Valley must monitor closely the median age and the different cohorts living in the community in order to ensure there is adequate senior living facilities in the future.

Policies

HC-2.1 The City should monitor annually the changing dynamics of the different age cohorts within the community.

HC-2.2 The City should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.

	Community Facilities Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
EDU-1.1	Cooperate with Douglas County West in expanding public uses of educational facilities.	1,13	1,2,4,5,6	●				■		
EDU-1.2	The school district should review all new development proposed within the zoning jurisdiction of Valley so they can accommodate future school populations.	1,13	-							■
EDU-2.1	Cooperate with Douglas County West on any future expansion or the development of new joint facilities.	1,13	1,2,4,5,6	●				■		
EDU-2.2	Work with students to continually identify new facilities that will be needed in the future.	1,13	1,4,5,6		●					■
SAFE -1.1	The City should continue to work with the fire board to maintain quality equipment levels.	1,13	1,2,4,5,6	●						■
SAFE -1.2	The Fire Department should continue to expand fire safety education and prevention throughout the community.	1	1,2,4,5	●						■
SAFE –2.1	The City should work with EMS services to maintain quality service to the community.	1	1,2,4,5	●						■
SAFE –3.1	Continue to identify specific ways to work cooperatively with the City and the County Sheriff regarding protection within the corporate limits of Valley.	1,2	1,4,5	●						■
SAFE –3.2	Continue to support minimum standards regarding equipment used by law enforcement.	1,2	1,4,5	●						■
SAFE –4.1	The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.	1	1		●					■
SAFE –4.2	Establish regulations protecting the City residents from the secondary effects of adult entertainment.	1	1		●	■				

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

	Community Facilities Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
HC-1.1	The City should maintain constant communication between itself and the Methodist Physicians Clinic to ensure their continued existence in the community.	1,6	-		●					■
HC-1.2	The City, as the Omaha Metropolitan Area, continues to grow westward should examine options on bringing health care facilities that provide more services than a clinic.	1,6	1,4,5		●				■	
HC-2.1	The City should monitor annually the changing dynamics of the different age cohorts within the community.	1,8	1		●					■
HC-2.2	The City should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.	1,6	-		●					■

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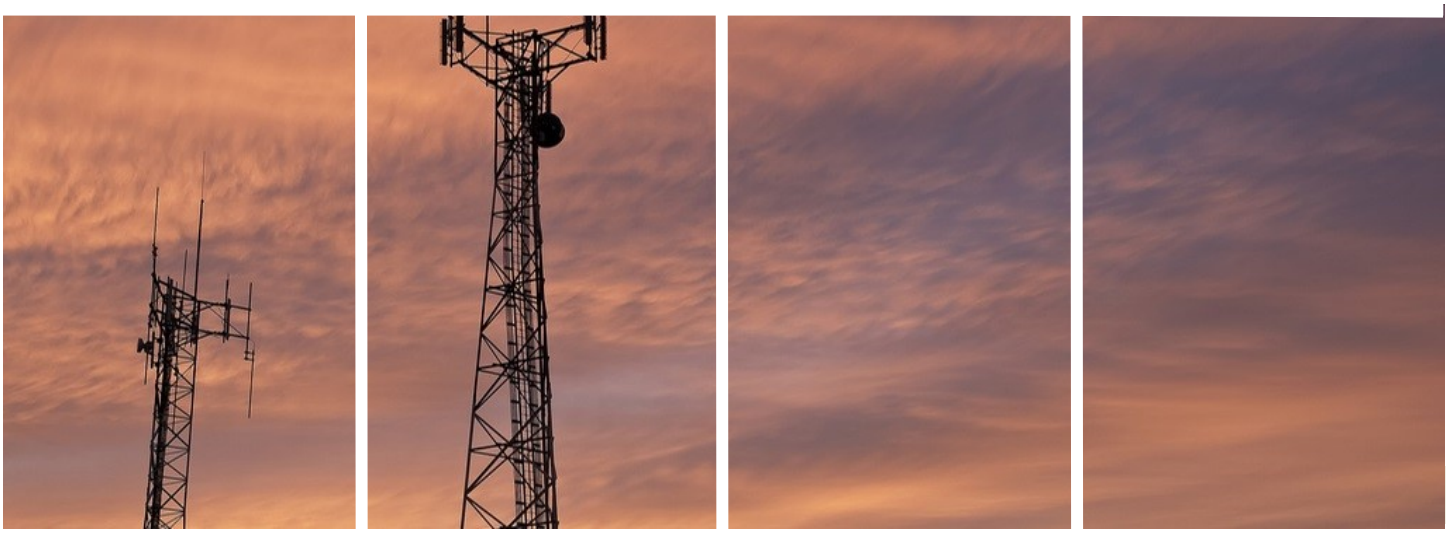
8

Communication and Utilities



COMMUNICATION

Telephone Services

Telecommunication services in Valley are supplied through several options. These options include:

- Cox Communications;
- CenturyLink; and,
- Vonage.

Radio Stations

Valley is served by numerous radio stations based in Omaha and Fremont.

Television Stations

Presently there is no local television stations located in Valley. The over the air stations that serve the area originate out of Omaha, Nebraska.

Besides over the air television, there are several options for paid television including:

- Cox Communications;
- DIRECTTV;
- CenturyLink; and,
- Zita Media.

Internet Service Providers (ISP)

Internet services for the residents of Valley are provided at the time of this plan by:

- Cox Communications
- CenturyLink
- Exede
- HughesNet

Newspapers

The residents of Valley are served locally by the Omaha World-Herald.

PUBLIC UTILITIES

The publicly owned utility services include sanitary sewer and water services to Valley and vicinity. The City contracts with Peoples Service to mange the water and wastewater systems.

Water Supply

The City of Valley's water supply is from the groundwater aquifer being feed from the Elkhorn River and Platte River basins. The City has two water supply wells that pump directly to a 2.8 MGD water treatment plant (WTP) located at the intersection of Meigs Street and 270th Street. The WTP was constructed in 1993. The principal treatment of the WTP removes high contents of manganese and iron and also provides chlorination to the water supply. The finished water is pumped to the distribution system and elevated storage tank by one 14-inch diameter water main.

The 750,000 elevated storage tank provides approximately 70 pounds of pressure to the water distribution system within the City's service area.

The water distribution system consists of approximately 35 miles of 4-inch to 12-inch diameter mains that are primarily ductile iron (DI) material.

The City currently utilizes approximately 50% of the average daily water supply of the WTP and has available capacity as additional development occurs with the City's water service area. Future water supply expansion will be necessary to provide water supply the service area.

Wastewater/Sanitary Sewer System

The City of Valley collection system is primarily gravity flow. Due to the nominal grade within the Elkhorn River and Platte River basins, the gravity flow sewer is collected with intermediate lift stations to convey the sewage to the main lift station at the intersection of Meigs Street and 264th Street. The sewage is conveyed to the City of Fremont's Wastewater Treatment Plant (WTP) via a 16-inch diameter force main.

The gravity collection system consists of approximately 20 miles of gravity flow sewer and 23 miles of 2-inch to 8-inch diameter force mains. The 16-inch diameter force main to the City of Fremont is approximately 11 miles long. The City currently has 28 lift stations within its sewer service area.

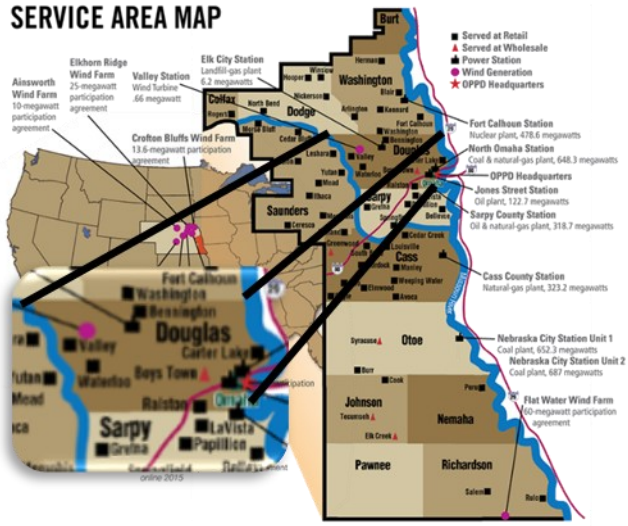
Future development within the City's sewer service area will continue to be serviced using gravity flow collection and intermediate lift stations to convey the sewer downstream.

Electricity

The electrical system in Valley is owned and operated by Omaha Public Power District based in Omaha.

Electrical power in Valley is supplied by Omaha Public Power District. The electrical system is also operated by Omaha Public Power District. Currently, OPPD has a mixture of power generation including coal, wind, landfill-gas recovery and nuclear.

Figure 8.1: OPPD Service Area Map



Source: http://www.oppd.com/about/service-area/

Natural Gas

Natural gas service in Valley is supplied and operated by Black Hills Energy.

Solid Waste

Sanitation collection in Valley is provided by private haulers. Solid waste is then transported directly to landfills within the Omaha Metropolitan Area.

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9

Energy Element

Energy Element

Energy usage in the early 21st Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on energy sources that are not renewable has increased significantly over the past 100 years. Energy usage comes in several forms, such as:

- Lighting our homes, businesses, and industries
- Cooling and Heating our homes, businesses, and industries
- Heating our water for homes, businesses, and industries
- Food preparation
- Transportation – both personal and business related
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21st Century ushered in an increased concern for energy usage and its impacts on the environment. With the increased concern for the environment came an increased understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen that footprint. In addition, the phrase and concept of sustainability has become more widely used, even in the smaller communities of Nebraska and United States.

Energy and the issues connected to the different sources are becoming more critical every year. The need for the Energy Element in the Valley Comprehensive Development Plan should be something desired as opposed to required. However, during the 2010 Legislative Session of the Nebraska Unicameral, the State Senators passed LB 997 which required this section become a part of all community and county comprehensive plans, except for Villages. The passage of LB 997 appears to be a first step toward comprehensive plans addressing the entire issue of energy conservation and/or sustainability.

Sustainability

Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". In addition, the phrase and concept of sustainability has become more widely used, even in Nebraska.

All of us living in today's world need to begin switching gradually to cleaner and more renewable resources. By doing so it will aid future generations with their quality of life. The more renewable energy sources become the norm for our generation, the more likely these sources will be second nature and common place in the future.

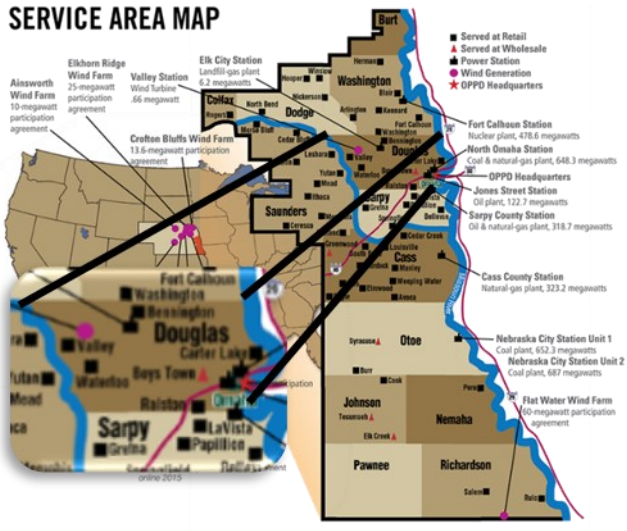
Americans have grown to rely heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this reliance; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal of 20% of all electricity, by 2030, in the United States be from renewable sources. Renewable sources would include solar, wind, water, geothermal and any number of other sources that have not yet been discovered or brought to production levels.

Energy Infrastructure

Electrical Power

Electrical power in Valley is supplied by Omaha Public Power District. The electrical system is also operated by Omaha Public Power District. Currently, OPPD has a mixture of power generation including coal, wind, landfill-gas recovery and nuclear.

Figure 9.1: OPPD Service Area Map



Source: http://www.oppd.com/about/service-area/

In June 2014, OPPD announced a plan to decrease the district's dependence on non-renewable sources. After a survey of OPPD customers, the OPPD

managers took the information and put together different options for meeting the desires of the consumers. There were initially three options presented. The option selected"… recommended one that will cut emission levels on various chemicals and gases by up to 85 percent. After studying the options, the board told management to proceed on that recommendation at its June 19, 2014 public meeting."

"Following the plan, OPPD will shut down three of the five units at its North Omaha Station in 2016 and put stronger emissions controls on the other two units. Then, in 2023, OPPD will quit burning coal altogether in Omaha. Also in 2016, stronger emissions controls will be installed on Nebraska City Station's older coal unit. It will also enact new energy-efficiency programs for customers and programs to reduce power usage. This reduction will cut OPPD's need to generate power at key times by 300 megawatts, or 300 million watts."

"It's a comprehensive plan that, combined with additional wind energy already contracted for in the next few years, means the electricity OPPD customers use will continue to get cleaner and cleaner."

Source: OPPD News Release

Electrical Distribution

The overall distribution system is in good condition. The system is owned and operated by OPPD as well. The distribution system not only supplies power throughout Valley but throughout a most of western Douglas County.

Table 9.1: Total Electrical Usage 2011 through 2013

	2011	2012	2013	% Change
Residential (kWh)	11,346,925	11,790,739	12,439,854	9.63%
Per customer usage	11,982	12,308	12,642	5.51%
Residential % of Total	12.0%	12.3%	12.6%	5%
Commercial (kWh)	13,220,051	13,140,831	18,020,026	36.31%
Per customer usage	51,043	59,461	79,383	55.52%
Commercial % of total	13.9%	13.8%	18.2%	30.52%
Industrial (kWh)	69,979,221	70,359,739	68,281,997	-2.43%
Per customer usage	23,326,407	23,453,246	34,140,999	46.36%
Industrial % of total	73.8%	73.6%	69.0%	-7%
Other Municipal (kWh)	267,950	266,600	275,941	2.98%
Other Municipal % of total	0.3%	0.3%	0.3%	-1.39%
Total Usage within corporate limits	94,814,147	95,557,909	99,017,818	4.43%
	100%	100%	100%	0.00%
Customer by Class				
Residential	947	958	984	3.91%
Comercial	259	221	227	-12.36%
Industrial	3	3	2	-33.33%
Total	1,209	1,182	1,213	0.33%

Source: Omaha Public Power District

Natural Gas Service

Natural gas service in Valley is supplied and operated by Black Hills Energy.

Energy Use by Sector

This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by these different sectors.

Table 9.1 shows the overall electricity usage by all consumers in Valley. The categories are reflective of the ones established by the City. The categories are defined as:

Residential *= all residential households in Valley*
Commercial *= all retail and office users within Valley*
Industrial *= all industrial users within Valley*

Table 9.1 shows the usage of electricity throughout the Valley corporate limits from 2011 through 2013. The data indicate the usage by residential, commercial, industrial uses, and municipal uses (street lighting and other municipal uses) for the time period. In addition, the Table indicates the number of customers per sector. Overall, from 2011 to 2013, the total consumption increased by 4.43% while the customer base remained relatively stable with four new customers or a 0.33% increase.

Residential Uses

The data in Table 9.1 indicate the percent of total used by sector. The Table shows the overall percentage for residential customers went from 12.0% in 2011 to 12.6% in 2013; while the overall number of residential customers increased by 37 connections. From 2011 to 2013, the residential demand saw an overall increase of 9.63%. Overall, the per customer usage also increased by 5.51% for the same time frame. Electric consumption by residential customers is increasing slightly on an annual basis.

The overall increases were mostly due to actual increases in the number of customers. However, the percentage increase in consumption did exceed the percentage increase in new customers; therefore, there was an overall increase in consumption across the residential consumers.

Commercial Uses

Valley's commercial consumption from 2011 to 2013 also increased. The percentage increase was 36.3%. The total number of consumers decreased by 32 customers. During this same time period, commercial uses went from 13.9% of total consumption in 2011 to 18.2% of consumption in 2013. The average consumption per customer went from 51,043 kWh in 2011 to 79,383 kWh in 2013 or a 55.5% increase in the three years; most of this increase came during 2013 and needs to be tracked to see if it continues in to the future.

