COMPREHENSIVE

DEVELOPMENT PLAN UPDATE

2005 to 2030

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Prepared For

VALLEY, NEBRASKA

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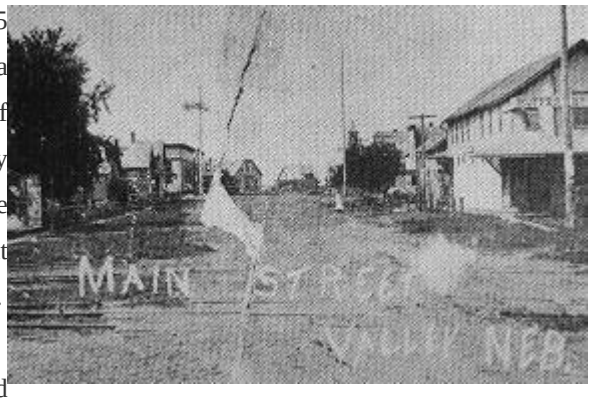
LOCATION

Valley is located in western Douglas County. The City is almost directly south of the City of Fremont and west of Omaha. Valley is located along U.S. 275 and Nebraska Highway 64.

HISTORY OF VALLEY (TAKEN FROM HTTP://WWW.CASDE.UNL.EDU/HISTORY/SEARCH_FRAME.HTML)

The following is a short history available at the above web address. This is not intended to be an update historical perspective but a summary of how Valley was founded and some of the key businesses and people that contributed to the community.

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 Lions 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 merged with the Methodists merged with the Baptist/Presbyterians in 2004, and everyone is happy.

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 is the thriving railroad town of its birth, Valley 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 schoolsystem. 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, progressivetown. Solving problems of flood control, the economy, and school consolidation are the challenges of today.

By Marianne Nielsen, 126 W. Charles, Valley, NE 68064.

HTTP://WWW.CASDE.UNL.EDU/HISTORY/COUNTIES/DOUGLAS/VALLEY/INDEX.PHP

THE PURPOSE OF COMPREHENSIVE PLANNING

The Valley Comprehensive Development Plan is designed to promote orderly growth and development for the city. The Comprehensive Development Plan will provide policy guidelines to enable citizens and elected officials to make informed decisions about the future of the city.

The Plan acts as a tool to "Develop a road map that guides the community through change"

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Valley. The Comprehensive Development Plan is intended to encourage a strong economic base for the city so the goals of the city are achieved.

The Plan will assist Valley in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety and general welfare) and encourage appropriate land uses throughout the jurisdictional area of the Valley. The objective of planning is to provide a framework for guiding the community—whether a village, city, county, toward orderly growth and development. The Plan assists Valley in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests.

The Comprehensive Development Plan is interconnected to the community's future; just like the pieces of a jigsaw puzzle

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 desires.

THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning begins with the data collection phase. Data are collected that provide a snapshot of thepast and present city conditions. Analysis of data provides the basis for developing forecasts for future land-use demands in the city.

The second phase of the planning process is the development of general goals and policies, based upon the issues facing the city. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Development Plan is a vision presented in text, graphics and tables that represent the desires of Valley for the future.

The Comprehensive Development Plan represents 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 Comprehensive Development Plan contains recommendations that when implemented will be of value to the residents of Valley.

Implementation is the final phase of the process. A broad range of development policies and programs are required to implement the Comprehensive Development Plan. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan 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.

The Plan was prepared under the direction of the Valley Planning Commission, with the assistance and participation of the Valley City Council, the Plan Review Committee and citizens of Valley. The time period for achieving goals, programs, and developments identified in the Valley Comprehensive Development Plan is approximately 20 years. However, Valley should review the Plan annually and complete an update of the document every five to ten years. Updating the Comprehensive Development Plan will allow Valley to incorporate ideas and developments that were unknown at the time of the present process.

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 consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth." The Comprehensive Plan is comprised of the following chapters and sections:

- Profile Valley
  - City Assessment – Conditions and Trend Analysis
  - City Facilities
  - Existing Land Use
- Envision Valley
  - Town Hall meeting results
  - Goals and policy development
- Achieve Valley
  - Future Land Use Plan
  - Transportation Plan
- Valley Plan Implementation

Analyzing past and existing demographic, housing, economic and social trends permit the projection of likely conditions in the future. Projections and forecasts are useful tools for planning the community's future; however, these tools are sometimes lacking in accuracy 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 that may influence 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.

The Comprehensive Development Plan records where Valley has been, where it is now, and where it likely will be in the future. Having this record in the Comprehensive Development Plan will serve to inform City officials as much as possible. The Comprehensive Development Plan is an information and management tool for City leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period. This information is the basis for Valley's evolution as it achieves its physical, social, and economic goals.

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Valley City Council, which is made up of elected officials, performs the governmental functions for the City. The City Council consists of four members and the Mayor. The form of government in Valley is known as a strong Mayor concept. This concept has the Mayor as the chief elected official and the Mayor only votes on issues when there is a tie amongst the council members.

The planning and zoning jurisdiction of Valley, pursuant to Neb. Rev. Stat. § 17-1001 (Reissue 1997), includes all of the incorporated portion of the City, including an extended extraterritorial jurisdiction as allowed under Nebraska law and as agreed to with the Douglas County Board of Commissioners.

PROFILE VALLEY

DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of Valley. It is important for Valley to understand where it has been, where it is, and where it appears to be going. Population is the driving force behind housing, local employment, economic, and fiscal stability of the community. Historic population conditions assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, employment and educational needs within the community. Projections provide an estimate for the community, a basis from which to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

The City of Valley has the opportunity to guide the future in any number of directions. Unlike the majority of Nebraska, Valley is not in a position of wondering if it will grow but in a position of deciding how large they can and will become.

POPULATION TRENDS AND ANALYSIS

Table 1 identifies the population for Valley, other incorporated communities in Douglas County, and the County as a whole, tabulated for the years 1980 through 2004. This information provides the community with a better understanding of their past and present population trends and changes. Valley's population in 2000 was 1,788 persons, which was an increase of 13 persons, or 0.7%, from 1990. The population in 2004 was estimated to be 1,829 – an increase of 41 persons, or 2.3%, from 2000.

When Valley's population growth is compared to the other municipalities of Douglas County, the City had the second smallest overall percentage increase between 1980 and 2004. A lot of this is due to the fact that Valley is on the far west edge of the County and growth has been moving toward the community through the other communities. The greatest growth was seen in Elkhorn, which had an increase of 498.2% for the period. Three other communities (Boys Town, Bennington, and Omaha) experienced population increases between 30 and 50 percent from 1980 to 2004. The table indicates Valley had a net increase of 116 persons or 6.8% between 1980 and 2004. Valley's growth has been driven by the population increase seen in Douglas County and the entire Omaha-Council Bluffs Metropolitan Area.

TABLE 1: POPULATION FOR VALLEY, DOUGLAS COUNTY AND ADDITIONAL COMMUNITIES, 1980 TO 2004

Community	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2004	% Change 2000 to 2004	% Change 1980 to 2004
Valley	1,713	1,775	3.6%	1,788	0.7%	1,829	2.3%	6.8%
Bennington	631	866	37.2%	937	8.2%	916	-2.2%	45.2%
Boys Town	622	794	27.7%	818	3.0%	915	11.9%	47.1%
Elkhorn	1,344	5,209	287.6%	6,062	16.4%	8,040	32.6%	498.2%
Omaha	313,939	335,795	7.0%	390,007	16.1%	409,416	5.0%	30.4%
Ralston	5,143	6,236	21.3%	6,314	1.3%	6,220	-1.5%	20.9%
Waterloo	450	479	6.4%	459	-4.2%	472	2.8%	4.9%
Incorporated Areas	323,842	351,154	8.4%	406,385	15.7%	427,808	5.3%	32.1%
Unincorporated Areas	73,196	65,290	-10.8%	57,200	-12.4%	54,304	-5.1%	-25.8%
Douglas County	**397,038**	**416,444**	**4.9%**	**463,585**	**11.3%**	**482,112**	**4.0%**	**21.4%**

Source: U.S. Census Bureau, Census of Population and Housing, 1980 - 1990, 2000, 2004

Figure 1 shows a historical perspective of the population changes occurring between 1960 and 2004 for the communities within Douglas County, except Omaha (as Omaha distorts the graph due to its higher population figures). During the 44 year period, Elkhorn, Bennington and Ralston have had the fastest growing populations of the communities shown. Valley experienced 26 percent growth from 1960 to 2004, while Waterloo and Boys Town both experienced a net decline.