Industrial Uses

Valley's industrial sector was the only one that had a decrease in consumption from 2011 to 2013. The overall consumption decreased by 2.4%. This is believed to be due to a reclassification of a business by OPPD, since the community did not loss any industrial companies. During this same time period, industrial use went from 73.8% of total consumption in 2011 to 69.0% of consumption in 2013. The average consumption per customer went from 23,326,407 kWh in 2011 to 34,140,999 kWh in 2013 or a 46.4% increase in three years; again this increase was due to the loss of one consumer.

The industrial usage has been historically driven by three major manufacturers in the Valley area; Valmont, Menards, and 3M.

Municipal Use

The municipality is singled out as a customer in this analysis. The municipal usage includes electricity used at all municipally owned facilities plus all the public and highway street lighting. This area also showed a solid decrease in consumption between 2011 and 2013, decreasing by 5.4%. All of this decline came from the different municipal facilities.

Short-term and Long-term Strategies

As the need and even regulatory requirements for energy conservation increases, residents of communities and even rural areas will need to:

1. Become even more conservative with energy usage;
2. Make use of existing and future programs for retrofitting houses, businesses, and manufacturing plants; and,
3. Increase their use of renewable energy sources.

Residential Strategies

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in residences. These strategies range from simple (less costly) to complex (costly). Unfortunately not all of the solution will have an immediate return on investment. As individual property owners, residents will need to find strategies that fit into their ability to pay for savings at the present time.

There are several ways to make a residence more energy efficient. Some of the easiest include:

- Converting all incandescent and CFL light bulbs to LED's bulbs;
- Changing air filters more regularly;
- Installing additional insulation in the attic;
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer;
- Converting standard thermostats to digital/ programmable thermostats;
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units; and,
- Changing out older appliances with new Energy Star appliances.

Some of the more costly ways to make a residence more energy efficient include:

- New insulation in exterior walls;
- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with OPPD and in compliance with the local zoning codes;
- Adding individual scale wind energy conversion systems in cooperation with OPPD and in compliance with the local zoning codes;
- Installing geothermal heating and cooling system in cooperation with OPPD and in compliance with the local zoning codes; and,
- Installation of energy-efficient low-e windows.

Commercial and Industrial Strategies

Strategies for energy efficiency within commercial and industrial facilities can be more difficult to achieve than those for residential uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities.

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in residences. Again, not all of the solutions will have an immediate return on investment. As individual property owners, property owners will need to find strategies that will fit into their ability to pay for

savings at the present time.

There are several ways to make a commercial business more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to efficient Florescent Lights, CFL's, or LED's on small fixtures;
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer;
- Converting standard thermostats to digital/ programmable thermostats;
- Installing additional insulation in an attic space; and,
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units.

Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient windows and/or storefronts;
- New insulation in exterior walls, if possible;
- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with OPPD and in compliance with the local zoning codes;
- Adding individual scale wind energy conversion systems in cooperation with OPPD and in compliance with the local zoning codes; and,
- Installing geothermal heating and cooling system in cooperation with OPPD and in compliance with the local zoning codes.

Municipal Strategies

Strategies for energy efficiency within the municipality are both physical modifications and changes in policy. Typically, the physical changes are very similar to the commercial strategies discussed previously. However, one major change could occur but the City and OPPD need to work together; this is the replacement of all streetlights throughout Valley with new LED light sources.

The stronger strategies come in the establishment of certain conservation based policies within the zoning and subdivision regulations.

The key policies needing to be addressed include:

- Developing better regulations for Commercial/ Utility Grade Wind Turbines;
- Allowing "Small" Wind Turbines on individual properties;
- Develop guidelines allowing the use of solar systems throughout the community; and,
- Modifying the subdivision regulations in order to require the use of LED streetlights in new subdivisions

Renewable Energy Sources

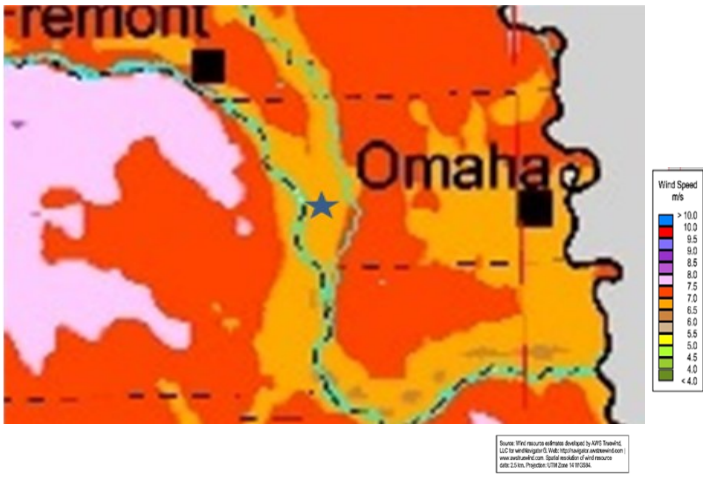
Renewable energy sources are those natural resources such as the wind, sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) that can be used over and over again with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska is the wind, the sun, the water and/or the earth. The following are examples of how these renewable resources can be used to reduce our dependency on fossil fuels.

Wind

The wind is one of those resources that seem to be in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers that settled in Nebraska used wind mills for power and to work the water wells on their farms and ranches.

Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.

Figure 9.2:
Annual Average Wind Speed at 80 Meters



The wind quality in Valley and Douglas County is average to above average, especially in the Valley area and points south of the community. The darker the purple areas are the more ideal locations for wind. However, any future wind development will be determined with the use of meteorological towers used to compile wind data for approximately a one year period prior to making any future decisions.

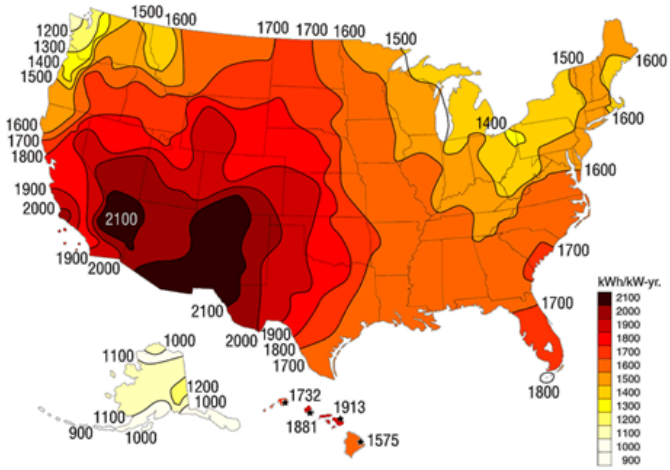
Solar

Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today solar is being used much like wind turbines, on a small -scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 100 and 200 watts per square meter at an installed cost of $7 to $9 per watt, but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.

Based upon the diagram to the right there is great solar potential in the state of Nebraska. A majority of the state lies within some of the better areas in the country for solar potential.

Figure 9.3:
Solar Potential Contours



Source: Solar Energy Industries Association

Geothermal Energy

Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is call a geothermal heat exchange system or ground source heat pump. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (Source: American Planning Association, PAS Memo January/February 2009).

Energy Programs in Nebraska

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the State of Nebraska Energy Office or their local public power district.

The following information is an excerpt from the Database of State Incentives for Renewables & Efficiency.

C-BED Program

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this incentive, including: (1) clarified C-BED ownership criteria to recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross* and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

A C-BED project is defined as a new wind energy project that meets one of the following ownership conditions:

- For a C-BED project that consists of more than two turbines, the project is owned by qualified owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community; or
- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community.

In addition, a resolution of support for the project must be adopted by the county board of each county in which the C-BED project is to be located or by the tribal council for a C-BED project located within the boundaries of an Indian reservation.

- A qualified C-BED project owner means:
- a Nebraska resident;
- a limited liability company that is organized under the Limited Liability Company Act and that is entirely made up of members who are Nebraska residents;
- a Nebraska nonprofit corporation;
- an electric supplier(s), subject to certain limitations for a single C-BED project; or
- a tribal council.

In separate legislation (LB 629), also enacted in May 2007, Nebraska established the Rural Community-Based Energy Development Act to authorize and encourage electric utilities to enter into power purchase agreements with C-BED project developers.

** LB 561 of 2009 established that gross power purchase agreement payments do not include debt financing if the agreement is entered into on or before December 31, 2011, and the qualified owners have a combined total of at least 33% of the equity ownership in the C-BED project.*

Local Government and Renewable Energy Policies
Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can do a number of items to make these projects more attractive. Some of the things that could be done are:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing or new structure.
- Work with the Omaha Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

Net Metering in Nebraska

LB 436, signed in May 2009, established statewide net metering rules for all electric utilities in Nebraska. The rules apply to electricity generating facilities which use solar, methane, wind, biomass, hydropower or

geothermal energy, and have a rated capacity at or below 25 kilowatts (kW). Electricity produced by a qualified renewable energy system during a month shall be used to offset any kilowatt-hours (kWh) consumed at the premises during the month.
Any excess generation produced by the system during the month will be credited at the utility's avoided cost rate for that month and carried forward to the next billing period. Any excess remaining at the end of an annualized period will be paid out to the customer. Customers retain all renewable energy credits (RECs) associated with the electricity their system generates. Utilities are required to offer net metering until the aggregate generating capacity of all customer-generators equals one percent of the utility's average monthly peak demand for that year.

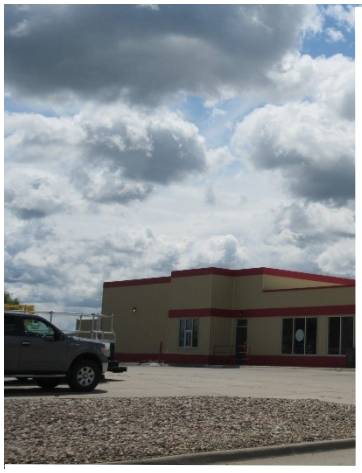
State Law of Solar and Wind Easements

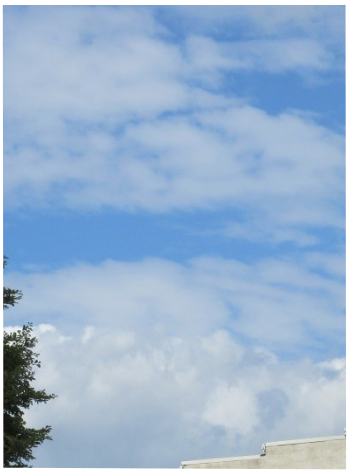
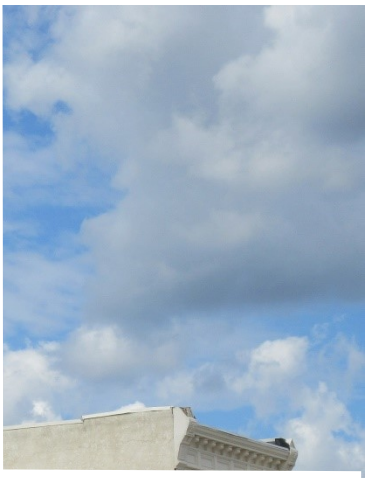
Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (Bill 140) to include wind. Counties and municipalities are permitted to develop zoning regulations, ordinances, or development plans protecting access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

LB 568, enacted in May 2009, made some revisions to the law and added additional provisions to govern the establishment and termination of wind agreements. Specifically, the bill provides that the initial term of a wind agreement may not exceed forty years. Additionally, a wind agreement will terminate if development has not commenced within ten years of the effective date of the wind agreement. If all parties involved agree to extend this period, however, the agreement may be extended.

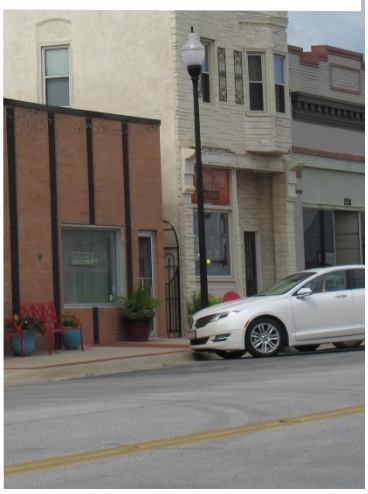
Incentive Programs

Programs change from time to time and are typically offered locally and/or through OPPD and Black Hills Energy.







10

Land Use and Development




INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural community, there will be changes in land uses throughout the planning period. The purpose of the Valley Land Use and Development Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Valley Land Use and Development Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

VALLEY LAND USE ELEMENTS

The elements of the Valley Land Use Chapter include:

- Existing Land Use
- Constraints to Future Development
- Land Use and Redevelopment
- Future Land Use Plan
- Community Character

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

Existing Land Use

The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Valley have been influenced by topography, groundwater, floodplains and manmade features such as the Union Pacific Railroad and one Nebraska highway, and one U.S. Highway. These items will likely continue to influence development patterns throughout the course of the planning period.

Existing Land Use Categories

The utilization of land is best described in specific categories that provide broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

- Single Family Residential
- Multi-Family Residential (incl. Duplexes and Apartments)
- Manufactured Housing (incl. Trailers and Mobile Homes
- Commercial
- Industrial
- Quasi-Public (incl. churches and hospitals)`
- Public (including City facilities and schools
- Parks & Recreation (including Open Space)
- Vacant/Agricultural

These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

Existing Land Use Analysis within Corporate Limits

As part of the planning process, a survey was conducted using the Douglas County Assessors GIS system and as well as through Google Earth and field verifications via a windshield survey. This survey noted the use of each parcel of land within the city of Valley. The data from the survey is analyzed in the following paragraphs.

Table 10.1 includes different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare the all land uses to the total area within the corporate limits of Valley; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 10.1.

Table 10.1: Existing Land Uses - 2016

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	349.55	20.1%	9.0%	14.56
Single-family	316.22	18.2%	8.2%	13.18
Multi-family	31.99	1.8%	0.8%	1.33
Manufactured Housing	1.34	0.1%	0.0%	0.06
Commercial	24.18	1.4%	0.6%	1.01
Industrial	792.99	45.6%	20.5%	33.04
Quasi-Public/Public	84.96	4.9%	2.2%	3.54
Parks/Recreation	181.15	10.4%	4.7%	7.55
Transportation	307.42	17.7%	7.9%	12.81
Total Developed Land	1,740.25	100.0%	45.0%	72.51
Lake/Water	615.41			
Vacant/Agriculture	1,512.59	-	39.1%	63.02
Total Area	3,868.25	-	100.0%	161.18

Source: 2016 Valley Comprehensive Development Plan, Marvin Planning Consultants
Note: Acres per 100 is based upon the 2010 population

Table 10.1 indicates 20.1% of the develop area within Valley is residential. Commercial uses account for 1.4% of the total developed area; while industrial uses made up 45.6% of the developed area. Transportation, railroads, platted streets and their corresponding right-of-way, made up 17.7% of the developed area of Valley. Overall, residential and transportation uses accounted for 37.8% of the developed area of Valley.

The developed area of a community is less than the

total area of the corporate limits of the city. In the case of Valley, there are 1,512.59 acres considered as vacant or agricultural or 39.1% of the corporate limits. However, Valley has considerable platted ground in the vacant areas awaiting development. This is providing significant opportunity for future growth in the community and this number will likely continue to increase as developers take more interest in the development possibilities of western Douglas County.

Existing Land Use Analysis within the ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction of Valley were also noted. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments. However, a portion of Kings Lake development lies in the eastern edge of the ETJ.

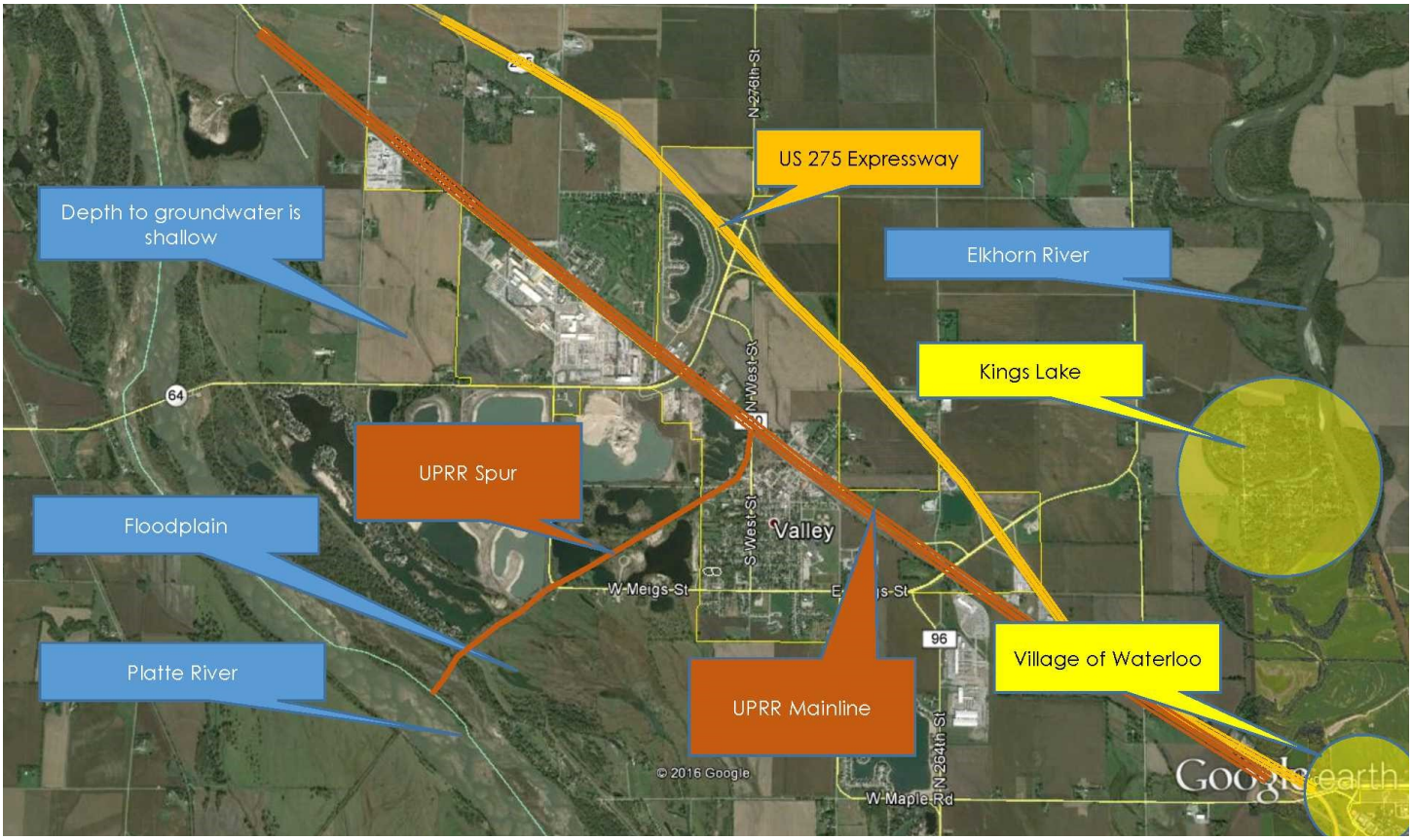
It is highly anticipated the areas within the ETJ of Valley will continue to develop during the planning period. As these areas develop, it is assumed the City will continue to annex these into the corporate limits.

Constraints to Future Development

Future development during the planning period is not constrained due to available potable water or the ability to treat sewage due to items discussed in Chapter 8. However, the potential growth of the area does have some natural and man-made constraints needing to be overcome and mitigated; for the most part most of these issues can be overcome but they will require some problem solving and money.

Certain constraints may also be positives for future growth; however, special considerations may need to be used when addressing growth and development. The following paragraphs will discuss the different constraints identified in Figure 10.1.

Figure 10.1:
Physical Constraints to Future Development



Depth to Groundwater

Depth to groundwater is very evident due to the number of sandpit lakes in the area. Currently, there is a mixture of sandpits with residential developments as well as active mining operations.

It is anticipated the sandpits will continue to a part of Valley's future development pattern. This pattern will likely be a continuation of sand and gravel extraction moving to residential developments once the process has been completed.

Groundwater levels, as they are in the Valley area, greatly impact the construction of basements in the community. Without basements, there can be a certain amount of risk during severe summer storms. These are considerations needing to be addressed during future policies for land uses throughout the jurisdiction of Valley.

The Platte and Elkhorn Rivers

The Platte River creates a natural border on the west edge of the community which will be difficult to cross. The river itself is considerably wide and can be very unpredictable during early spring and during rainy springs.

The Elkhorn River creates similar barriers as the Platte River. However, the Elkhorn River also creates major topographic challenges to whoever attempts to grow across the river. In addition, the east side of the Elkhorn River is within a different drainage area which creates major issues with extending sanitary sewer systems.

Floodplain

The Platte and Elkhorn Rivers and their potential for flooding, as well as, the shallow groundwater table, creates a large floodplain in and around the community. Floodplains simply stated are areas which have a 1% chance of flooding in any given year.

Figure 10.2:
Floodway and Floodplains - Valley vicinity

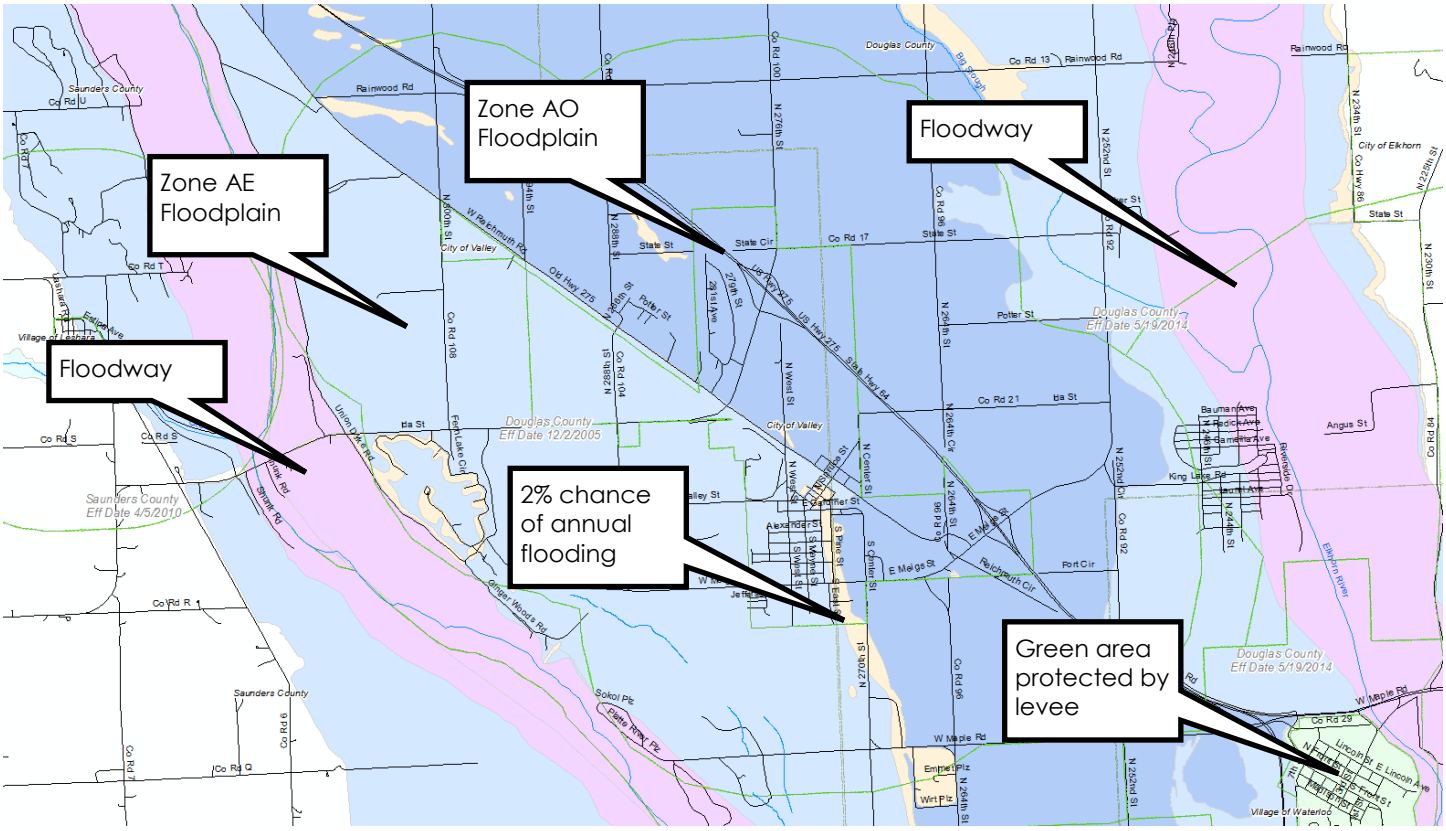


Figure 10.2 indicates the different types of flood zones in and around Valley. The following are descriptions of each:

- Floodway - No building in this area
- Zone AO—River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analysis are shown with these zones.

  The lowest floor of a structure is required to be one foot above the base flood elevation of the property.

- Zone AE - The base floodplain where base flood elevations are provided.

  The lowest floor of a structure is required to be one foot above the base flood elevation of the property.

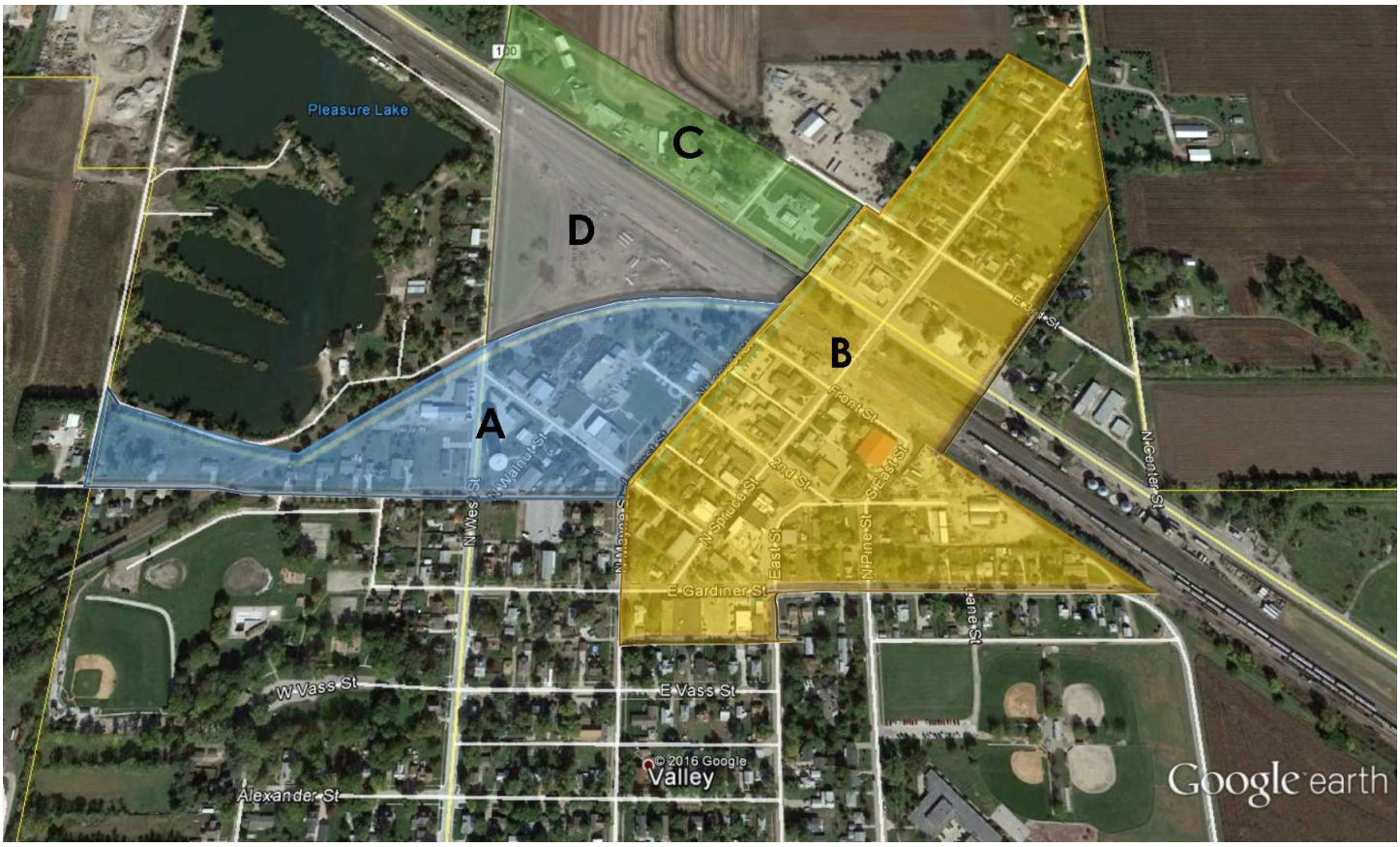
Union Pacific Mainline

The Union Pacific Railroad's mainline runs parallel to old US Highway 275. This alignment follows closely one of the original routes coming out of Omaha at the beginning of the trans-continental railroad. The railroad was also a primary reason Valley was originally founded.

Photo 10.1 Example of a pedestrian overpass at Wood River, NE

The alignment and the number of trains per day is what creates the constraint to future development and redevelopment. In order to overcome some of

Figure 10.3:
Redevelopment Areas - Valley



these constraints, the city needs to examine some of the following concepts:

- Realignment of some streets in order to make it easier to access overpasses; and
- Construction of a pedestrian overpass similar to those constructed in communities further west on the same mainline.

Union Pacific Spur

The Union Pacific Railroad's spur runs southwest from the UPRR mainline. The spur runs on the edge of the main city park and continues over the Platte River into Saunders County. Ultimately, the line constricts traffic movement to the west since it is currently controlled solely by stop signs. As traffic continues to grow in western Valley the need to a signalized crossing will become greater.

US Highway 275

Similar to the UPRR mainline, US highway 275 is a constraint but is also a major contributor to present day Valley and the future of the community. None the less, it creates constraints and major opportunities for growth. Therefore, this is an item that needs to be examined and worked around as Valley continues to grow.

Kings Lake

Kings Lake is a development along the Elkhorn River. The development has been around for decades and will likely be around throughout the planning period. The primary constraint posed by Kings Lake centers on being a previously developed area and will eventually stop community growth at some point in the future.

Village of Waterloo

The village of Waterloo, similar to Kings Lake, is an existing developed area that may eventually block the future growth of Valley if and when growth continues southeast along US Highway 275.

REDEVELOPMENT

Redevelopment throughout the older areas of Valley will play a critical part in developing the community during the planning period. Figure 10.3 indicates the primary areas in need of some or complete redevelopment, depending upon the future needs of the areas. Figure 10.3 is divided into four primary areas for review: Area A, Area B, Area C, and Area D.

Area A

Area A is bounded on the south by W. Valley Street and N. Locust Street and on the north by the UPRR spur and Pleasure Lake. The existing land uses in this Area include residential, public, commercial and some small industrial. Some of the existing residential west of N West Street has already been redeveloped with new construction or remodeled dwelling units.

The long range plan and needs for this Area include:

- Enlarge and possible relocation of public uses such as the fire station. This does not include the water tower;
- Redevelopment of existing street alignments in order to provide better, more direct access to the downtown area;
- Relocation of the industrial uses to areas more conducive to these uses; and
- A signalized, gated crossing at the UPRR intersection with W. Valley Street.

Area B

Area B includes the traditional downtown area, as well as, some adjacent properties. The Area also extends northeast across the UPRR tracks and Reichmuth Road (old US Highway 275 to an older area of the community. This Area is critical for future redevelopment of Valley and providing an extension to the existing downtown area.

The long range plan and needs for this Area include:

- A pedestrian overpass over the UPRR and Reichmuth Road (see Photo 10.3);
- Redevelopment of existing properties into a mixed use style commercial/residential development;
- Reworking the street network on the north side of Reichmuth Road;
- Work to infill existing lots within the existing downtown area; and
- Rework the street system to better connect to the street system in Redevelopment Area A.