FIGURE 1: POPULATION FOR VALLEY AND DOUGLAS COUNTY COMMUNITIES, 1960 TO 2004

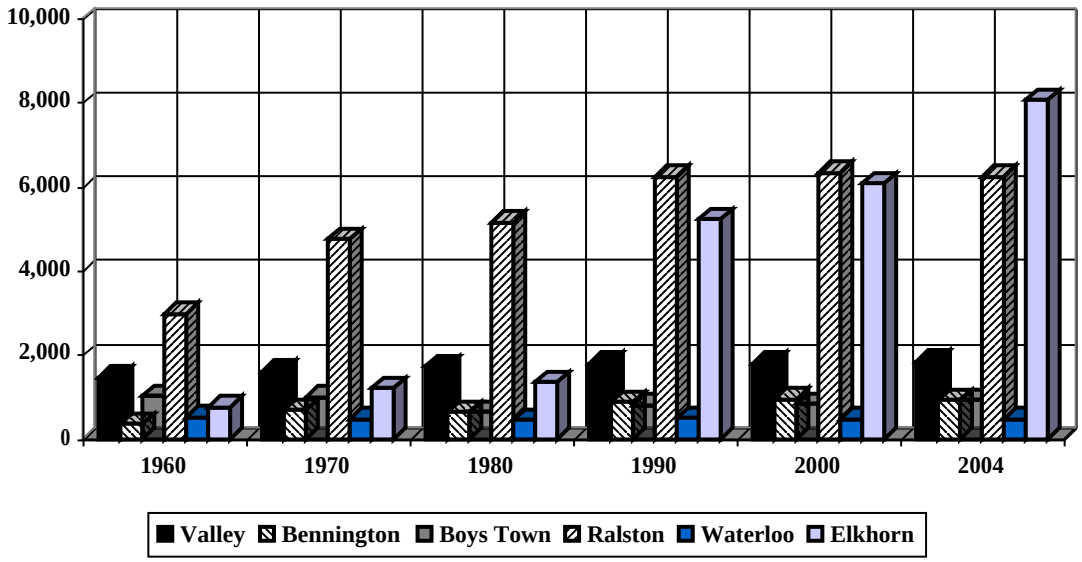


Table 2 indicates the population for the Omaha-Council Bluffs Metropolitan Statistical Area (MSA), of which Valley is a part. This MSA includes the Nebraska Counties of Douglas, Sarpy, Washington, Saunders (added in 2000) and Cass County (added in 1998). The MSA also includes Pottawattamie County, Iowa. Since Valley is part of a larger economic region, it is important for the City to have an understanding of the role they play within that area.

The information shown in Table 2 allows Valley to compare its growth to the growth of the surrounding area. Between 1980 and 2004, Douglas County had the third greatest increase in population within the Omaha-Council

Bluffs Metropolitan Area. According to the U.S. Census there were 85,074 new residents or a 21.4% increase. The growth seen by Douglas County can be attributed to increases within the municipalities and the entire Omaha-Council Bluffs Metropolitan Area.

Table 2 compares Valley's population increases to the different counties within the Metropolitan area. The data indicates that Valley experienced smaller population increases than all of the counties, except Pottawattamie County. The table also shows Valley's population as a percent of the total Metropolitan area. From 1980 to 2004, Valley's percent share of the Metropolitan area population decreased from 0.29% in 1980 to 0.24% in 2004. Valley is growing at a slower rate than most counties, while decreasing their share of the overall Metropolitan Area population. However, some of Valley's decline in their population share was due to the inclusion of Cass and Saunders counties into the Metropolitan area.

TABLE 2:
POPULATION TRENDS, OMAHA-COUNCIL BLUFFS METROPOLITAN STATISTICAL AREA, 1980-2004

County	1980	1990	% Change 1980 to 1990	2000	% Change 1990 to 2000	2004	% Change 2000 to 2004	% Change 1980 to 2004
Valley	**1,713**	**1,775**	3.6%	**1,788**	0.7%	**1,829**	2.3%	6.8%
Cass County*	-	-	-	24,334	-	25,671	5.5%	-
Douglas County	397,038	416,444	4.9%	463,585	11.3%	482,112	4.0%	21.4%
Pottawattamie County, IA	86,561	82,628	-4.5%	87,704	6.1%	89,236	1.7%	3.1%
Sarpy County	86,015	102,583	19.3%	122,595	19.5%	135,973	10.9%	58.1%
Saunders County**	-	-	-	19,830	-	20,344	2.6%	-
Washington County	15,508	16,607	7.1%	18,780	13.1%	19,605	4.4%	26.4%
Total MSA*	**585,122**	**618,262**	**5.7%**	**736,828**	**19.2%**	**772,941**	**4.9%**	**32.1%**
Valley / MSA	**0.293%**	**0.287%**	**-1.9%**	**0.243%**	**-15.5%**	**0.237%**	**-2.5%**	**-19.2%**
State of Nebraska	**1,572,296**	**1,580,622**	**0.5%**	**1,711,263**	**8.3%**	**1,747,214**	**2.1%**	**11.1%**

*Cass County, Nebraska, was added to the Omaha-Council Bluffs Metropolitan Statistical Area in 1998
** Saunders County was added to the Omaha-Council Bluffs Metropolitan Statistical Area in 2000

AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine which age groups (cohorts) within Valley are being affected by population shifts and changes. Each age cohort affects the population in a number of ways. For example, the existence of larger young cohorts (20-44 years) means that there is a greater potential to sustain future population growth than does larger older cohorts. On the other hand, if the large, young cohorts 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: AGE-SEX CHARACTERISTICS, VALLEY, 1990 TO 2000

Age	1990		2000		1990-2000		1990-2000	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	135	7.6%	125	7.0%	-10	-7.4%	125	-
5-9	146	8.2%	129	7.2%	-17	-11.6%	129	-
10-14	169	9.5%	162	9.1%	-7	-4.1%	27	20.0%
15-19	94	5.3%	139	7.8%	45	47.9%	-7	-4.8%
20-24	82	4.6%	100	5.6%	18	22.0%	-69	-40.8%
25-29	139	7.8%	93	5.2%	-46	-33.1%	-1	-1.1%
30-34	166	9.4%	104	5.8%	-62	-37.3%	22	26.8%
35-44	226	12.7%	301	16.8%	75	33.2%	-4	-1.3%
45-54	184	10.4%	201	11.2%	17	9.2%	-25	-11.1%
55-64	149	8.4%	148	8.3%	-1	-0.7%	-36	-19.6%
65-74	140	7.9%	134	7.5%	-6	-4.3%	-15	-10.1%
75 & older	145	8.2%	152	8.5%	7	4.8%	-133	-46.7%
Total	**1,775**	**100.0%**	**1,788**	**100.0%**	**13**	**0.7%**	**13**	**0.7%**

Selected Characteristics	1990		2000		Total Change	
	Total under 18 yrs	506	Total under 18 yrs	507	Total under 18 yrs	**1**
	% of total population	28.5%	% of total population	28.4%	% change	**0.2%**
	Total 65 yrs and older	285	Total 65 yrs and older	286	65 and older	**1**
	% of total population	16.1%	% of total population	16.0%	% change	**0.4%**
	Median Age	33.6	Median Age	36.5	Median Age	**2.9**
	Total Females	925	Total Females	920	Total Females	**-5**
	Total Males	850	Total Males	868	Total Males	**18**
	Total Population	**1,775**	**Total Population**	**1,788**	**Total Change**	**13**

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1980, 1990

Table 3 exhibits the age cohort structure for Valley in 1990 and 2000. Examining the population age structure for Valley indicates some significant changes affecting the different population segments throughout the community. Identifying these dynamics is critical in order to make informed decisions and maximize the future use of resources.

The proportion of persons less than 18 years of age decreased slightly compared to the total population between 1990 and 2000, from 28.5% to 28.4%. The proportion of people 65 years and older also decreased slightly from 16.1% to 16.0%. However, both age groups actually had an increase of one person each over 1990. Finally, with the slight change in these two age groups, those of family age are maintaining a strong share of the population.

The median age in Valley increased from 33.6 years in 1990 to 36.5 years in 2000. This ranks Valley as the second oldest community in terms of median age (Waterloo's median age is 39.5), according to Table 4. However, the City's population is made up of a greater percentage of younger individuals, aged 18 and under, compared to the cities of Omaha, Ralston and Waterloo. If Valley can provide the quality of life these individuals want and expect, then the opportunity to attract younger families to the community is excellent. It is these age groups that will insure that Valley will continue to prosper in the future.

Table 4 shows a comparison of the median age for Valley, the other communities in Douglas County, and the State of Nebraska for 1990 and 2000. Table 4 indicates that Valley has the second oldest median age of these communities and the State of Nebraska as a whole. All of the communities had an increase in the median age that was greater than Valley, except for Boys Town, Bennington and Omaha.