Photo 10.3 Example of a pedestrian overpass at Wood River, NE

Photo 10.4 Example 1 of a mixed-use development

Photo 10.5 Example 2 of a mixed-use development

Area C

Area C runs along the north side of Reichmuth Road from Area B to West Street. This Area contains a limited number of uses and would provide a good area for some newer commercial development to overflow from Area B.

The long range plan and needs for this Area include:

- Redevelopment of existing uses to more commercial/retail/office type of uses; and
- Development to the north of this area could also be sparked through the redevelopment process.

Area D

Area D is east of Pleasure Lake and is the remainder of the area around the UPRR and the UPRR spur. Due to the railroad lines this space is likely railroad owned, it would be a great place to create some sort of monument and greeting along Reichmuth Road as visitors come into the community.

The long range plan and needs for this Area include:

- Relocation of the equipment and materials located in the triangular area; and
- Development of a visual monument focused on the community or the history of the UPRR in the area building upon the caboose already located in the city park.

Future Land Use

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. It is imperative to develop a plan tailored to the needs, desires and environmental limitations of the planning area.

The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Valley's planning and zoning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community;
- the desired types of growth, including location of growth;
- future development activities;
- future redevelopment desires and concepts;
- physical characteristics, opportunities and constraints of future growth areas; and
- current population and economic trends affecting the community.

The Valley Land Use and Development Chapter of the comprehensive development plan identifies more land for development and redevelopment then will be required for the planning period. The purpose of this approach allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage.

Typically, the value of land can increase merely as a result of plan designating an area as one use or another. However, value needs to be added through real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. A Future Land Use Plan is intended to be a general guide to future land use that balances private sector development (the critical growth element in any community) with the concerns, interests, and demands of the overall local economy.

Land Use Categories

The future land uses for Valley are separated into 10 categories. The following list shows the land uses within this plan:

- Low Density Residential
- Medium to High Density Residential
- Mobile Home Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Platte River Corridor
- Public/Quasi-public
- Parks/Recreation

Figure 10.4: Existing Land Use Map

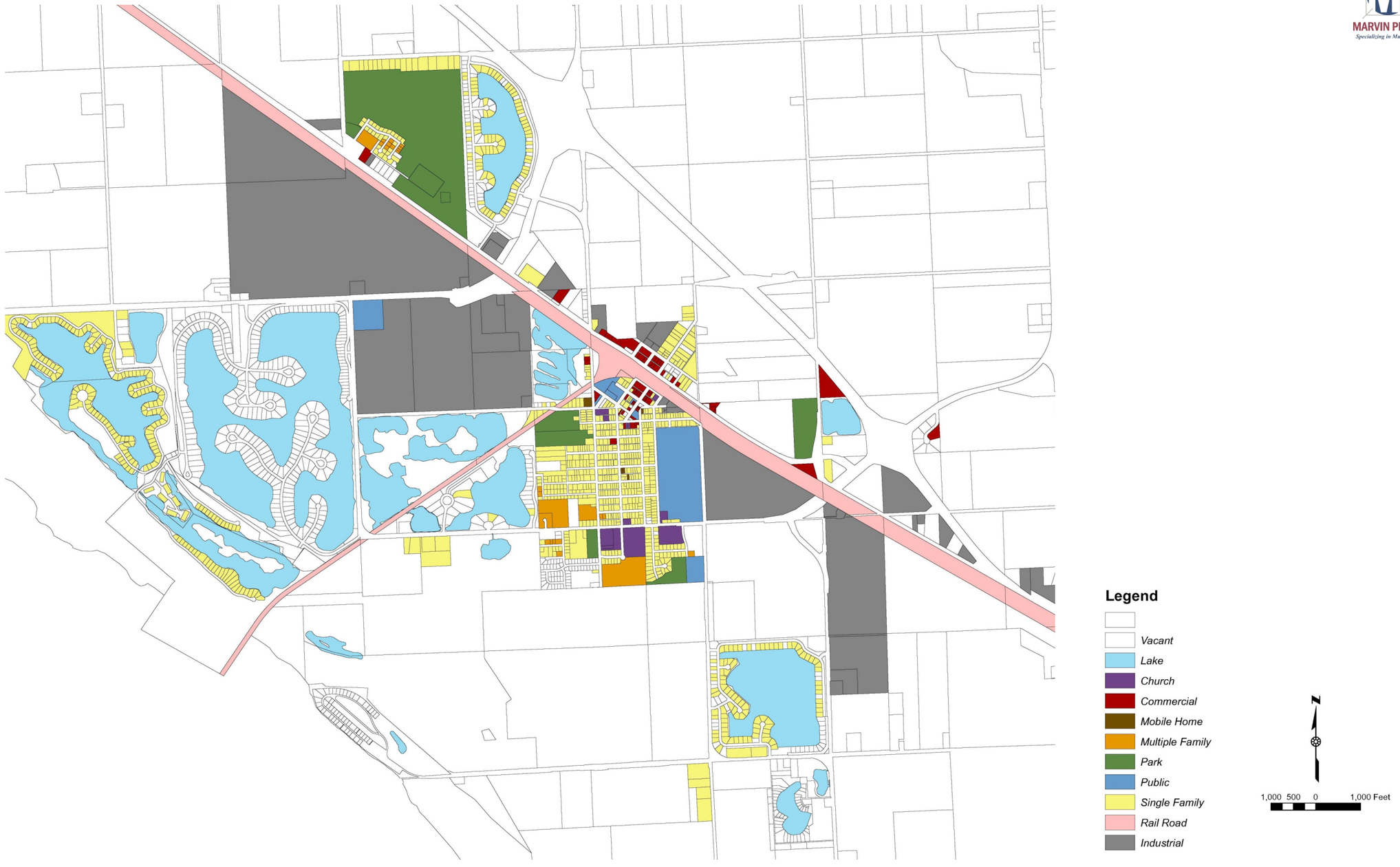
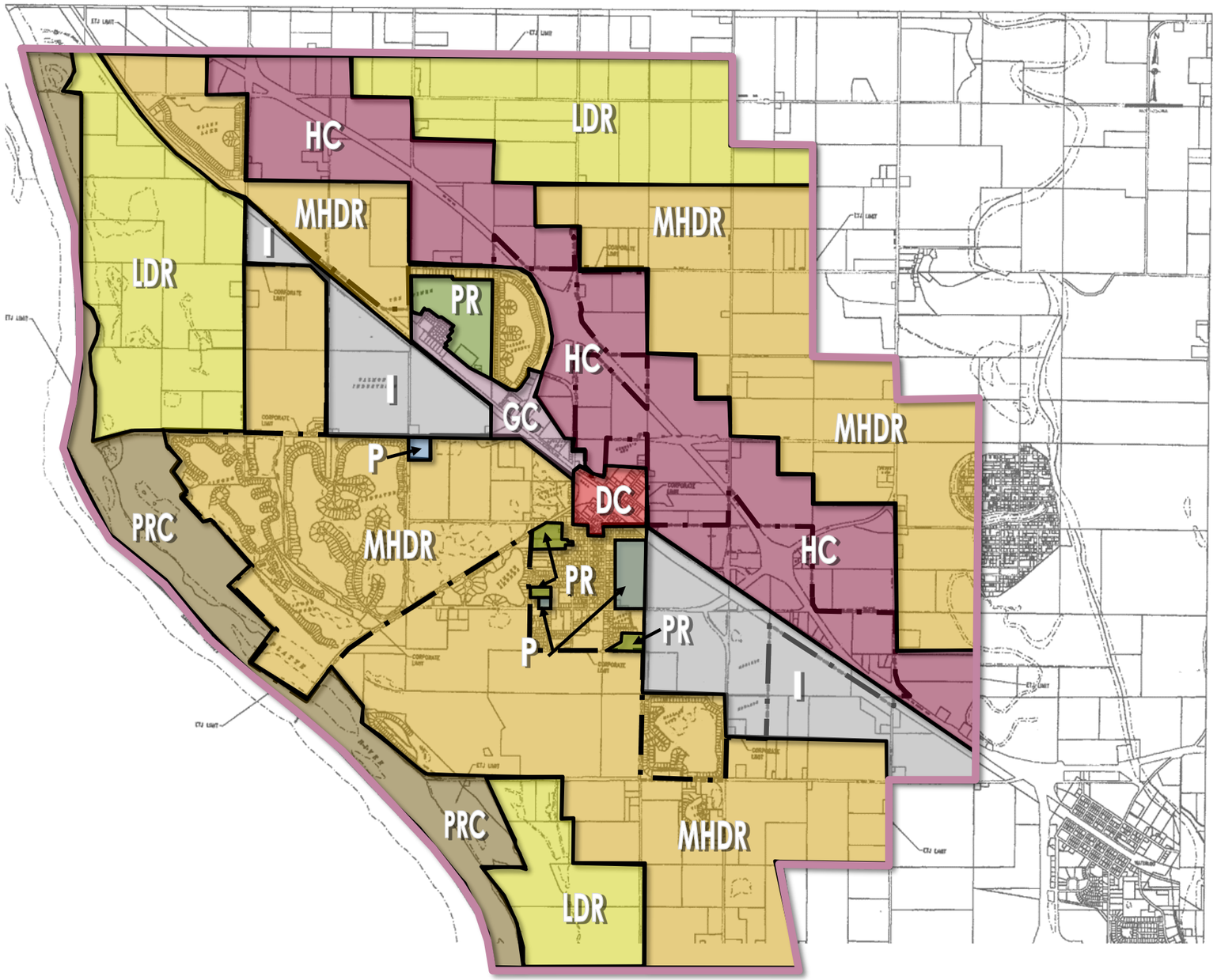


Figure 10.5: Future Land Use Map



City of Valley, Nebraska
Future Land Use Map

LEGEND:

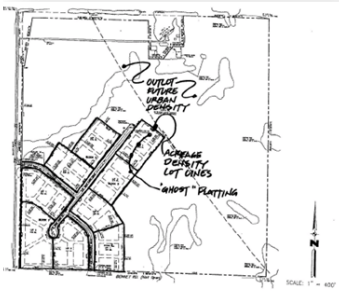
- Low Density Residential
- Medium to High Density Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Public
- Parks and Recreation
- Platte River Corridor
- Corporate Limits
- Extraterritorial Jurisdiction

Large Lot Single-family

Crop Production

Churches/Public Facilities

Density of 1 dwelling unit per 2 to 3 acres



Example of a "Ghost Plat"

An example of a "ghost" plat done, initially, as a clustered subdivision.

Low Density Residential Land Use

General Purpose

This use type should be located near and around existing acreages and in areas where the land is not suitable for agricultural use. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public facilities such as police, fire and rescue, libraries, city/county/state/ federal offices
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment

Potential natural issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size accommodating both private water and sanitary sewer or public water and sanitary sewer.

Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every two to three acres.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of Valley. **See subsection on "Ghost Platting".**

Medium to High Density Residential Land Use

General Purpose

This land use area is typically the most protected residential uses. This district is intended to be similar to the typical residential area covering most of Valley. City services such as water and sewer would be provided.

It is intended for this district to encourage different residential zoning classifications to be located throughout. Instead of attempting to identify specific areas where key densities will be allowed, the plan recognizes that various zoning densities may reside next to each other throughout the community. The area should include all types of residential uses depending upon the zoning classification including single-family detached dwellings, with occasional townhomes, condominiums, and multi-family apartment developments.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Townhouses. condominiums and duplexes
4. Multi-family complexes
5. Lakefront developments
6. Industrial sand and gravel operations; provided the eventual remediation plan is for lakeside residential developments
7. Parks and Recreational facilities
8. Public facilities
9. Educational uses and structures
10. Community/Recreational Center
11. Religious uses and structures
12. Health care facilities

Potential natural issues to consider

1. Depth to water table
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

Buildable lot policies

1. Minimum lot sizes should be in the 7,000 to 10, 000 square foot range

Residential densities

1. The proposed density for this land use district ranges from four to 18 units per acre (a typical city block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 7,000 square feet.
2. The higher densities would be in the form of horizontally connected multi-family dwelling units and will be on various lot sizes.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. **See subsection of clustered developments.**

Single-family dwelling unit

Townhouses/horizontally attached multi-family

Example: horizontally scaled multi-family building

Sandpit/Lakefront residential

Larger multi-family structure

Park and Recreational facilities

Concept for Redevelopment

Old theater should continue to be an anchor

Traditional Downtown Valley

Potential townhouses/Live -work units for downtown

Apartments over retail/ office

Public facilities

Downtown Commercial Land Use

General Purpose

This area is focused on the heart of Valley's commercial activities. This area should continue to promote basic retail, service, and office uses. The Downtown Commercial district includes the existing, traditional downtown area along with an expanded area to the northeast of downtown as indicated in Redevelopment Area B. In addition, the new development area should include quality upper level housing.

Downtown Valley needs to become the "hub" of Valley once again. It needs to be a walkable, desirable destination for the residents of the community. In addition, new development/redevelopment needs to focus on bringing visitors from west Omaha and other parts of the Metro to downtown.

In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.

Typical uses

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants without drive-thru
4. Drinking establishments
5. Entertainment districts
6. Public facilities
7. Museums
8. Single-family residential dwellings on upper floors
9. Religious uses and structures
10. Educational uses and structures
11. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking, especially on-street
3. Character of the area
4. Potential design modifications
5. Railroad

Buildable lot policies

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 lineal feet to between 50 and 100 feet.

Development policies to consider

1. Preservation of the historical character of the downtown area
2. New structures need to be sensitive to the architectural character of the area.

General Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses similar to those found in the Downtown Commercial area or that are on limited lots/pad sites along the highways that pass through the community.

A major difference between the General Commercial and the Downtown Commercial Districts is that uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

Typical uses

1. General retail businesses
2. General offices
3. Restaurants with or without a drive-thru
4. Drinking establishments
5. Public facilities such as police, fire and rescue, libraries, city/county/state/ federal offices
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center

Potential natural issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Depth to water table
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands

Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Convenient Stores

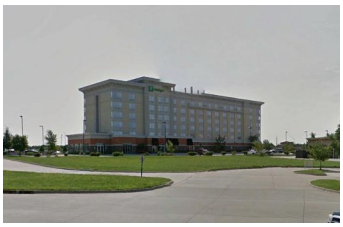
Commercial structures with offices and dining

Lawn and garden centers

Medical facilities

Restaurants and bars

Big Box Retail


Hotels


National Restaurant chains


Drive-thru Restaurants


Apartments over retail/ office


Public facilities

Highway Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses that are more traveler oriented. This district should typically be placed along a major highway within and/or on the edge of the community.

A major difference between the General Commercial and the Highway Commercial District is the uses locating within this particular area should be required to limit access off the highways and the lots within this district should typically be larger than those in the General Commercial District. In addition, uses locating adjacent to one another should be connected by a service road as opposed to requiring shoppers to move on and off the highway.

Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Adult entertainment when the required guidelines are met
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Apartments

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Depth to water table
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands
10. Secondary effects of adult entertainment uses

Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Industrial Land Use

General Purpose

Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically require large tracts of ground in order to deal with the buildings necessary for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses or provide adequate screening and visual separation.

Highway and rail access may be critical to these uses.

Typical uses

1. Storage as an accessory use
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Depth to water table
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard
9. Wetlands
10. Secondary effects of adult entertainment uses

Buildable lot policies

1. Lot size and setbacks should be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
2. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
3. Setbacks within developments not done as a PUD should follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.

Self-storage

Lighter Industrial Uses

Heavy Industrial Development

Railroad

Limited agricultural production

Platte River

River Recreation

Platte River Corridor Land Use

General Purpose

This land use area follows the Platte River and has the environmental objective of protecting water supplies through a limited number of permitted uses. Preserving water quality and minimizing flood hazards are the leading priorities in considering any type of land use.

Residential development, limited agricultural uses, limited mining operations and recreation will be the primary uses in this land use. It is suggested if these areas are further developed, trails and designated open spaces should be considered to provide for increased recreational opportunities within the jurisdiction. Open spaces should be provided to protect major recreational and natural areas from adverse effects of major development activity. However, no new construction will be allowed in the designated floodway unless a Letter of Map Amendment (LOMA) can be obtained from FEMA.

Land uses in the Platte River Corridor may represent similar land use and zoning efforts along the Platte River in adjacent counties. It is recommended that all or a majority of uses in this land use area would require a conditional use permit.

Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Public recreational, wildlife and historical areas
4. Land conservation
5. Tourism activities such as: hunting preserves, fishing etc.
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center

Potential issues to consider

1. Floodway
2. Floodplain and flooding hazard
3. Wetlands
4. Depth to groundwater
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Groundwater contamination
9. Minimum lot sizes and residential densities
10. Existing and/or proposed sanitary system
11. Potable well locations

Buildable lot policies

1. Residential lot sizes may vary depending upon the types of sanitary system installed and the source of potable water.

Residential densities

1. Residential densities within this land use category should be no more than two dwelling units per 1/4 section.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant.

Public/Quasi-Public Land Use

General Purpose

Public and quasi-public land uses are those uses specifically owned and operated by a public entity such as the City of Valley, Douglas County, Douglas County West Community Schools as well as state and federal agencies; while, quasi-public uses are uses such as private schools, non-publicly owned hospitals, and churches. The public/quasi-public land use areas are only delineated when there are larger parcels of land associated with the use.

Typical uses

1. Public facilities
2. Hospitals
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public utilities

Park and Recreational Land Use

General Purpose

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Some of these areas may or may not be used as an extension of the city's existing park system.

One issue to note is that not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project.

Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

Typical uses

1. Park facilities including city/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, swimming pools, etc.

City facilities

Public safety

Mini-Park

Community Parks

Trails

Future Land Use Goals

Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in Valley towards an appropriate pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

Objectives

GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.

GENLU-1.2 The City of Valley, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.

GENLU-1.3 The City should designate areas in the Land Use Plan that addresses and manages future growth in within their jurisdiction of western Douglas County.

GENLU-1.4 The City should develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.

GENLU-1.5 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.

Commercial Land Use Objectives

COMLU-1.1 Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.

COMLU-1.2 Frontage roads should be utilized, as possible, when commercial development is locating along major roads/highways.

COMLU-1.3 Continued redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.

COMLU1.4 The long-term vision for the downtown Valley area will be to allow its growth across Reichmuth Road.

COMLU-1.5 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within Valley.

Industrial Land Use Objectives

INDLU-1.1 The City and Omaha Area Chamber of Commerce (OACC) should provide guidelines and incentives that promote industrial uses.

INDLU-1.2 Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.

INDLU-1.3 Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.

INDLU-1.4 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.

INDLU-1.5 Industrial districts should be located:

i. where urban services and infrastructure are available or planned in the near future;
ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
iv. in a manner that supports the creation and maintenance of greenspace.

Residential Land Use Objectives

RESLU-1.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.

RESLU-1.2 The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

RESLU-1.3 The City should support housing options for all incomes and physical capabilities of Valley's residents.

RESLU-1.4 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.

RESLU-1.5 The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.

RESLU-1.6 The City should promote low to zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses.

RESLU-1.7 Valley should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.

RESLU-1.8 Upper level residential units should be encouraged and developed within the downtown commercial district.

RESLU-1.9 The City should work toward a higher density of development within the established parts of Valley and along the major transportation corridors.

Extraterritorial Jurisdiction (ETJ)

The city of Valley will likely continue to see development pressures within the ETJ of the community during the planning period. There are several development goals needing to be enforced during this period, including:

1. Recognize the ETJ, at adoption, as the primary growth area for Valley; and over time as growth occurs, the boundary will continue to grow further into western Douglas County;
2. Limit or eliminate the use of Sanitary Improvement Districts within the ETJ of Valley;
3. Limit the number of rural residential lots/ developments approved within the ETJ; and
4. Require developments to be platted around natural amenities, including wetlands, ponds, etc. through the use of clustered developments/ Conservation Subdivisions.

Cluster/Conservation Subdivisions / Planned Unit Developments

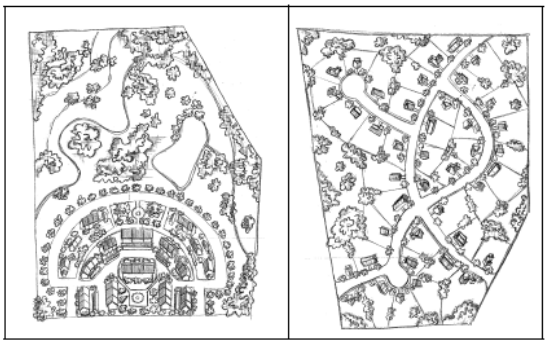
The Cluster Subdivision is a different type of subdivision than has been used in the past by Valley. These Subdivisions are designed to "cluster" building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

In addition, the Cluster Subdivision provides a means to create new neighborhoods including mature trees, steep slopes, streams and buffers and other natural amenities. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas that provide environmental amenities.

Another beneficial effect often accompanies cluster development is as developers utilize this technique, Valley can recognize an overall increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008

Community Character

Community character is a widely used term of art and has several different definitions. As with a number of subjective concepts, we know community character when we see it. Every community has its own "character" based on a number of items including culture, history, identity, natural surroundings, man-made surroundings, and many others.

Community character encompasses a number of puzzle pieces that will need to be assembled just right. Many of the items that define community character include:

- Community entrances;
- Wayfinding;
- Signage; and
- Landscaping.

Community character is a combination of physical and psychological experiences. Composing these elements into the proper context within the community requires a great deal of public input and feedback.

Community Entrances

Community entrances are a critical component to how the community is perceived by both residents and visitors. Community entrances can be addressed through several different design elements. These design elements need to make a lasting impression to every individual entering and driving through the community.

Photo 10.6 Entry way into Yanney Heritage Park in Kearney - This could be transformed and used as a great community entry

The first thing anyone notices as they enter a new community is the community sign. The welcome sign needs to be designed in a manner to convey the message as well as not detract from traffic.

Wayfinding

Wayfinding works closely with walkability. Wayfinding is a term encompassing the appropriate signage to allow people to walk, run, and/or drive to specific places in the community. As Valley continues to redefine itself, a wayfinding system will become more important to visitors and residents. The system does not need to be elaborate but it does need to easily convey a message as well as be legible to someone driving 45 miles per hour.

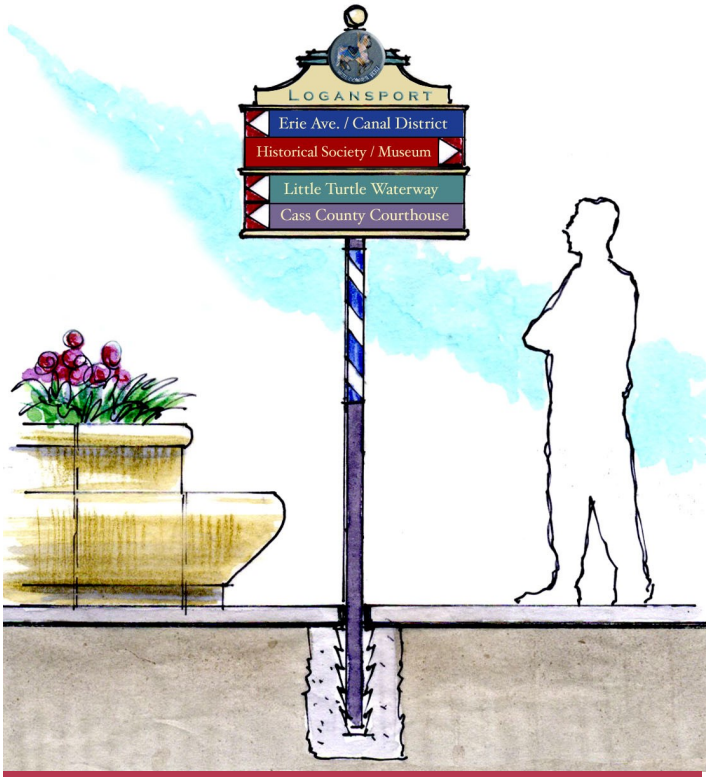


Photo 10.7 Example of a wayfinding system

Key elements needing to be addressed on a wayfinding sign system are:

- Schools;
- City facilities;
- Trails;
- Lake Subdivisions;
- Industrial plants; and
- Parks and other recreational facilities.

Signage

Signage in this section refers primarily to commercial signage at the street and on building facades as well as the signage used at subdivision entrances. These items are critical to developing excellent community character in Valley. Signs can be well designed and at a human scale or they can create visual clutter.

Photo 10.8 Another great example of low profile signs and landscaping (Cabela's in Kearney)

Every commercial business has the right to tell customers where they are but those rights become limited when the community begins to perceive signs as visual clutter. This can be done through the use of attractive ground mounted signs. Ground mounted signs should also be designed to fit into the overall architectural character of the building and/or development.

Valley should expand this sign policy throughout the community, especially as new development and redevelopment occurs along existing thoroughfares. The City should develop a design criteria handout and tie directly into their zoning and subdivision regulations. This would include all types of signage on a commercial building as well as the site.

Landscaping

Landscaping is critical to creating community character. Landscaping should be located in the following areas:

- Along streets, especially major thoroughfares
- Along parking barriers
- Near the buildings
- In public spaces of a development

Landscaping can also include many different types of materials, including:

- Grass
- Shrubs
- Trees
- Water
- Xeriscaping
- Ground cover such as wood chips and rock

As new developments and redevelopment activities continue in Valley, the City should work closely with developers and property owners to insure there is an appropriate amount of landscaping that will last and be maintainable in the future. In order to accomplish this task, the City should put specific policies and guidelines in place allow the City, property owners and developers to communicate properly.

	Land Use Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
GENLU-1.1	The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.	1	-	●						
GENLU-1.2	The City of Valley, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.	1	-	●						
GENLU-1.3	The City should designate areas in the Land Use Plan that addresses and manages future growth within their jurisdiction of western Douglas County.	1,8	-		●					
GENLU-1.4	The City should develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.	1,8	-		●					
GENLU-1.5	Land use policies should discourage and minimize leapfrog development outside of the corporate limits.	1,8	-	●						
COMLU-1.1	Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.	1,8	-	●						
COMLU-1.2	Frontage roads should be utilized, as possible, when commercial development is locating along major roads/highways.	1,7,8	-		●					
COMLU-1.3	Continued redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.	1,6,7,8	-	●						
COMLU-1.4	The long-term vision for the downtown Valley area will be to allow its growth across Reichmuth Road.	1,6,7,8	-		●					

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

	Land Use Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
COMLU-1.5	Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within Valley.	1,6,7,8	-		‘’					
INDLU-1.1	The City and Omaha Area Chamber of Commerce (OACC) should provide guidelines and incentives that promote industrial uses.	1,3,5,6,7,8, 10,11	1,2,3,4,5							
INDLU-1.2	Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.	-	-							
INDLU-1.3	Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.	1,8	-							
INDLU-1.4	Signage used within and around industrial areas should be designed to complement the materials and scale of surrounding development.	1,8	-							
INDLU-1.5	Industrial districts should be located: i. where urban services and infrastructure are available or planned in the near future; ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan; iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and iv. in a manner that supports the creation and maintenance of greenspace.	1,5,6,7,8	-							

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	Land Use Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
RESLU-1.1	Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.	1,8	-		●					
RESLU-1.2	The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.	1,8	1	●						
RESLU-1.3	The City should support housing options for all incomes and physical capabilities of Valley's residents.	1,3,4,5,7,8	1,3,4,5	●						
RESLU-1.4	New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.	1,7,8	-	●						
RESLU-1.5	The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.	1,3,4,5,6,7, 8	-	●						
RESLU-1.6	The City should promote low to zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses.	1,8	-		●					
RESLU-1.7	Valley should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.	1,3,4,6,7,8, 10,11	1,3,4,5		●					
RESLU-1.8	Upper level residential units should be encouraged and developed within the downtown commercial district.	1,3,6,7,8	1,3,4,5		●					
RESLU-1.9	The City should work toward a higher density of development within the established parts of Valley and along the major transportation corridors.	1,6,7,8	1,3,4,5		●					

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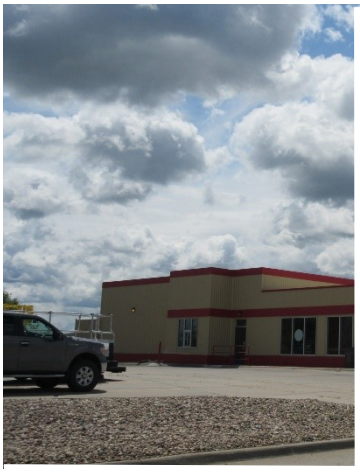
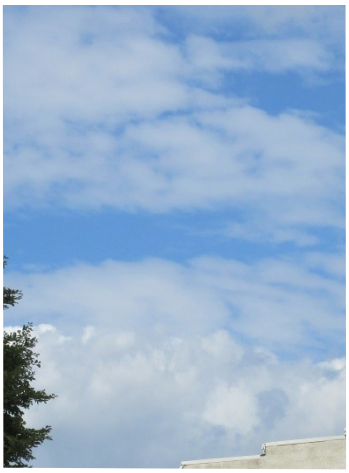
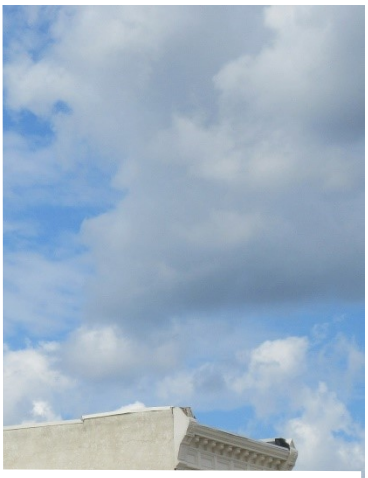
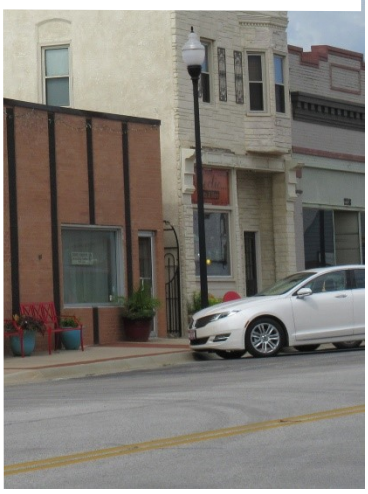


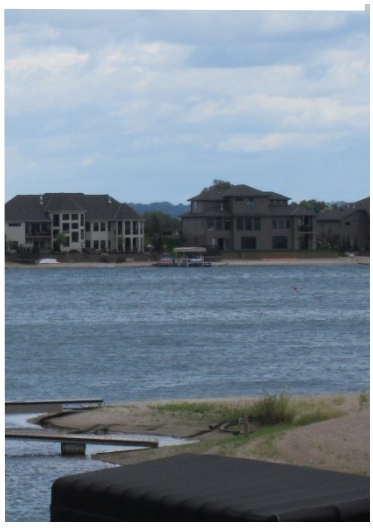




11

Annexation



Annexation

As cities grow in size the borders must be extended in order to provide a higher quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

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

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

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. A certified copy of the annexation ordinance shall be filed with the county. The City has one year to develop a plan that addresses the providing of services to residents of the annexed area.

With regard to annexation, the City should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the City gets an agreement stating the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

Annexations Policy

The City of Valley has established an annexation policy which is consistent with the provisions allowed by the State of Nebraska. This policy is as follows:

1. All areas deemed to be urban and suburban in character adjacent to the Corporate Limits of Valley shall be considered eligible for annexation and annexed according to the Revised Nebraska State Statutes.
2. The City of Valley shall discourage the use of Sanitary Improvement Districts (SID) within the extraterritorial jurisdiction of Valley.
3. If SID's are approved within the extraterritorial jurisdiction, then there needs to be an agreement as part of the subdivision agreement that the SID will not protest any future annexations undertaken by the City of Valley upon that SID.
4. The City of Valley shall require the owner of any and all properties adjacent to the Corporate Limits of the City of Valley to file subdivision plats on such properties as additions to the City of Valley.
5. All sand and gravel operations within the extraterritorial jurisdiction of Valley shall be considered to be urban and suburban in character.
6. The City of Valley shall consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.
7. All areas surrounded by the Corporate Limits of Valley should be considered for annexation.
8. County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation.

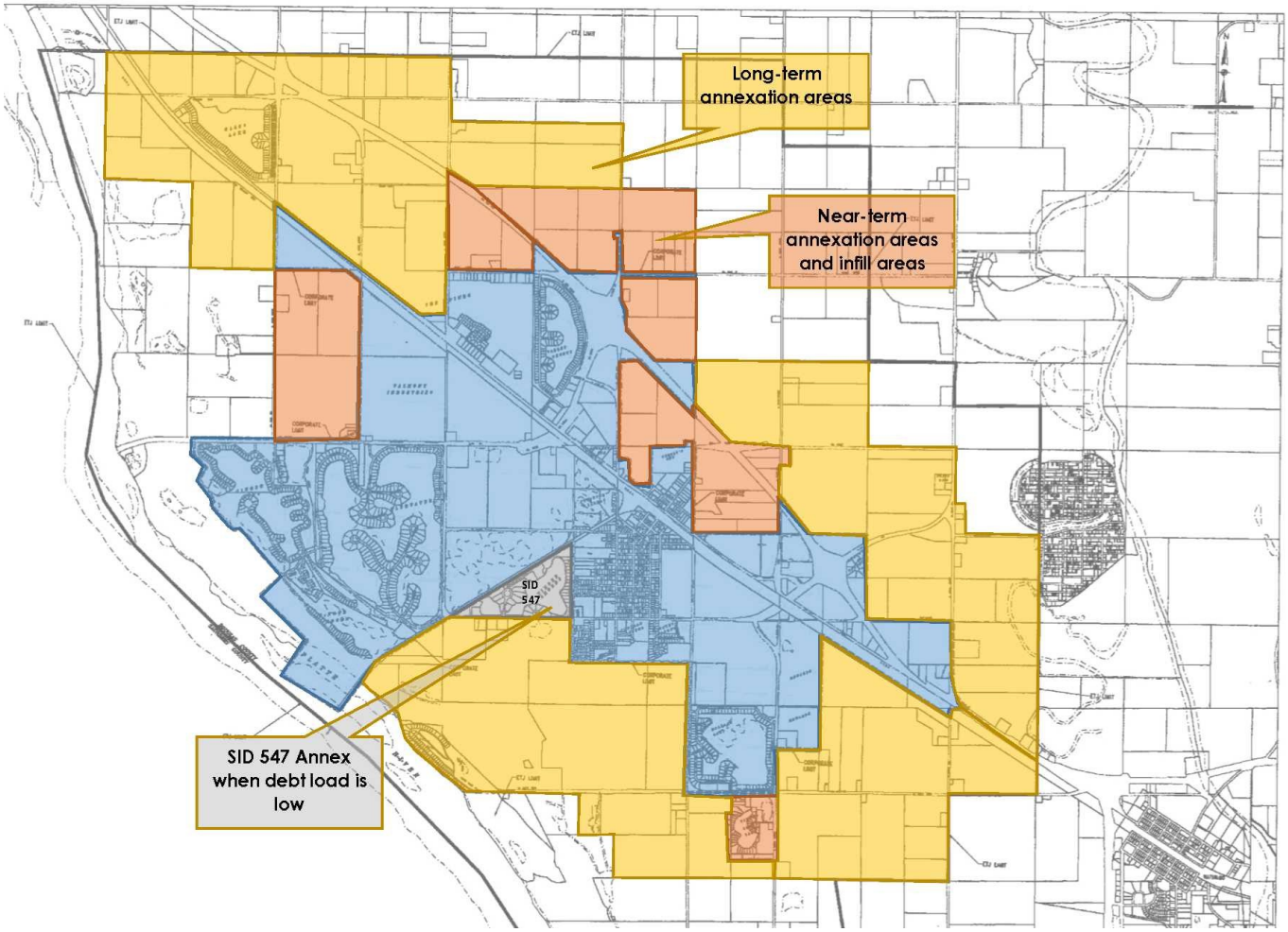
Potential Future Annexations

Figure 11.1 indicates several areas that could be annexed into the corporate limits of Valley at some point in the future. Figure 11.1 is divided into four different colors; blue, gray, orange and yellow.

The blue areas represent areas presently within the corporate limits of Valley. The gray area is the location of an existing SID, which should be annexed once the debt load is able to be absorbed by the City. The orange areas represent potential infill area and could be annexed if the City chose to do so. Unless there are specific issues with annexing these properties, they should be brought into the corporate at the earliest possible time. All of the areas indicated with orange are presumed to meet the statutory requirement of urban and suburban at the time of this plan.

The yellow areas represent areas that can be annexed at a point in the future. Typically these areas rely on new development or another area being annexed.

Figure 11.1: Future Annexation Areas



Important facts the City needs to consider and remember is:

- Annexation DOES NOT commit the City to extending services in the near term;
- Statutory requirements only require a "plan" for how services will be provided to be completed within one year; and
- Annexation DOES NOT require the City to pay for the extension of services. Water and sanitary sewer can be extended when petitioned and it may be assessed to the properties. The City is typically not obligated to pay the cost of these extensions.

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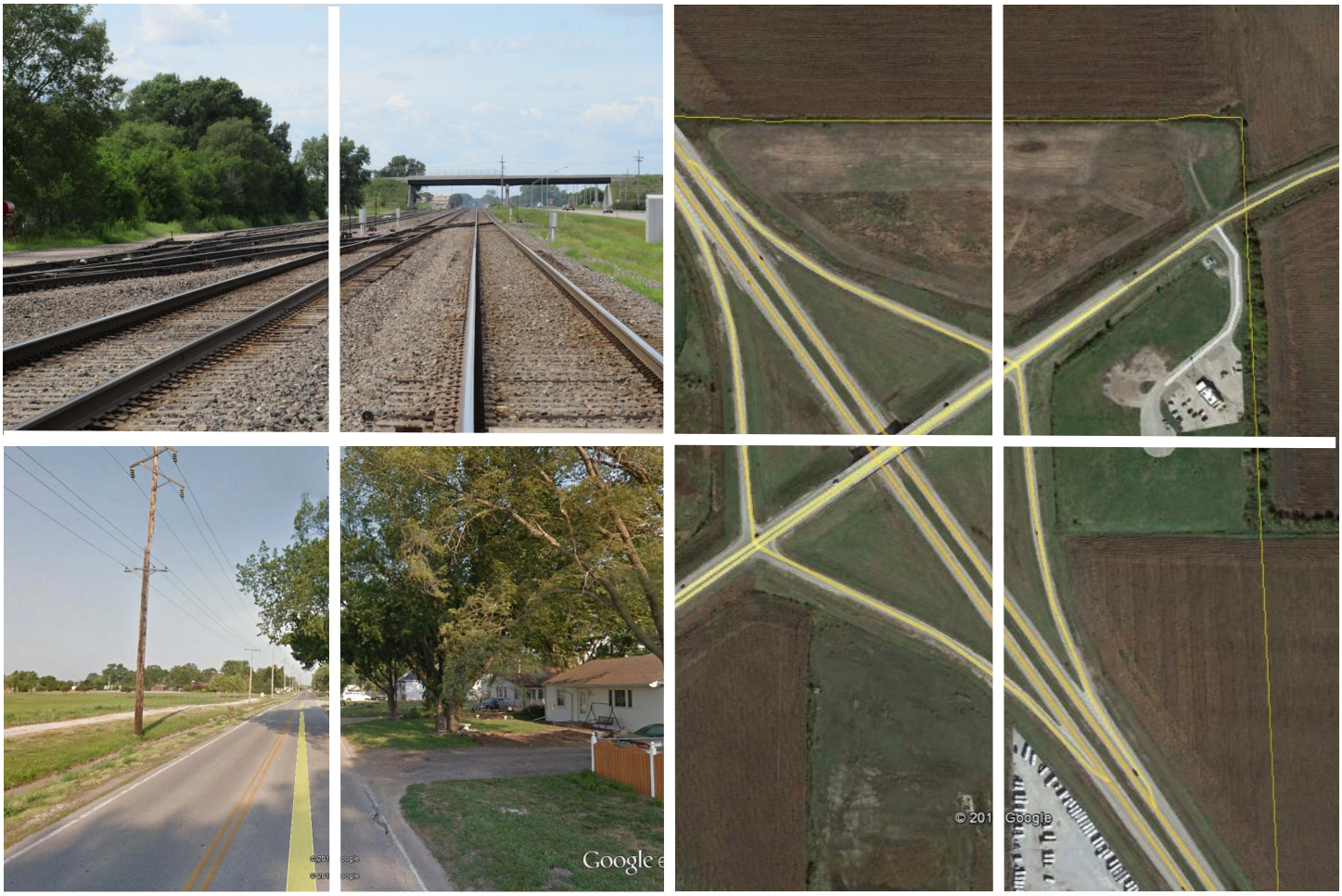


12

Transportation

Introduction

Transportation networks ties a community together as well as providing a link to the outside world. Adequate circulation systems are essential for

Introduction

Transportation networks tie a community together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians to all parts of the community. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Valley, including major projects that ensure implementation of the Land Use Plan.

It is anticipated the existing transportation system in Valley will see some major changes during the planning period. These changes will be due specifically to the changing population dynamic in Valley and western Douglas County, as well as changes throughout the Omaha-Council Bluffs Metropolitan Area.

Existing Transportation System and Facilities

Residents within a community, even the size of Valley, have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the community and require residents to travel to the nearest location and in some cases, access to these services will not change during the planning period. This portion of the Comprehensive Development Plan and Transportation Chapter examines those services with regard to the closest proximity for residents of Valley.

Railroad Service

The closest major rail freight service to Valley is in Fremont and Omaha. Union Pacific Railroad's mainline runs through the center of Valley. The nearest passenger service is located in downtown Omaha through Amtrak.

Bus Service

The nearest commercial bus service with ticketing services is available in Omaha or Fremont via Black Hills Stage Lines and Burlington Trailways. In addition, Greyhound provides service out of Omaha.

Commercial Airport Service

Eppley Airfield in Omaha is one of the closest commercial facility to residents in Valley. Currently, the airports have commercial service connections throughout the United States.

Small craft Public Airports

The Fremont (FET) Municipal Airport is the nearest small aircraft facility. The primary runway #12/30 is 6350 ft. by 100 ft. with concrete surfacing. An asphalt cross runway #01/19 is 2444 feet long by 50 feet wide. Elevation is listed at 1203 feet.

The Omaha Millard (MLE) Airport is also near Valley and is a small aircraft facility. The primary runway #12/30 is 3800 ft. by 75 ft. with concrete surfacing. Elevation is listed at 1050 feet.

Surface Transportation

The surface transportation system for Valley is based primarily upon a system of local streets connected to the state highway network and county road system. These roadways are an essential aspect of community development for the residents of Valley as they provide for movement of goods and services into and through the city.

State and Federal Highways

The city of Valley has two major highways running through the community. The major east-west highway is Nebraska Highway 64 and the other diagonal connection is US Highway 275.

Transportation Planning and Land Use

Land use and transportation create the pattern for future development and are interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the intensity of which land is utilized. In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities.

Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial land uses are generally located near the

center of their market area and along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Street and Road Classification System

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as "all public highways and roads outside the limits of any incorporated municipality," and Municipal Streets as "all public streets within the limits of any incorporated municipality." Neb. Rev. Stat. § 39-2102 (RRS 1998)

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. Interstate: federally-designed National System of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;
3. Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
4. Other Arterial: consists of a group of highways of less importance as through-travel routes.
5. Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport to community centers or to the arterial systems. These are typically main school bus routes, mail routes, and farm-to-market routes;
6. Local: consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

Valley's One- and Six-Year Plan

Annually the City of Valley is required under state law to develop and approve a One– and Six-year Plan for the different projects, including maintenance that will be undertaken during the fiscal year. This Plan is required to be reviewed and commented on by the Nebraska Revised State Statutes §19-929. The One– and Six-Year Plan should always be reviewed and considered when the Planning Commission and the City Council are making decisions on Land Use and Zoning.

Nebraska Department of Roads' Improvements

The Nebraska Department of Roads publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the present, and six years and beyond.

Transportation Classifications in Valley

This portion of the Transportation Plan addresses the future classifications for the road network within Valley and the surrounding area. The following streets and traffic projects have been listed below:

Table 12.1: Existing and Future Arterials

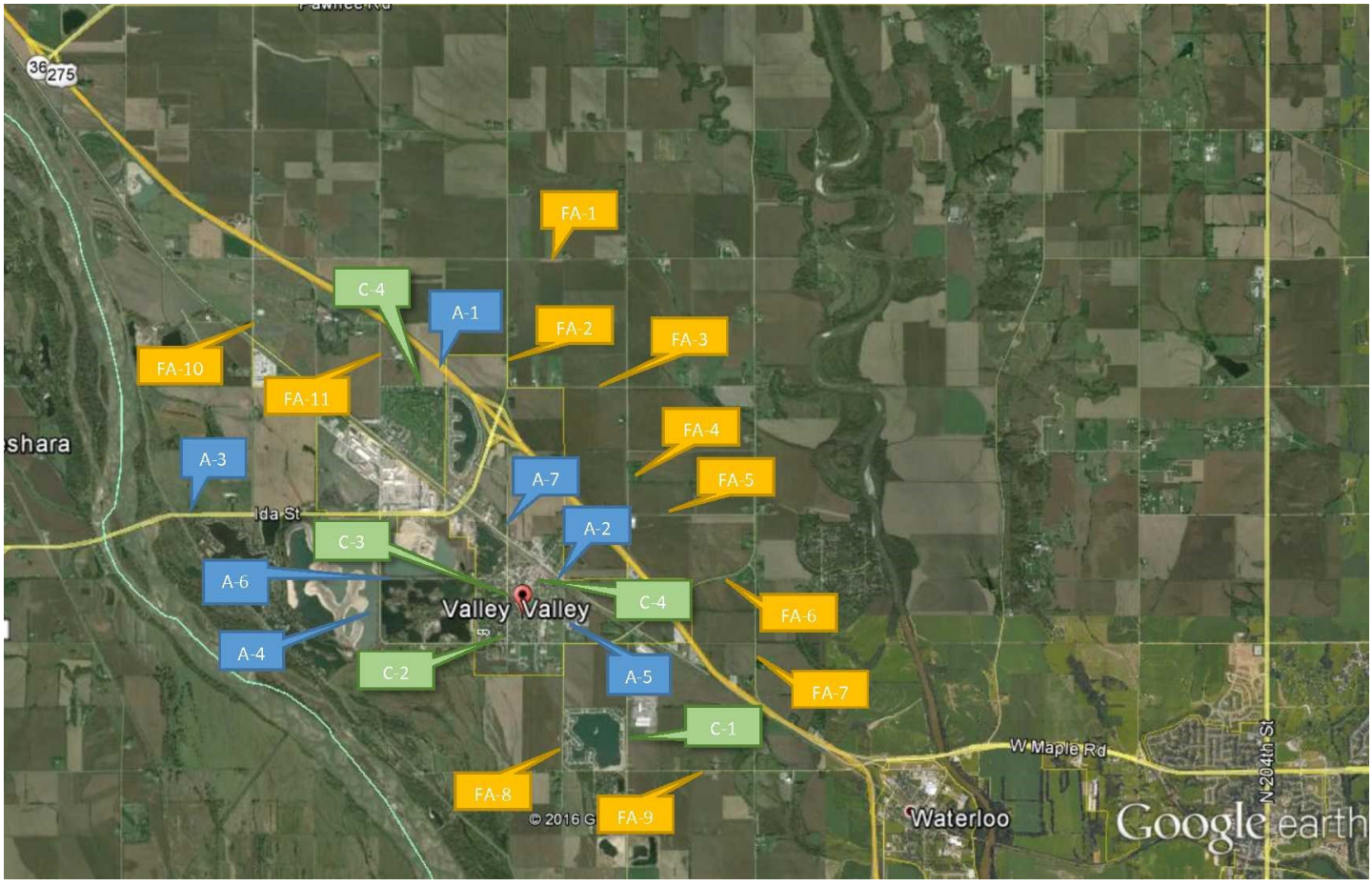
	Location	2016 Status and future upgrades	Complete Street Consideration
A-1	**U.S. 275 Expressway (shown as an Expressway on map)**	***2016*** Completed four-lane expressway connecting Valley with Omaha and Fremont. The expressway has two diamond shaped interchanges located at the intersection of Nebraska Highway 64 and at the intersection of E. Miegs Street. ***Future Upgrades*** None are expected	**N**
A-2	**Reichmuth Road**	***2016*** Reichmuth Road is the street formerly known as U.S. Highway 275. ***Future Upgrades*** The City has no plans within their 1 and 6-year Plan for improvements for this road. When the Nebraska Department of Roads turned the right-of-way over to the City, the department was to have the driving surface repaired to meet current street standards. Any expansion will need to account for protected walking and bicycling routes.	**Y**
A-3	**Nebraska Highway 64 from the Platte River to the Interchange with U.S. 275**	***2016*** The road is currently a two-lane hard surfaced state highway. ***Future Upgrades*** As growth in Valley moves westerly, the segment within the city's jurisdiction may need to be upgraded to four-lanes to handle the potential residential traffic. Any expansion will need to account for protected walking and bicycling routes.	**Y**
A-4	**N. 288th Street from Nebraska Highway 64 then turning into W. Miegs Street**	***2016*** N. 288th Street and W. Miegs Street are both a two lane hard surfaced thoroughfare. Neither road has curb and gutter but are designed as rural section roads with drainage ditches on the edge of the rights-of-way. ***Future Upgrades*** As growth occurs west of Valley, there may be a need to widen these streets to a three or four lane street. When this occurs the City needs to think hard about designing and constructing a curb and gutter drainage system along this route. Any expansion will need to account for protected walking and bicycling routes.	**Y**
A-5	**N. 270th Street from Reichmuth Road to E. Miegs Street**	***2016*** The route is currently a hard surfaced two lane street on the edge of the community. The designation as an Arterial is primarily due to the amount and type of traffic occurring on the street. Presently, the street separates the local high school and the 3M manufacturing facility. ***Future Upgrades*** As traffic increases and additional industrial development occurs in this part of the community, the need to upgrade this street to a three lane or five lane street will become necessary.	**N**
A-6	**W. Valley Street from N. 288th Street east to West Street**	***2016*** The route is currently a hard surfaced two lane street leading from the outer parts of the community into the heart of the community. Portions of the route are rural section road with open ditch drainage. The route also crosses a spur of the Union Pacific Railroad. ***Future Upgrades*** As growth occurs west of Valley, there may be a need to widen this street to a three or four lane street. When this occurs the City needs to think hard about designing and constructing a curb and gutter drainage system along this route. Any expansion will need to account for protected walking and bicycling routes.	**Y**
A-7	**West Street from Gardiner Street north to the intersection with Nebraska Highway 64**	***2016*** Currently the street is a hard surfaced two lane street. ***Future Upgrades*** Very few upgrades will need to be completed on this route in the near future.	**N**