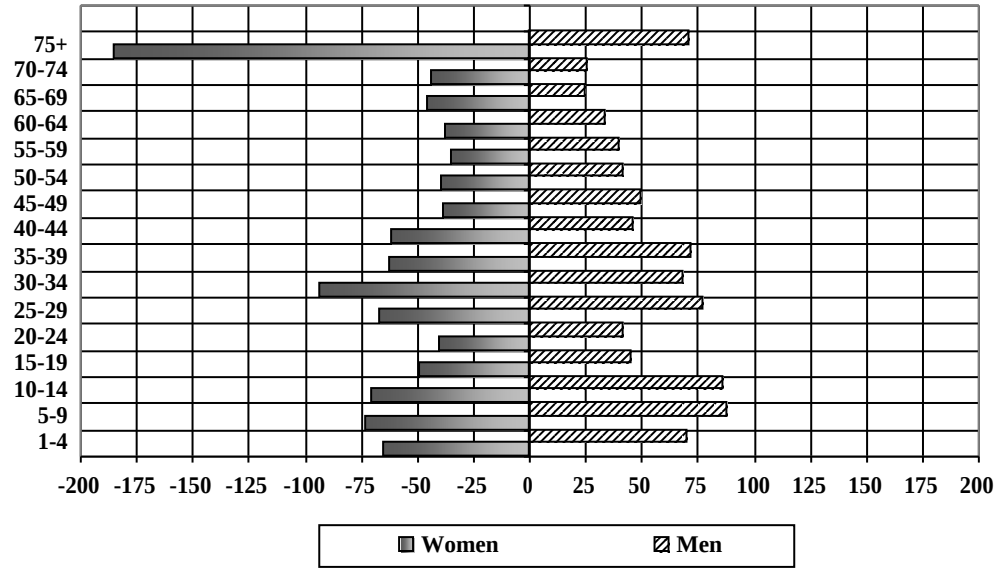
TABLE 4: MEDIAN AGE COMPARISONS – 1990 AND 2000

Community	1990 Median Age (years)	2000 Median Age (years)	Change (%)
Valley	**33.6**	**36.5**	8.6%
Bennington	31.7	33.6	6.0%
Boys Town	16.5	16.2	-1.8%
Elkhorn	33.3	36.4	9.3%
Ralston	32.6	36.0	10.4%
Omaha	32.2	33.5	4.0%
Waterloo	35.9	39.5	10.0%
Nebraska	33.0	35.3	7.0%

Source: U.S. Census 1990 and 2000

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 1990 with the number of persons in the same age cohort 10 years later, or aged between 10 and 14 years in 2000. For example, in Valley, there were 135 children between the ages of 0 and 4 in 1990, and in 2000 there were 162 children between the ages of 10 and 14, an increase of 27 children; therefore, during the 1990's, Valley saw a gain in this group as they aged, thus indicating that families were moving into the community. A review of population by this method permits one to undertake a detailed analysis of which cohorts are moving in and out of the community. A positive change in a particular cohort indicates net in-migration.

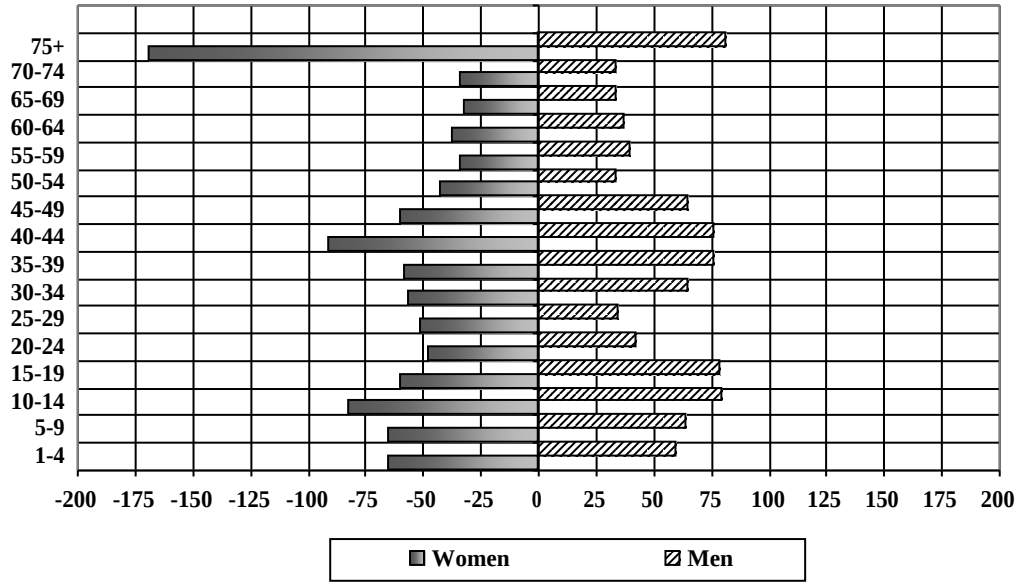
FIGURE 2: AGE COHORTS BY SEX - VALLEY, 1990



Source: U.S. Census 1990

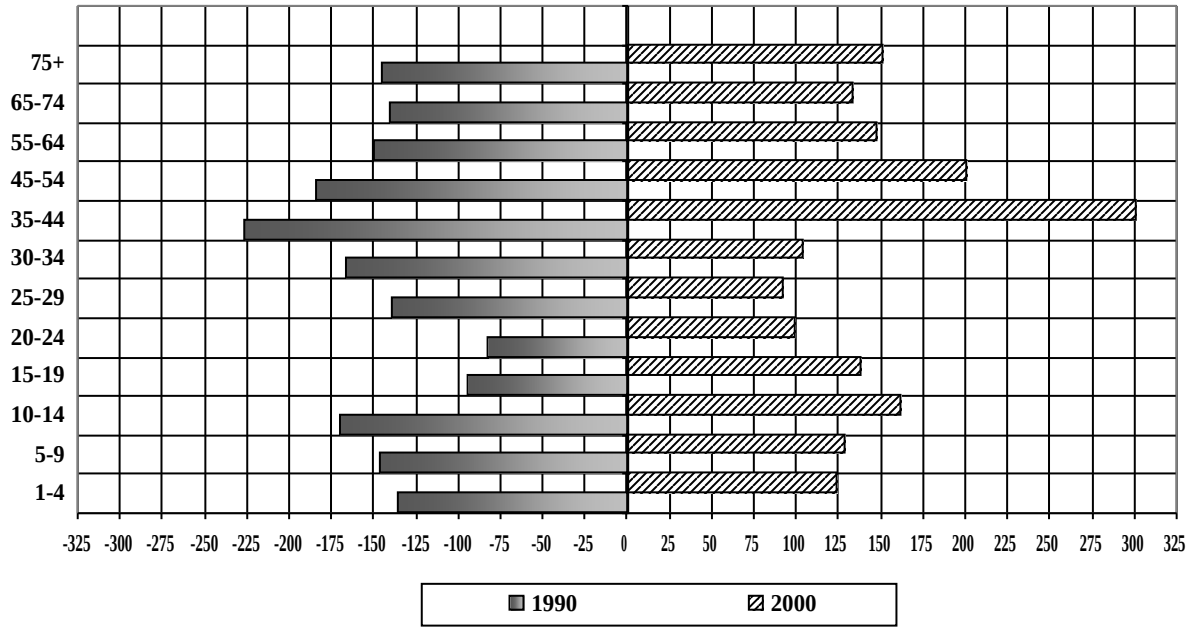
Figures 2 and 3 show population by sex and age cohorts for the City of Valley in 1990 and 2000. Comparing the 1990 and 2000 cohorts indicates that the number of child bearing age women has gotten smaller; specifically those aged 25 to 34. The younger age cohorts consisting of the 10 to 19 year olds appear to be a strong component of Valley's population. A lot of the positive changes can be attributed to some in-migration of population and its proximity to the City of Omaha.

FIGURE 3: AGE COHORTS BY SEX - VALLEY, 2000



Source: U.S. Census 1990

FIGURE 4: AGE COHORTS TOTAL - VALLEY, 1990 AND 2000



Source: U.S. Census 1990 and 2000

Figure 4 shows a comparison between the total age cohorts for 1990 and 2000. Valley has experienced growth in many of its age cohorts, as seen in Table 5 and Figure 4. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since the persons in that group were not born when the previous census was completed. Increases occurred in on only two other age groups between 1990 and 2000, as shown below:

TABLE 5: POSITIVE COHORT CHANGE FROM 1990 TO 2000, VALLEY

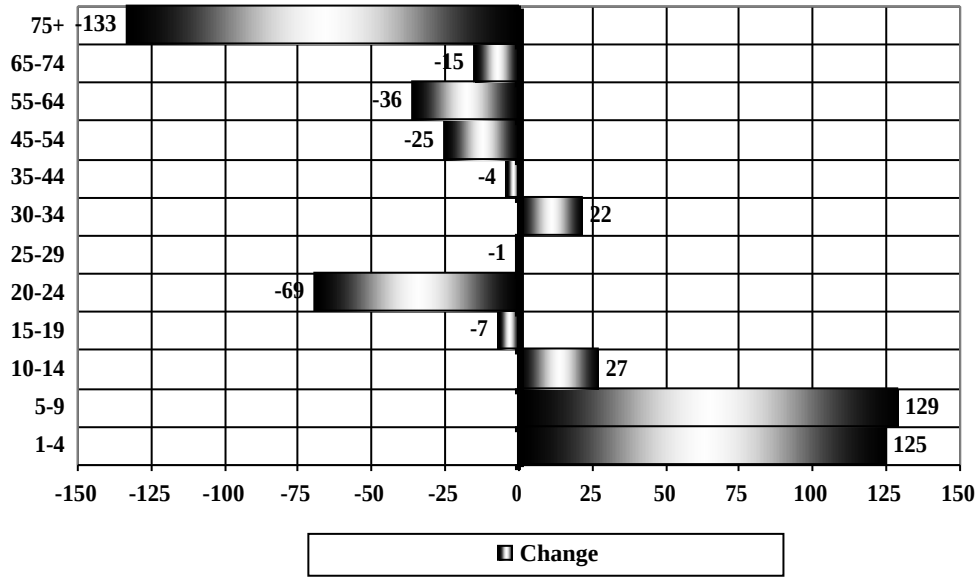
1990 Age Cohort	Number	2000 Age Cohort	Number	Change
NA	NA	**0-4 years**	125 persons	+125 persons
NA	NA	**5-9 years**	129 persons	+129 persons
0-4 years	135 persons	**10-14 years**	162 persons	+27 persons
20-24 years	82 persons	**30-34 years**	104 persons	+22 persons
Total Change				**+303 persons**

Source: U.S. Census 1990 and 2000

Eight of the age-cohorts existing in 1990 and 2000 declined in number, as indicated in Table 6 and Figure 4. Note the cohorts represented in Table 3 differ from those listed in Tables 5 and 6 and Figure 4, as a result of consolidation of the 25-29 and 30-34 cohorts from 1990 into a 35-44 cohort in 2000. While Valley's population increased during this ten year span, an analysis of where the changes took place will lead to an understanding of what services will be needed in the future.

Outside of the 2000 age groups of 0-4 and 5-9 years, increases occurred in the 10-14 and 30-34 year age groups. These specific age groups represent in-migration of family populations between 1990 and 2000. These age groups include younger families including those starting out and raising young children. This is a strong foundation for Valley to begin building for the next generation.

FIGURE 5: CHANGE IN COHORTS FROM 1990 TO 2000, VALLEY



Source: U.S. Census 1990 and 2000

Decreases in the cohorts occurred in a number of age groups between 1990 and 2000, as indicated in Table 6 below. The two age cohorts from 2000 representing the most negative change were the 20-24 and the 55-64 age groups. The 20-24 age group had a loss of 69 persons, while the 55-69 age group lost 36 people. One key loss noted in the table is the 65 and over age groups in the year 2000. This group lost 133 people between 1990 and 2000, most likely due to either deaths or people moving into elderly care facilities located in other communities.

TABLE 6: NEGATIVE COHORT CHANGE FROM 1990 TO 2000, VALLEY

1990 Age Cohort	Number	2000 Age	Number	Change

		Cohort		
5-9 years	146 persons	**15-19 years**	139 persons	-7 persons
10-14 years	169 persons	**20-24 years**	100 persons	-69 persons
15-19 years	94 persons	**25-29 years**	93 persons	-1 persons
25-34 years	305 persons	**35-44 years**	301 persons	-4 persons
35-44 years	226 persons	**45-54 years**	201 persons	-25 persons
45-54 years	184 persons	**55-64 years**	148 persons	-36 persons
55-64 years	149 persons	**65-74 years**	134 persons	-15 persons
65 years +	285 persons	**75 years +**	152 persons	-133 persons
Total Change				**-290 persons**

Source: U.S. Census 1990 and 2000

Table 7 is a comparison of the groups less than 18 years of age and 65 years and older between Valley, the other communities in Douglas County, and the State of Nebraska. In 1990 and 2000, Valley had the third smallest population of persons less than 18 years of age and the highest percentage of those 65 years of age and older. The 2000 U.S. Census indicated a very similar condition between the municipalities. These data identify that Valley has a relatively older population with a higher proportion of senior citizens.

TABLE 7: PERSONS LESS THAN 18 YEARS OLD AND OLDER THAN 65 YEARS FROM 1990 TO 2000

	1990		2000		Change	
Community	**Persons less than 18 years old (%)**	**Persons 65 years old or older (%)**	**Persons less than 18 years old (%)**	**Persons 65 years old or older (%)**	**Less than 18 years old (%)**	**65 and older (%)**
Valley	**28.5**	**16.1**	**28.4**	**16.0**	**-0.4%**	**-0.6%**
Bennington	31.1	9.8	30.6	11.3	-1.6%	15.3%
Boys Town	70.7	0.6	78.9	0.5	11.6%	-16.7%
Elkhorn	30.7	10.3	31.7	9.3	3.3%	-9.7%
Ralston	34.3	10.9	24.6	11.4	-28.3%	4.6%
Omaha	27.5	8.0	25.6	11.8	-6.9%	47.5%
Waterloo	25.5	11.3	28.1	13.1	10.2%	15.9%
Nebraska	27.2	14.1	26.3	12.7	-3.3%	-9.9%

Source: U.S. Census 1990 and 2000

Based upon the data found in the previous tables and figures, the City of Valley is seeing a small influx of families and younger couples. This trend should continue, especially as the urban area of Omaha continues to move westward.

MIGRATION ANALYSIS

Migration analysis allows a community to understand how specific dynamics are in influencing population change. Migration indicates the population size that has migrated in or out of the community. The migration number is determined by subtracting the natural change in population (i.e. births minus deaths) from the total change in population. Table 8 shows the total change in population for Valley from 1980-1990, 1990-2000 and 2000-2004. A negative number in the "Total Migration" column indicates the number of persons that have migrated out of the community, while a positive number indicates the number of persons that have migrated into the community. The data in Table 8 begins in 1980 due to available information from The Nebraska Department of Health and Human Services.

TABLE 8: MIGRATION ANALYSIS, VALLEY, 1980 TO 2004

Time Period	Total Change (persons)	Natural Change (persons)	Total Migration (persons)
1980-1990	62	60	2
1990-2000	13	(45)	58
2000-2004	41	(9)	50
Total	**116**	**6**	**110**

Source(s): U.S. Census Bureau, Census of Population and Housing, 1980-2000, 2004
Nebraska Department of Health and Human Services System, Vital Statistics Report(s), 1980 –2004

Migration analysis is important for a community to understand since it offers an explanation of what affected the population changes. Through migration analysis, it can be determined how much of a population change was due to persons migrating in or out of an area and how much was due to births or deaths in the area. For example, assume an area had a total change of 100 persons during any given time period, but there were 15 more births than deaths during that same time period. Looking at the natural change only, the area should have grown by 15 persons. However, when the total change of 100 is taken into account, we need to subtract out those births in order to determine what caused the remaining change. If the total change of 100 was an increase, then 85 people moved into the area (100 increase – 15 births that occurred in area = 85 additional people in area). If, however, the total change of 100 represented a loss, then 115 people moved out of the area (-100 decrease - 15 births in the area that did not increase the population = 115 people moved out of the area).

Table 8 indicates births exceeded deaths in Valley from 1980-1990; however, a negative natural increase occurred in 1990-2000 and 2000-2004. Based upon this information and the migration analysis formula, Valley has seen extremely balanced growth between 1980 and 2004. Nearly 95 percent of this population growth during this period was a result of in-migration since Valley experienced only a net increase of six persons through natural increase.

The largest increase of note is between 1980 and 1990 when the total change was 62 people, with almost 97 percent of that growth attributed to natural increase. During the two subsequent periods, 1990-2000 and 2000-2004, migration was the largest contributor to population growth. The 2000 Census data indicate that 294 people aged 5 and over lived in a different county in 1995 than in March of 2000. These data support the basis of in-migration being a major contributor to Valley's growth between 1990 and 2000.

The 1990's indicate a slow down in Valley's growth. During this period the community only grew by 13 people. The main reason for this slow down was that the number of resident deaths outnumbered births by 45. This had a significant impact on the population trends of Valley, especially since there were 58 new residents from in-migration during the same period.

POPULATION PROJECTIONS

Population Projections are estimates based upon past and present circumstances. Population projections allow Valley to estimate the population for the future by looking at past trends. Scrutinizing population changes in this manner allows the City to develop a baseline of change from which different future scenarios can be created. A number of factors (demographics, economics, social, etc.) may affect projections either 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 methods identified 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, three different trend lines were reviewed: 1960 to 2004, 1980 to 2004, and 2000 to 2004. A review of these trend lines indicates Valley will continue to increase in population through 2030. Some trend lines project extremely large increases before 2030. The following projections summarize the decennial population for Valley through 2030.

Valley Trend Analysis

Year	Trend: 1960 to 2004	Trend: 1980 to 2004	Trend: 2000 to 2004
2010	1,894 persons	1,838 persons	1,891 persons
2020	2,005 persons	1,890 persons	1,999 persons
2030	2,124 persons	1,944 persons	2,113 persons

Cohort Survival Analysis

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are then projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population.