	Location	2016 Status and future upgrades	Complete Street Consideration
FA-1	**Rainwood Road from U.S. 275 east through the city's jurisdiction**	***2016*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. Rainwood Road does not have an overpass at U.S. 275 which forces traffic up to N. 300th Road to cross the expressway. ***Future Upgrades*** As development occurs, Rainwood Road will need to be upgraded to a paved road. Initially, the road may be a two lane thoroughfare but will likely need to be a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-2	**276th Street north from the U.S. 275 interchange towards Nebraska Highway 36**	***2016*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, 276th Street will need to be upgraded to a paved road. Initially, the road may be a two lane thoroughfare but will likely need to be a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-3	**State Street from 276th Street to 252nd Street**	***2016*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, State Street will need to be upgraded to a paved road. Initially, the road may be a two lane thoroughfare but will likely need to be a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-4	**264th Street north from Ida Street to Rainwood Road**	***2016*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, 264th Street will need to be upgraded to a paved road. Initially, the road may be a two lane thoroughfare but will likely need to be a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-5	**Ida Street east from U.S. 275 to 252nd Street**	***2016*** Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, Ida Street will need to be upgraded to a paved four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-6	**Meigs Street connector north and east from the southern interchange of U.S. 275 toward 252nd Street**	***2016*** Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, Ida Street will need to be upgraded to a paved four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-7	**252nd Street south from Ida Street towards U.S. 275 and turning southeasterly towards Maple Road**	***2016*** Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, Ida Street will need to be upgraded to a paved four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-8	**270th Street south of Miegs Street toward Maple Road and jogging over to 264th Street**	***2016*** Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, 270th Street will need to be upgraded to a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-9	**Maple Road east from 264th Street**	***2016*** Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, Maple Road will need to be upgraded to a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-10	**300th Street between Nebraska Highway 64 and Reichmuth Road**	***2016*** 300th Street is currently rated in this plan as a collector street but has the potential to carry more traffic as the area develops further. Currently, this road is a two lane rural section paved road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, 300th Street will need to be upgraded to a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**
FA-11	**288th Street north from Reichmuth Road to U.S. 275**	***2016*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. ***Future Upgrades*** As development occurs, 288th Street will need to be upgraded to a paved road. Initially, the road may be a two lane thoroughfare but will likely need to be a four or five lane street as the metropolitan area continues to expand west. Any expansion will need to account for protected walking and bicycling routes.	**Y**

Table 12.2: Existing and Future Collectors

Collector	Location	2016 Status and future upgrades
C-1	264th Street north from Maple Road to Miegs Street near the southern interchange of U.S. 275	***2016*** Two lane concrete paved road with soft shoulders ***Future Upgrades*** Nothing needed in the near future.
C-2	West Street north from Miegs Street to Gardiner Street	***2016*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-3	Gardiner Street east from West Street to Center Street (270th Street)	***2016*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-4	Spruce Street northeasterly from Gardiner Street to Center Street (270th Street)	***2016*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-5	State Street east from 288th Street towards U.S. 275	***2016*** Two lane gravel rural section road ***Future Upgrades*** As development occurs, State Street will need to be upgraded to a paved road.

Figure 12.1:
Street Classification Map



Complete Streets

Complete streets will likely be a new term to those involved in Valley. However, the term complete streets will become critical to the future development and expansion throughout the existing and future portions of the community.

Complete streets can be defined as… *"Complete streets serve everyone-pedestrians, bicyclists, transit riders, and drivers-they take into account the needs of people with disabilities, older people, and children." (Complete Streets: Best Policy and Implementation Practices; APA; 2010)*

The concept of complete streets in Valley needs to be implemented in a incremental fashion. The concept will likely start with adapting key streets such as Reichmuth Road, which have sufficient pavement and right-of-way, to be friendlier to pedestrians and bicyclists. Eventually, spreading into newer developed areas of Valley.

Key to this process will be to identify key alignments for a complete street layout; therefore, as modifications to rights-of-way occur, they can be completed in an appropriate manner. In addition to identifying alignments, the city will need to work closely with their transportation engineer, the City of Omaha and MAPA to develop a Complete Streets policy beyond the comprehensive development plan.

Figure 12.2:
Complete Street Concept - No Median

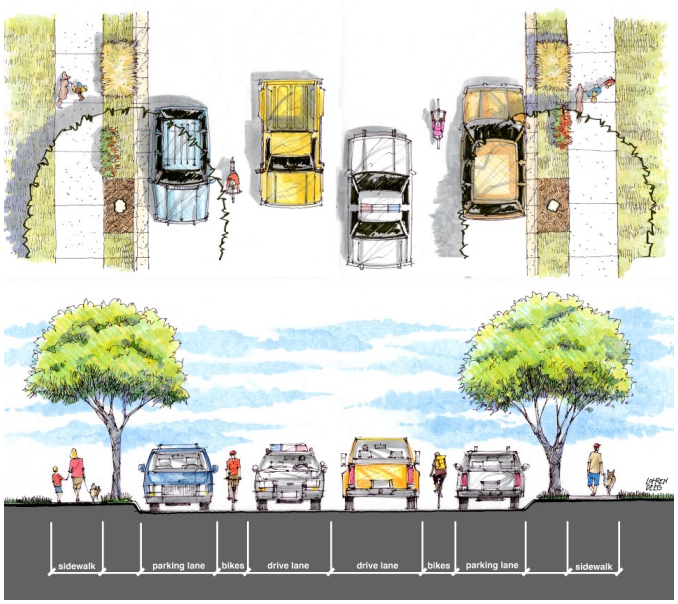


Figure 12.3:
Complete Street Concept - With Median

Figure 12.4:
Complete Street Concept - Separated Trails

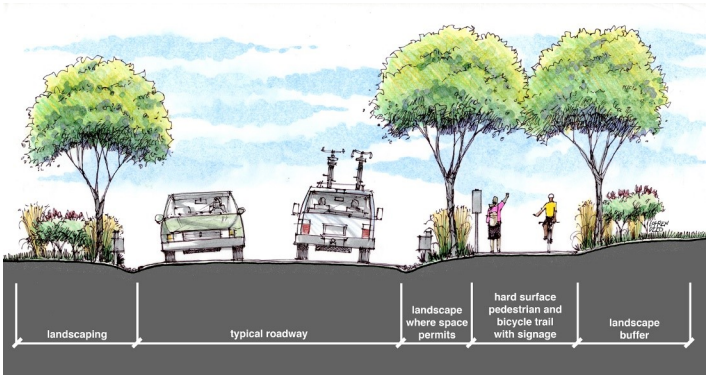


Figure 12.5:
Complete Street Concept - Paved Shoulder

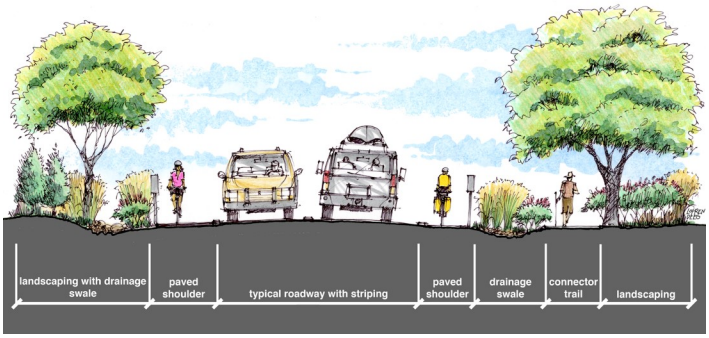
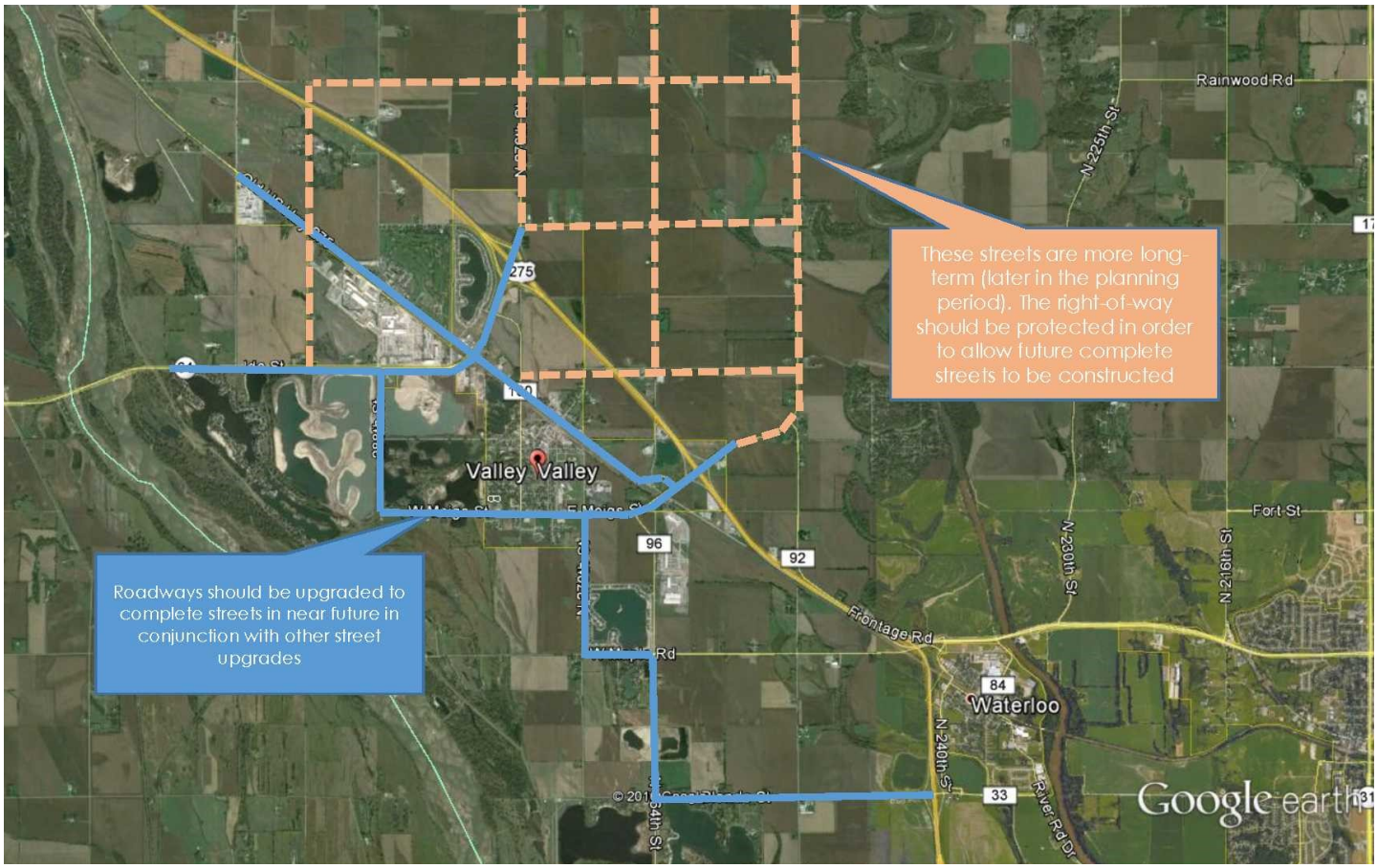


Figure 12.6:
Future Street Concept



Developing complete streets, including the type of network, will need to be studied thoroughly with a final Master Plan being completed.

Design for Major Thoroughfares and Arterial

Major thoroughfares within Valley should be visually pleasing to both pedestrians and the motoring public. The introduction of grass and other landscaping materials as well as established standards for signs in commercial and residential developments. Major thoroughfares within Valley need to be designed to serve two purposes. The first purpose is to move people efficiently and safety through the community. Second, the movement of people needs to be as pleasurable as possible rather than massive amounts of concrete or asphalt.

The design of future thoroughfares, including the expansion of existing county roads, should reflect the character of the area. This character includes the future expansion from a two-lane road to a four-lane urban street with a grass and/or landscaped medians. Any new thoroughfares will need to meet minimum design standards per the Nebraska Department of Roads (NDOR). In addition, where the proper amount of open space exists or additional right-of-way can be acquired, the use of Frontage Roads along these Major Thoroughfares should be required within all types of developments. Dimensions for median and outer separation must meet the design criteria from NDOR.

Collector and Local Streets

Collectors and local streets within Valley's growth area will play a major role in the future. The City must examine the policies to be used in the design of these streets. Growth to the north and west of the City there are two distinct options. The first option is to require the standard street width with or without parking and incorporate the standard curb and gutter system. This will surface drain all stormwater runoff to specific inlets. However, the second approach would be to allow a standard street to be constructed without curb and gutter (using drainage

swales in the right-of-way). The use of a natural drainage system is best suited for areas that want to maintain a more natural appearance, similar to Figure 12.4.

Collector streets are critical to efficient circulation within the community. The collectors need to be designed to allow connectivity from one subdivision to the next. Connectivity allows the motoring public to move between major thoroughfares without traveling to and along these thoroughfares to make their connection.

Future Street Widening

Over the next twenty years, Valley may be faced with the eventual improvement of certain roadways, See Table 12.1. Included in the improvement will be the need to widen these roadways to handle the traffic flows that will be generated by new development. Future widening projects will include the upgrading of existing routes from two lanes to three-, and four-lane thoroughfares.