The Cohort Survival Model projection indicates Valley's population will increase slightly for decades 2010-2020 and 2020-2030, following an initial downturn through 2010. The following projection for Valley is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

Valley Cohort Survival Analysis

Year	Cohort Survival Model
2010	1,759 persons
2020	1,924 persons
2030	2,096 persons

The Cohort Survival Model does not account for any in-migration for the community; it only models growth based upon existing population breakdowns and projected birth and death rates. However, the Modified Cohort Survival Model has been adjusted to include a defined amount of in-migration based upon past Census data. The Census data from 1990 and 2000 indicated that between 1985 and 1990, there were 140 persons (28 persons per year) living in Valley that had not lived in Douglas County in 1985. Again in 2000, there was another increase in the persons living

in Valley that had not lived in Douglas County in 1995; this was an increase of 294 persons (approximately 60 persons per year). The change in population discussed here is a direct correlation to people moving into the city of Valley. By using those individuals having lived outside of Douglas County, it is possible to eliminate this growth being based upon annexations that occurred and focused on relocation to the community.

Valley Cohort Survival Analysis (Modified)

Year	Cohort Survival Modified Model
2010	2,347 persons
2020	3,100 persons
2030	4,448 persons

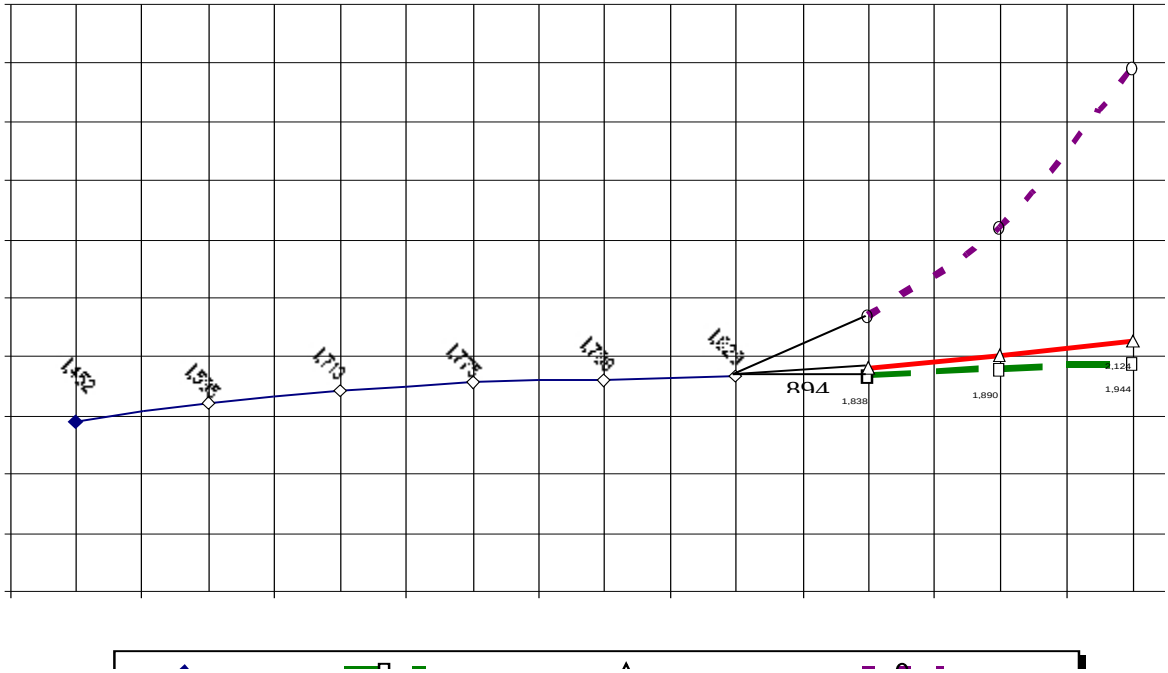
Summary of Population Projections

Using the modeling techniques discussed in the previous paragraphs, a summary of the population projections for Valley through the year 2030 is shown in Figure 6. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All of the projections forecast an increase for the City's population through the year 2030. The following population projections indicate the different scenarios that may be encountered by Valley through the year 2030:

Year	Low Series = *1980-2004*	Medium Series = *1960-2004*	High Series = *Cohort Modified*
2010	1,838 persons	1,894 persons	2,347 persons
2020	1,890 persons	2,005 persons	3,100 persons
2030	1,944 persons	2,124 persons	4,448 persons

Figure 6 reviews the population history of Valley between 1960 and 2004. The chart also identifies the three population projection scenarios into the years 2010, 2020, and 2030. Figure 6 indicates the peak population for Valley occurred in 2004 with 1,829 people. Since 1960, the City of Valley has never seen a population decrease, which can be attributed in large part to the community receiving their share of the population explosion in Douglas County.

FIGURE 6: POPULATION TRENDS AND PROJECTIONS, VALLEY 1960 TO 2030



Source: U.S. Census Bureau, Census of Population and Housing, 1960-2000, 2004

The city of Valley has had a relatively steady population through the years; however, as the Omaha suburban population continues to move into western Douglas County, Valley should see in-migration continue throughout the planning period. The trend of past in-migration has been to increase over each decade; there is no reason to believe that this will not continue.

As stated previously, these projections are based upon data from past trends and 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 the direction their community is heading.

HOUSING PROFILE

The Housing Profile in this Plan identifies existing housing characteristics and projected housing needs for residents of Valley. The primary goal of the housing profile is to allow the community to determine what issues need to be addressed in order to provide safe, decent, sanitary and affordable housing for every family and individual residing within Valley. The housing profile is an analysis that aids 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, and to determine if housing costs are a financial burden to the residents of Valley.

To project future housing needs, several factors must be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures are intended to assist with determining future housing needs and develop policies designed to accomplish the housing goals for Valley.

Age of Existing Housing Stock

An analysis of the age of Valley's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the community. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life within Valley.

FIGURE 7: AGE OF EXISTING HOUSING STOCK, VALLEY, 2000
Source: U.S. Census Bureau, Census of Population and Housing, SF3, 2000

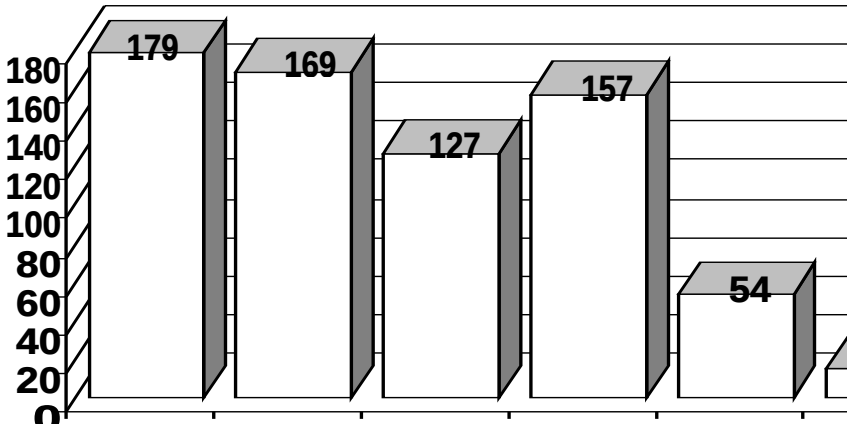


Figure 7 indicates that only 348 housing units, or 45.8% of Valley's 760 total housing units, were constructed prior to 1960. Between 1960 and 1969, 127 units, or 16.7% of the total housing stock, were constructed. During the 1970's, 20.7% of the housing stock was constructed, which was a result of the strong economic conditions in the Metropolitan Area between 1970 and 1979. Overall, 83.2% of Valley's housing stock was constructed prior to 1980.

Housing Trends

An analysis of housing trends can reveal a great deal about the different sectors of the population in the City. Housing trends may also indicate the potential demand for additional owner- or renter-occupied housing. Examining housing trends is important in order to understand the overall diversity of the population and the quality of life within Valley.

TABLE 9: COMMUNITY HOUSING TRENDS, VALLEY, 1990 AND 2000

Selected Characteristics	1990	2000	% Change 1990-2000
Population	1,775	1,788	0.7%
Persons in Household	1,720	1,733	0.8%
Persons in Group Quarters	55	55	0.0%
Persons per Household - Owner	2.74	2.59	-5.5%
Persons per Household - Renter	2.14	2.31	7.9%
Persons per Household	2.51	2.49	-0.8%
Total Housing Units	756	760	0.5%
Occupied Housing Units	685	690	0.7%
Owner-occupied units	416	448	7.7%
Renter-occupied units	269	242	-10.0%
Vacant Housing Units	71	70	-1.4%
Owner-Occupied vacancy rate	1.0%	1.1%	10.0%
Renter-Occupied vacancy rate	6.6%	5.8%	-12.1%
Single-family Units	532	534	0.4%
Duplex/Multiple-family units	152	144	-5.3%
Mobile Homes, trailer, other	72	76	5.6%
Median Contract Rent - 1990 and 2000			
Valley	$266	$419	57.5%
Douglas County	$333	$475	42.6%
Nebraska	$282	$412	46.1%
Median Value of Owner-Occupied Units - 1990 and 2000			
Valley	$43,300	$87,000	100.9%
Douglas County	$59,900	$100,800	68.3%
Nebraska	$50,400	$88,000	74.6%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990, DP-4 2000

Table 9 indicates the number of persons living in households increased by 13 persons, or 0.8%, between 1990 and 2000. In addition, 55 persons lived in group quarters in both 1990 and 2000.

Between 1990 and 2000, the average number of persons per household dropped from 2.51 in 1990 to 2.49 in 2000, which is consistent with the nationwide trend. The average persons per household figures for owner-occupied and renter-occupied units in 2000 were 2.59 and 2.31, respectively. The figures indicated a decrease in the owner-occupied units and an increase in the renter-occupied units over 1990. These averages are crucial to calculating future populations and housing in Valley, since the majority of the housing stock is single-family and owner-occupied units.

Table 9 also indicates the number of occupied housing units increased from 756 in 1990 to 760 in 2000, or 0.5%, while vacant housing units decreased, from 71 in 1990 to 70 in 2000. The increase in the number of housing units is due to new home construction and potentially the rehabilitation and use of vacant housing units during the 10-year

period. The number of owner-occupied units increased by 7.7% while renter-occupied units decreased by 10.0%, indicating a shift toward homeownership in the community.

The number of vacant rental units decreased, as well as the vacancy rates for said units, decreasing from 6.6% in 1990 to 5.8% in 2000, or a change of -12.1%. However, the vacancy rate for owner-occupied units increased slightly, from 1.0% to 1.1%, or 10.0%.

Single-family housing units increased from 532 in 1990 to 534 in 2000, while duplex and multi-family housing decreased from 152 units in 1990 to 144 units in 2000. Mobile homes and trailers increased, going from 72 units in 1990 to 76 units in 2000.

Median contract rent in Valley increased from $266 per month in 1990 to $419 per month in 2000, or 57.5%. The State's median monthly contract rent increased by 46.1%. This indicates Valley has seen contract rent increase at a greater rate than the State and has surpassed the State's average. Comparing changes in monthly rents between 1990 and 2000 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 1990 and 2000 increased at a rate of 32.1%, indicating Valley rents increased at a rate nearly two times faster than the rate of inflation. Thus, Valley tenants were paying considerably higher monthly rents in 2000, in terms of real dollars, than they were in 1990, on average.

The median value of owner-occupied housing units in Valley increased from $43,300 in 1990 to $87,000 in 2000, an increase of 100.9%. The median value for owner-occupied housing units in the State showed an increase of 74.6%. Housing values in Valley increased at a rate over three times more than the CPI. This indicates housing values Statewide and Citywide exceeded inflation and were valued considerably higher in 2000, in terms of real dollars, than in 1990, on average.

In terms of real dollars, tenants and homeowners in Valley were paying greater dollars in 2000 than in 1990 for housing. In addition, the residents in the community saw a substantial increase in housing costs. This trend is consistent with the State, as data show housing costs across Nebraska have exceeded inflation. This trend has created a seller's market, which can also act as an incentive to property owners to update and rehabilitate housing units.

TABLE 10: COMMUNITY HOUSING TRENDS, VALLEY AND OTHER DOUGLAS COUNTY COMMUNITIES, 2000

Selected Characteristics	Valley	Bennington	Boys Town	Elkhorn	Omaha	Ralston	Waterloo
Population	1,788	937	818	6,062	390,007	6,314	459
Persons in Household	1,733	937	189	5,935	379,426	6,235	459
Persons in Group Quarters	55	-	629	127	10,581	79	-
Persons per Household - Owner	2.59	2.98	3.00	3.07	2.64	2.65	2.63
Persons per Household - Renter	2.31	1.91	3.33	2.10	2.10	1.99	2.12
Persons per Household	2.49	2.71	3.32	2.97	2.42	2.46	2.51
Total Housing Units	760	359	58	2,034	165,731	2,601	190
Occupied Housing Units	696	346	57	2,000	156,738	2,538	183
Owner-occupied units	453	259	2	1,781	93,449	1,782	140
Renter-occupied units	243	87	55	219	63,289	756	43
Vacant Housing Units	64	13	1	34	8,993	63	7
Owner-Occupied vacancy rate	1.1%	0.8%	0.0%	0.6%	1.0%	0.3%	0.0%
Renter-Occupied vacancy rate	5.8%	6.5%	0.0%	4.4%	7.2%	4.4%	10.4%
Single-family Units	534	295	43	1,868	109,893	1,925	175
Duplex/Multiple-family units	144	70	14	136	54,062	655	14
Mobile Homes, trailer, other	76	-	-	18	1,854	9	-
Median Contract Rent	$ 419	$ 363	$ 535	$ 489	$ 471	$ 473	$ 415
Median Value Owner-Occupied Units	$ 87,000	$ 99,400	-	$ 129,500	$ 94,200	$ 97,700	$ 75,500

Source: U.S. Census Bureau, Census of Population and Housing, DP-1, DP-4 2000

Table 10 shows similar data to Table 9; however, the listed information is solely for 2000 and is a comparison between Valley and the other communities in Douglas County. The table indicates a number of differences within Douglas County. Valley has one of the lower average persons per household figures, the second lowest median value for owner-occupied units, and the third lowest median contract rent within Douglas County. The only community ranking lower in both median rent and home values was Waterloo with $415 and $75,500, respectively. However, part of this difference is likely due to the extensive growth and development from Elkhorn toward the east. Thus, some of these trends have not reached the Valley area.

Valley, according to the data in Table 10, had the second lowest percentage of owner-occupied units among communities in Douglas County (not considering Boys Town, which has mostly rental units due to the type of community it is and the short-term nature of services it provides). Based upon these data, Valley has a greater proportion of rental units compared to owner-occupied units. Thus, Valley appears to have a stronger rental market. This is further supported by the fact that Valley had one of the lowest vacancy rates for rental occupied units in the County. Conversely, Valley had one of the highest vacancy rates for owner-occupied units in Douglas County. Valley had a 1.1% vacancy rate for owner-occupied units, indicating a relatively tight real estate market for homeowners.

Table 11 shows tenure (owner-occupied and renter-occupied) of households by number and age of the householder in each housing unit. Analyzing these data allows the City to understand the more detailed dynamics of the housing stock/market. In addition, it can show where there may be a need for additional housing. In addition, the City could target efforts for housing rehabilitation and construction for those segments of the population exhibiting the largest need.

TABLE 11: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, VALLEY, 1990 TO 2000

	1990				2000				O.O.	R.O.
Householder Characteristic	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	84	20.2%	108	40.1%	114	25.2%	101	41.6%	35.7%	-6.5%
2 persons	134	32.2%	76	28.3%	148	32.7%	62	25.5%	10.4%	-18.4%
3 persons	65	15.6%	43	16.0%	74	16.3%	32	13.2%	13.8%	-25.6%
4 persons	81	19.5%	27	10.0%	70	15.5%	26	10.7%	-13.6%	-3.7%
5 persons	44	10.6%	12	4.5%	31	6.8%	12	4.9%	-29.5%	0.0%
6 persons or more	8	1.9%	3	1.1%	16	3.5%	10	4.1%	100.0%	233.3%
TOTAL	416	100.0%	269	100.0%	453	100.0%	243	100.0%	8.9%	-9.7%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	6	1.4%	30	11.2%	14	3.1%	23	9.5%	133.3%	-23.3%
25 to 34 years	88	21.2%	69	25.7%	56	12.4%	45	18.5%	-36.4%	-34.8%
35 to 44 years	84	20.2%	51	19.0%	117	25.8%	58	23.9%	39.3%	13.7%
45 to 54 years	71	17.1%	31	11.5%	88	19.4%	28	11.5%	23.9%	-9.7%
55 to 64 years	68	16.3%	17	6.3%	71	15.7%	27	11.1%	4.4%	58.8%
65 to 74 years	56	13.5%	36	13.4%	64	14.1%	19	7.8%	14.3%	-47.2%
75 years and over	43	10.3%	35	13.0%	43	9.5%	43	17.7%	0.0%	22.9%
TOTAL	416	100.0%	269	100.0%	453	100.0%	243	100.0%	8.9%	-9.7%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990 / SF4 2000

The largest section of owner-occupied housing in Valley in 2000, based upon number of tenants, were the two-person households with 148 units, or 32.7%, of the total owner-occupied units. Owner-occupied units with two persons or less comprised 57.9% of this housing type in Valley in 2000. However, nearly 32% of the owner-occupied households had three or four persons residing in the unit. In addition, the most prominent age group to own a house in Valley fell between 35 and 54 years of age. These age groups comprised a total of 45.2% of the total, with 35 to 44 having 25.8% and 45 to 54 making up 19.4%. Furthermore, approximately 40% of the owner-occupied housing stock was owned by persons 55 years of age or older.