Four–lanes

- Reichmuth Road throughout the entire planning and zoning jurisdiction.
- Center Street (270th Street) from Reichmuth Road to Maple Road.
- Maple Road from 270th Street to Waterloo.
- 288th and Meigs Street from Nebraska Highway 64 to West Street.
- FA-1 through FA-11

The following descriptions are intended to clarify the meaning behind the terms two-lane street, three lane street, and four-lane streets. Each of these street classifications will play a role in the future transportation system in Valley.

Two-lane Street

A two-lane street simply described a roadway with two driving lanes. The street may be edged with a curb and gutter drainage system or it may have a shoulder of some sort. Speeds along two-lane streets tend to slower than on other streets with more traffic capacity.

Three-lane Street

The three-lane street is similar to the two-lane street but with a center turning lane. The street may be edged with a curb and gutter drainage system or it may have a shoulder of some sort. This street system has two ways to be set up for the motoring public. The first is to construct a median and turn lane within the middle lane. This approach is the safer of the two methods in that it physically separates traffic.

The second method is to construct three-lanes of pavement and then paint the lanes on the surface. The middle lane is still the turning lane but it no longer provides for physical separation of the lanes. These center turn lanes have become affectionately referred to as "Chicken" lanes or "suicide" lanes.

Four-lane Street

A four-lane street is a street with four-lanes of traffic. Typically, a four lane street does not have a center turning lane. The street will also have a double line down the middle of the surfacing indicating no passing. Again, the street may be edged with a curb and gutter drainage system or it may have a shoulder of some sort.

When to use

These different street systems are not appropriate in every situation. The city will need to rely on different traffic models and studies to identify the appropriate time to upgrade a specific street to one of the systems discussed. The Arterial and Collector charts identify the eventual level that the street is anticipated to achieve as Valley grows.

One option is the construction of right turn lanes. Right turn lanes may be added to any of the lane configurations in order to achieve better traffic flow. Again, timing of this project will require a traffic model and study to be completed.

Required Right-of Way

The future will see Valley and the city of Omaha grow closer together. Future street dedications, improvements and/or construction will need to see a level of cooperation in not only street and lane widths but in the amount of right-of-way dedicated to the public. The following are those criteria:

Future Arterial streets

Number of Lanes	Right-of-Way required
Three lanes (2+1)	120 feet
Four lanes	120 feet
Five lanes (4+1)	120 feet
Seven lanes	140 feet

Future Collector streets

Number of Lanes	Right-of-Way required
Two lanes	66 feet to 80 feet
Three lanes (2+1)	80 feet to 100 feet

The City of Valley needs to have a strong coordinated effort with Douglas County on right-of-way requirements and acquisition in the future. Currently, Omaha's influence is within two miles of the Valley corporate limits. Therefore, a coordinated effort between Valley, Omaha and Douglas County will only serve to create a seamless transition of the transportation system in the metropolitan area.

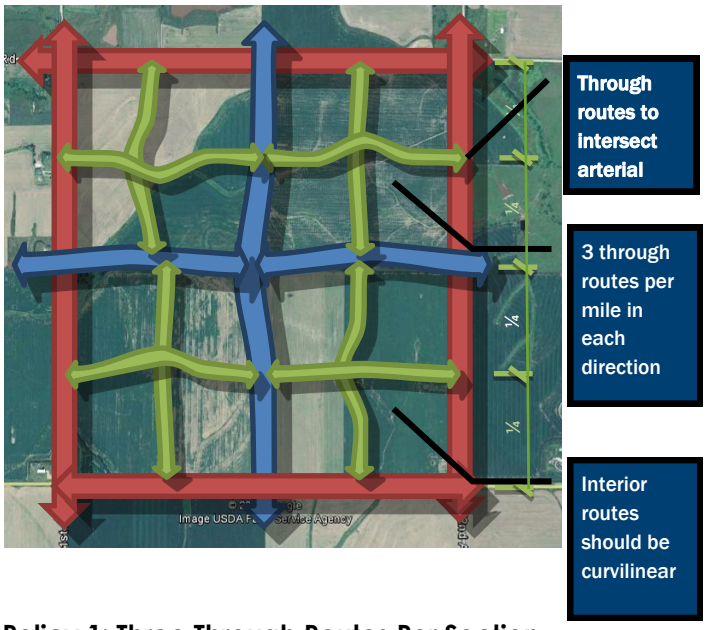
CONNECTIVITY

The following connectivity guidelines will create a better transportation pattern around Valley.

Defining a street layout to match corresponding land uses with graduated levels of roadway function will benefit the community's effort in handling and controlling growth and will create a better transportation network.

However, this future system will be greatly dependent upon adopting and implementing a system to control access points along streets in and around Valley. The overall goal of these policies is to better integrate future development with existing and planned development in Valley.

Figure 12.7: Through Street Diagram



Policy 1: Three Through Routes Per Section

As seen in Figure 12.7, requiring three through routes per section would require future subdivisions in the same section to connect local streets thus creating a better traffic flow between neighborhoods. These routes should fall as close as possible to the ¼, ½, and ¾ mile along each section (every mile). Simply this would reduce confusion while traveling through neighborhoods, eliminate dead ends, and would direct concentrated traffic flow to specific intersections in the community.

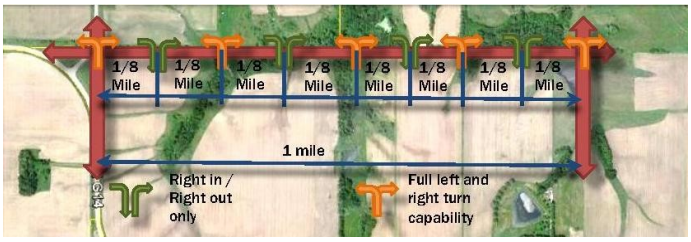
Considering these recommendations of three through routes, minimal offsets of roadway design should also be implemented to discourage high speed cut trough traffic. This would introduce a form of traffic calming to the area.

Policy 2: Access Point Diagram

This transportation policy simply builds upon the three through route per section concept but adds certain access criteria along section lines or every mile. The following is the policy specifics:

- Full access points recommended every 1/4 mile. Full access points are entry points into subdivisions where vehicles may turn either right or left into the perpendicular street.
- Intermediate access points should be allowed every 1/8 mile. These points only allow for right in and right out turning movements.

Figure 12.8: Access Point Diagram



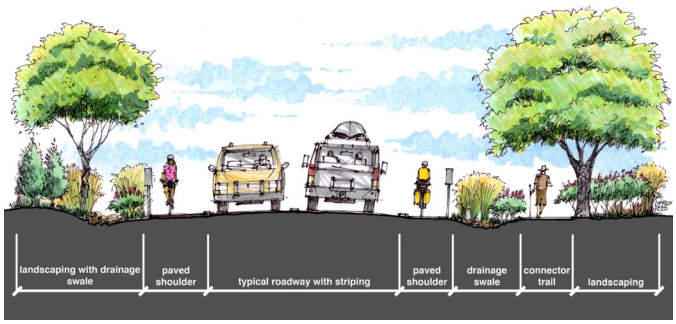
Policy 3: Intersection Policy

Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

Trail Development

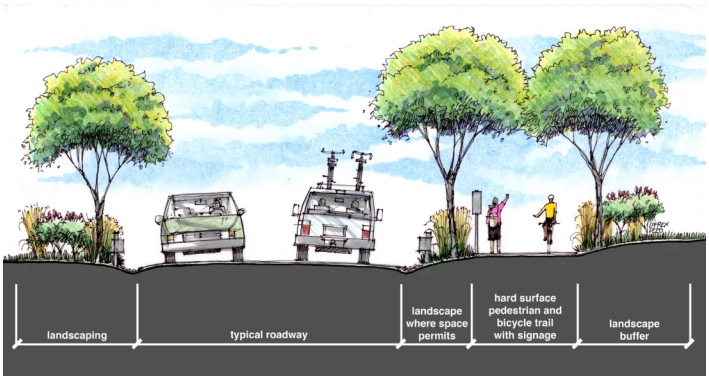
Trail development has been gaining greater support in recent years within Valley. Trail development is an excellent economic development tool, as opposed to strictly a recreational asset for the City. The City needs to develop to a greater level, a continuous network of transportation and recreational trails throughout Valley. Trails should continue to be laid out in order to link all Valley parks and recreation areas, either as stand-alone trails or as part of a complete street realignment. In addition, the development of off-road trails as well as road-separated trails in public rights-of-way should become a priority during the planning period.

Figure 12.9: On-Street Bike Route



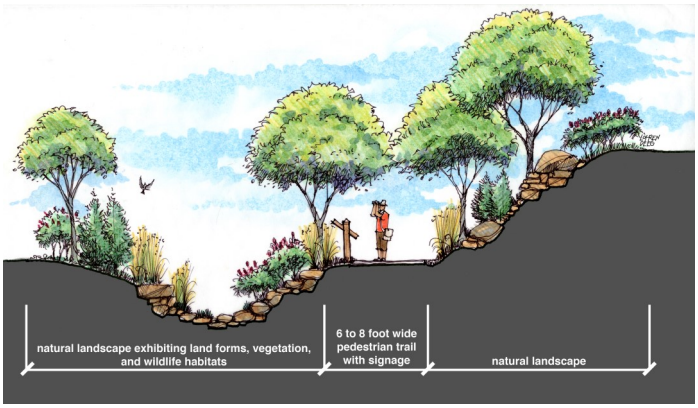
Beyond off-road trails, the City of Valley needs to develop a system of streets and trails along areas with existing or constructed greenways or "Green Streets". "Green Streets" are selected thoroughfares designed to extend a park-like appearance throughout the city and serve to create an interconnected network of parks, recreation areas, schools, and other civic facilities.

Figure 12.10: Type II Connector Trails



This policy would establish a hierarchy of Primary, Secondary, and Neighborhood Green Streets. Designated Green Streets should be designed or redesigned over time to have 1) one or more rows of trees along both sides of the roadway, 2) space for wide sidewalks or off-road recreation trails on both sides of the roadway, and 3) no overhead utility wires that interfere with growth of overstory trees.

Figure 12.11: Park/Nature Trail with Exhibits



Exceptions to planting street trees would be 1) to take advantage of the existing natural landscaping where a Green Street passes through areas of native timber and 2) where the trees would obscure the view of adjoining commercial development.

Trail development within Valley's jurisdiction should reflect and strive to connect with the proposed Douglas County, Waterloo and Omaha area trail systems.

Transit

Valley during the planning period, due to continued growth, may begin hearing and seeing discussions of transit reaching out to the

community. These conversation will likely be toward the end of the planning period. Transit includes typical bus service, Bus Rapid Transit, and Light Rail.

Partners within the metro area are already discussing the possibility of enhanced fixed rail transit corridors throughout Omaha and the outlying areas. One possible corridor under examination would extend to Fremont through Waterloo and Valley.

The city needs, whenever invited, to be at the table with MAPA whenever a new long range transportation plan is being completed; primarily to remain educated on the growth of the metro area and the future impacts on the transportation network including transit.

Transportation Goals

The City of Valley should provide a transportation system that improves access and circulation for vehicular traffic within the community.

Transportation Goal 1

Valley should develop and support an efficient road system to serve current and future circulation and access needs.

Objectives

TRAN-1.1 As Valley grows, the community should require developers to work within the established transportation routes such as Rainwood Road, 300th Street, Maple Road, 270th Street and others.

TRAN-1.2 Discourage the expansion of existing or the development of new commercial areas where the additional traffic generated by such development would exceed the handling capacity of the street system.

TRAN-1.3 An evaluation of the traffic impacts created by a project, on the surrounding area, should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.

Transportation Goal 2

Valley should establish a "Complete Streets" network in and around the community.

TRAN-2.1 The City should work closely with MAPA to develop a "Complete Streets" policy for the Valley region.

TRAN-2.2 Implementation of the complete streets concept in the Valley area will promote efficient movement of residents in the community.

Transportation Goal 3

A city-wide trails system should be undertaken during the planning period.

TRAN-3.1 Encourage bicycle and pedestrian access to and within commercial areas.

TRAN-3.2 The City of Valley should encourage bicycle and pedestrian traffic as an element of the street transportation system.

TRAN-3.3 The Valley trails system should connect into the existing and future systems within the Omaha metro and Fremont area.

Transportation Goal 4

Transit should become a part of the Valley area as growth continues during the planning period.

TRAN-4.1 Valley leaders should continue to be active in meetings and discussions with leaders in Omaha and at MAPA.

TRAN-4.2 Transit concepts should be considered as parts of Valley develop and redevelop during the planning period.

	Land Use Action Items		$$$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
TRAN-1.1	As Valley grows, the community should require developers to work within the established transportation routes such as Rainwood Road, 300th Street, Maple Road, 270th Street and others.	1,2,5,6,7,8, 9	1,2,3,4	●						■
TRAN-1.2	Discourage the expansion of existing or the development of new commercial areas where the additional traffic generated by such development would exceed the handling capacity of the street system.	1,6,7,8	-		●					■
TRAN-1.3	An evaluation of the traffic impacts created by a project, on the surrounding area, should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.	1,7,8,9	-	●						■
TRAN-2.1	The City should work closely with the City of Omaha and MAPA to develop a "Complete Streets" study and policy for the Valley region.	1,9,14	1,4,5		●		■			
TRAN-2.2	Implementation of the complete streets concept in the Valley area will promote efficient movement of residents in the community.	1,8	-		●		■			
TRAN-3.1	Encourage bicycle and pedestrian access to and within commercial areas.	1,8	-		●					■
TRAN-3.2	The City of Valley should encourage bicycle and pedestrian traffic as an element of the street transportation system.	1,8	-		●	■				
TRAN-3.3	The Valley trails system should connect into the existing and future systems within the Omaha metro and Fremont area.	1,8	-	●				■	■	
TRAN-4.1	Valley leaders should continue to be active in meetings and discussions with leaders in Omaha and at MAPA.	1	-		●					■
TRAN-4.2	Transit concepts should be considered as parts of Valley develop and redevelop during the planning period.	1,8,14	-		●					■

Organization:
1 City
2 Douglas County
3 NEDED
4 NIFA
5 Omaha Area Chamber
6 Private Businesses
7 Developers
8 Consultants
9 Nebraska Department of Roads
10 MUD
11 OPPD
12 Local Organizations
13 Schools

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax

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13

Implementation

Achieving Valley's Future

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend the City select three elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Growth Policies
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Valley.

Support Programs for the Action Agenda

Four programs will play a vital role in the success of Valley's plan. These programs are:

1. **Zoning Regulations**--updated land use districts can allow the community to provide direction for future growth.
2. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets.
3. **Capital Improvement Program** - establish an annual plan for assessing the City's annual needs and programming these needs into a prioritization system and the City budget. The programming should cover all utilities, transportation, parks and recreation, facilities such as the library and City Hall. The process is very similar to what the City currently is required to do with their Street 1– and 6-year Plan.
3. **Plan Maintenance**--an annual and five-year review program will allow the community flexibility in responding to growth and a continuous program of maintaining the plan's viability.

Comprehensive Plan Maintenance

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- The recommended policies are still valid for the City and its long-term growth.

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

1. Provide citizens or developers with an opportunity to present possible changes to the plan, and
2. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Plan Amendment Procedures

It is anticipated during each year individuals and groups may come forward with proposals to amend the Comprehensive Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review, unless the plan needs to be amended to allow compliance with a requested zoning amendment.

Reviewing all proposed amendments at one time allows for the effects of each proposal can be evaluated for impacts on other proposals and all

proposals can be reviewed for their net impact on the Comprehensive Plan.

Unanticipated Opportunities

If major new, unanticipated, innovative development opportunities arise which impact several elements of the plan and which are determined to be of importance, a plan amendment may by proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The City should compile a list of the proposed amendments received during the previous year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

Methods for Evaluating Development Proposals

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

1. the character of the adjacent neighborhood
2. the zoning and uses on nearby properties
3. the suitability of the property for the uses allowed under the current zoning designation
4. the type and extent of positive or detrimental impact that may affect adjacent
5. properties, or the community at large, if the request is approved
6. the impact of the proposal on public utilities and facilities
7. the length of time that the subject and adjacent properties have been utilized for their current uses
8. the benefits of the proposal to the public health, safety, and welfare compared to
9. the hardship imposed on the applicant if the request is not approved comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies consideration of city staff recommendations