By comparison, the renter-occupied units were slightly different in make up. Renter-occupied units were more likely to be occupied by one- and two-person households with 41.6% and 25.5%, respectively, or a total of 67.1%. The larger the household size, the less likely they were residing in a rental unit. In addition, the age groups most likely to rent were the 35 to 44 and 25 to 34 year age groups with 23.9% and 18.5%, respectively, which combined for 42.4% of the total renter households.

TABLE 12: SELECTED HOUSING CONDITIONS, VALLEY AND STATE OF NEBRASKA, 1990 AND 2000

Housing Profile	Valley		State of Nebraska	
	Total	% of Total	Total	% of Total
1990 Housing Units	756		660,621	
1990 Occupied Housing Units	685	90.6%	602,363	91.2%
2000 Housing Units	760		722,668	
2000 Occupied Housing Units	690	90.8%	666,184	92.2%
Change in Number of Units 1990 to 2000				
Total Change	4	0.5%	62,047	9.4%
Annual Change	0.4	0.1%	6,205	0.9%
Total Change in Occupied Units	5	0.7%	63,821	10.6%
Annual Change in Occupied Units	0.5	0.1%	6,382	1.1%
Characteristics				
1990 Units Lacking Complete Plumbing Facilities	29	3.8%	5,242	0.8%
1990 Units with More Than One Person per Room	11	1.5%	10,512	1.6%
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%
Substandard Units				
1990 Total	40	5.3%	15,754	2.4%
2000 Total	18	2.4%	24,361	3.4%

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990, DP-4 2000

Table 12 indicates changes in housing conditions and includes an inventory of substandard housing for Valley. The occupied housing rate in Valley increased slightly from 90.6% in 1990 to 90.8% in 2000. Between 1990 and 2000, the number of housing units in Valley increased by four, or an average of less than one per year. However, there were five new occupied housing units. This indicates a likely loss of vacant housing in the community was partly due to these units becoming inhabited.

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. HUD defines overcrowding as more than one person per room. When these criteria are applied to Valley, 18 housing units, or 2.4% of the total units, were considered substandard in 2000. However, the reason for these units being substandard was entirely based upon overcrowding.

These data do not include housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes, which 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.

ECONOMIC AND EMPLOYMENT PROFILE

Economic data are collected in order to understand area markets, changes in economic activity and employment needs and opportunities within Valley. In this section, employment by industry, household income statistics, income by source, and basic/non-basic analyses were reviewed for Valley, the Metropolitan Statistical Area (when possible), and the State of Nebraska.

INCOME STATISTICS

Income statistics for households are important for determining the earning power of households in a community. The data presented here shows 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). Note that income statistics may exhibit different numbers than housing statistics. This is due to the fact that these data were derived from different census survey formats.

TABLE 13: HOUSEHOLD INCOME, VALLEY AND STATE OF NEBRASKA, 1990 AND 2000

Household Income Ranges	1990				2000			
	Valley	% of Total	State of Nebraska	% of Total	Valley	% of Total	State of Nebraska	% of Total
Less than $10,000	146	21.3%	95,602	15.9%	68	9.7%	55,340	8.3%
$10,000 to $14,999	59	8.6%	64,661	10.7%	54	7.7%	43,915	6.6%
$15,000 to $24,999	108	15.8%	128,454	21.3%	99	14.1%	98,663	14.8%
$25,000 to $34,999	141	20.6%	108,560	18.0%	103	14.7%	97,932	14.7%
$35,000 to $49,999	128	18.7%	107,111	17.8%	137	19.5%	122,654	18.4%
$50,000 and over	103	15.0%	98,470	16.3%	240	34.2%	248,491	37.3%
Total	**685**	**100.0%**	**602,858**	**100.0%**	**701**	**100.0%**	**666,995**	**100.0%**
Median Household Income	$26,475		$26,016		$36,949		$39,250	
Number of Households	685		602,858		701		666,995	

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 / DP-3 2000

Table 13 indicates the number of households in each income range for Valley for 1990 and 2000. In 1990, the household income range most commonly reported was less than $10,000, which accounted for 21.3% of all households. The percent of households earning less than $25,000, in 1990, in Valley accounted for 45.7% of the total, which is close to the State's percentage of 47.9%. In 1990, also Valley had a total of 54.3% of the households earning more than $25,000. Even though Valley residents had a higher percentage of households earning less than $10,000 in 1990, the City had a stronger income level overall than the State. This is substantiated by its higher median household income.

The 2000 U.S. Census indicated the breakdown of household income in Valley was very similar to Nebraska as a whole. In 2000, those households earning more than $25,000 increased to 68.4% with over one-half of those households earning more than $50,000. In 2000, the State had a total of 70.4% earning more than $25,000, and like Valley, over one-half were earning more than $50,000.

The median household income for Valley was $26,475 in 1990, which was nearly $500 higher than the State average. By 2000, the median household income increased to $36,949 or an increase of 39.6%; however it was over $2,300 less than the State average. The CPI for this period was 32.1%, which indicates incomes in Valley did exceed inflation. Therefore, Valley households were earning more, in real dollars, in 2000 than in 1990.

TABLE 14: HOUSEHOLD INCOME, VALLEY AND SURROUNDING COMMUNITIES, 2000

	Valley	% of Total	Bennington	% of Total	Boys Town	% of Total	Elkhorn	% of Total
Less than $10,000	68	9.7%	40	11.5%	0	0.0%	33	1.7%
$10,000 to $14,999	54	7.7%	10	2.9%	3	6.7%	48	2.4%
$15,000 to $24,999	99	14.1%	28	8.1%	0	0.0%	94	4.7%
$25,000 to $34,999	103	14.7%	25	7.2%	4	8.9%	199	10.0%
$35,000 to $49,999	137	19.5%	80	23.1%	8	17.8%	269	13.5%
$50,000 to $74,999	153	21.8%	88	25.4%	30	66.7%	426	21.4%
$75,000 to $99,999	64	9.1%	38	11.0%	0	0.0%	416	20.9%
$100,000 to $149,999	17	2.4%	26	7.5%	0	0.0%	331	16.6%
$150,000 to $199,999	3	0.4%	2	0.6%	0	0.0%	93	4.7%
$200,000 and over	3	0.4%	10	2.9%	0	0.0%	81	4.1%
Total	**701**	**100.0%**	**347**	**100.0%**	**45**	**100.0%**	**1,990**	**100.0%**
Median Household Income	**$36,949**		**$47,067**		**$51,442**		**$67,234**	
Number of Households	**701**		**347**		**45**		**1,990**	

	Omaha	% of Total	Ralston	% of Total	Waterloo	% of Total
Less than $10,000	13,842	8.8%	89	3.4%	4	2.4%
$10,000 to $14,999	9,203	5.9%	104	4.0%	2	1.2%
$15,000 to $24,999	22,319	14.2%	262	10.1%	23	14.0%
$25,000 to $34,999	23,026	14.7%	402	15.5%	26	15.9%
$35,000 to $49,999	27,310	17.4%	512	19.8%	35	21.3%
$50,000 to $74,999	30,643	19.5%	727	28.1%	56	34.1%
$75,000 to $99,999	14,953	9.5%	264	10.2%	11	6.7%
$100,000 to $149,999	10,128	6.4%	169	6.5%	4	2.4%
$150,000 to $199,999	2,471	1.6%	20	0.8%	0	0.0%
$200,000 and over	3,139	2.0%	38	1.5%	3	1.8%
Total	**157,034**	**100.0%**	**2,587**	**100.0%**	**164**	**100.0%**
Median Household Income	$40,006		**$47,252**		**$45,625**	
Number of Households	157,034		**2,587**		**164**	

Source: U.S. Census Bureau, Census of Population and Housing, DP-3 2000

Table 14 compares Valley to the surrounding communities in regard to household income; however, the table was expanded to include the higher income ranges as opposed to lumping everything at $50,000 and more together. The data indicate Valley had the lowest median household incomes of these communities. The community with the highest median household income was Elkhorn at $67,234. The table indicates that some of the higher reported household incomes were in Elkhorn, Omaha and Bennington, which had 8.8%, 3.6% and 3.5%, respectively, of the households earning $150,000 or more. Overall, these communities had 25.4%, 10.0% and 11.0%, respectively, of the households earning $100,000 or more, compared to Valley which had 3.2% of the households earning $100,000 or more. One common trend between all of the communities is that the $50,000 to $74,999 income group was the largest individual earning bracket.

TABLE 15: HOUSEHOLD INCOME BY AGE (55 YEARS & OLDER), VALLEY, 2000

Income Categories	55 to 64 years	65 to 74 years	75 years and over	Households age 55 and over	Households age 55 and over	Total Households	% of Total Households age 55 & over
Less than $10,000	2	8	26	36	14.3%	146	24.7%
$10,000 to $14,999	21	5	6	32	12.7%	59	54.2%
$15,000 to $24,999	6	17	29	52	20.6%	108	48.1%
$25,000 to $34,999	7	15	9	31	12.3%	141	22.0%
$35,000 to $49,999	23	10	7	40	15.9%	128	31.3%
$50,000 or more	45	14	2	61	24.2%	103	59.2%
Total	104	69	79	252	100.0%	685	36.8%

Source: U.S. Census Bureau, Census of Population and Housing, SF4 2000

Table 15 indicates household income for Valley householders aged 55 years and over in 2000. The purpose for this information is to determine the income level of the City's senior households. The table indicates a total of 252 senior households. Of the 252 senior households, 120 or 47.6% had incomes less than $25,000 per year. Furthermore, 68 households, or 17.0% of the total senior households, had incomes less than $15,000 per year. In addition, these 68 senior households accounted for 33.2% of all households in the community earning less than $15,000.

TABLE 16: HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, VALLEY, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
Less than $10,000						
Less than 30% of income	2	0.5%	14	6.2%	16	2.7%
More than 30% of income	18	4.7%	19	8.4%	37	6.1%
$10,000 to $19,000						
Less than 30% of income	19	5.0%	21	9.3%	40	6.6%
More than 30% of income	17	4.5%	36	16.0%	53	8.8%
$20,000 to $34,999						
Less than 30% of income	56	14.7%	43	19.1%	99	16.4%
More than 30% of income	22	5.8%	15	6.7%	37	6.1%
$35,000 to $49,999						
Less than 30% of income	46	12.1%	43	19.1%	89	14.7%
More than 30% of income	20	5.2%	0	0.0%	20	3.3%
$50,000 or more						
Less than 30% of income	176	46.2%	34	15.1%	211	34.8%
More than 30% of income	5	1.3%	0	0.0%	5	0.8%
TOTAL	381	100.0%	225	100.0%	606	100.3%
Housing Cost Analysis						
Less than 30% of income	299	78.5%	155	68.9%	454	74.9%
More than 30% of income	82	21.5%	70	31.1%	152	25.1%
TOTAL	381	100.0%	225	100.0%	606	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H73 and H97, 2000

Table 16 shows owner-occupied and renter-occupied housing costs as a percentage of household income in 2000. In addition, the table identifies the number of households experiencing a housing cost burden. Note the total number of households is different, due to the use of a different survey form. A housing cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), occurs when gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Table 16 shows 454 households, or 74.9% of total households, paid less than 30% of their income towards housing costs. This means the remaining 152 households, or 25.1% of the total, were experiencing a housing cost burden.

There were 82 owner-occupied households and 70 renter-occupied households that experienced this housing cost burden. Even though the number of owner-occupied units was nearly equal to the renter-occupied, only 21.5% of owner-occupied households had a housing cost burden, while 31.1% of renter-occupied households had a housing cost burden.

TABLE 17: COMMUNITY HOUSING TRENDS, VALLEY AND SURROUNDING COMMUNITIES, 2000

Selected Characteristics	Valley	Bennington	Boys Town	Elkhorn	Omaha	Ralston	Waterloo	State of Nebraska
Owner-occupied Households								
Less than 30% of Household Income	78.5%	89.3%	-	82.0%	83.3%	87.7%	90.5%	84.2%
More than 30% of Household Income	21.5%	10.7%	-	18.0%	16.7%	12.3%	9.5%	15.8%
Renter- occupied Households								
Less than 30% of Household Income	68.9%	68.7%	100.0%	81.9%	65.4%	73.9%	77.3%	67.0%
More than 30% of Household Income	31.1%	31.3%	0.0%	18.1%	34.6%	26.1%	22.7%	33.0%
Overall Housing Cost Burden								
Less than 30% of Household Income	74.9%	87.0%	100.0%	81.9%	75.8%	83.5%	87.1%	78.3%
More than 30% of Household Income	25.1%	13.0%	0.0%	18.1%	24.2%	16.5%	12.9%	21.7%

Source: U.S. Census Bureau, Census of Population and Housing, SF-3, DP-4 2000

Table 17 examines the housing cost burden and compares Valley with the other communities in the area and the State of Nebraska. The overall housing cost burden for Valley is higher than all of the communities and the State average. The category where Valley shows a significantly higher housing cost burden in the owner-occupied units.

Table 18 shows owner and renter costs for householders aged 55 and over. Of the senior households, 74.8% are experiencing a housing cost burden. This is consistent with senior households in other places due to dependency upon fixed incomes.

With these households, a housing cost burden affects 58 households aged 55 and over. In 2000, there were 34 owner-occupied households aged 55 and over with a housing cost burden or 14.8% of the total households with this burden. In addition, there were 24 renter-occupied households aged 55 and over that experienced a housing cost burden, or 10.4% of the total senior households.

TABLE 18: AGE 55 AND OLDER COSTS AS PERCENTAGE OF INCOME, VALLEY, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households age 55 and Over	% of Total Households
Housing Cost Analysis						
Less than 30% of income	115	77.2%	57	70.4%	172	74.8%
More than 30% of income	34	22.8%	24	29.6%	58	25.2%
TOTAL	149	100.0%	81	100.0%	230	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H71 and H96, 2000

INCOME SOURCE AND PUBLIC ASSISTANCE

Table 19 shows personal income by source for Valley, the MSA, and the State. These data are for the 2000 Census only, due primarily to changes in data collection and tabulation by the Census Bureau in 2000. The data are divided into five categories, which are:

- Households with earnings,
- Households with Social Security Income,
- Households with Supplemental Security Income,
- Households with Public Assistance, and
- Households with Retirement Income.

TABLE 19: INCOME BY SOURCE, STATE, MSA, AND VALLEY, 2000

Income Characteristics	2000	% of Total	2000 Valley vs. MSA	2000 Valley vs. State of Nebraska
Valley				
Total Households	**701**		0.3%	0.1%
Households with earnings	553	78.9%	0.2%	0.1%
Households with Social Security income	191	27.2%	0.3%	0.1%
Households with Supplemental Security income	14	2.0%	0.2%	0.1%
Households with Public Assistance income	46	6.6%	0.6%	0.2%
Households with Retirement income	84	12.0%	0.2%	0.1%
Median Household Income	$36,949		82.1%	94.1%
Metropolitan Statistical Area				
Total Households	276,073			
Households with earnings	234,143	84.8%		
Households with Social Security income	61,734	22.4%		
Households with Supplemental Security income	7,427	2.7%		
Households with Public Assistance income	7,949	2.9%		
Households with Retirement income	39,930	14.5%		
Median Household Income	$44,981			
State of Nebraska				
Total Households	666,995			
Households with earnings	550,074	82.5%		
Households with Social Security income	175,925	26.4%		
Households with Supplemental Security income	19,743	3.0%		
Households with Public Assistance income	18,640	2.8%		
Households with Retirement income	85,493	12.8%		
Median Household Income	$39,250			

Source: U.S. Census Bureau, Census of Population and Housing, SF 3, DP3

The data indicate that 78.9% of households in Valley have earnings from some source other than assistance or retirement funds. This is lower than the Metropolitan Area and State, with 84.8% and 82.5%, respectively. Another

key component is the percentage of households collecting Social Security Income in Valley (27.2%) compared to the Metropolitan Area and the State, which are 22.4% and 26.4%, respectively. All of these income sources point to the fact that the earning power of households in Valley appears to have some weaknesses, compared to the Metropolitan Area and the State.

INDUSTRY EMPLOYMENT

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industry comprising the local economy, as well as identifying particular occupations that employ residents. Table 20 indicates employment size by industry for Valley, the MSA and the State of Nebraska for 2000. Again, this table uses only one set of census data since the U.S. Census changed their data collection and tabulation process in 2000.

TABLE 20: EMPLOYMENT BY INDUSTRY, STATE, MSA, AND VALLEY, 2000

Valley	2000	% of Total	Valley vs. MSA	Valley vs. State
Agriculture, forestry, fishing and hunting and mining	9	1.0%	0.3%	0.0%
Construction	87	9.7%	0.4%	0.2%
Manufacturing	149	16.6%	0.4%	0.1%
Wholesale Trade	55	6.1%	0.4%	0.2%
Retail Trade	118	13.1%	0.3%	0.1%
Transportation and warehousing, and utilities	59	6.6%	0.2%	0.1%
Information	17	1.9%	0.1%	0.1%
Finance, insurance, real estate and rental and leasing	57	6.3%	0.1%	0.1%
Professional, scientific, management, administrative, and waste management services	74	8.2%	0.2%	0.1%
Educational, health and social services	151	16.8%	0.2%	0.1%
Arts, entertainment, recreation, accommodation and food service	69	7.7%	0.2%	0.1%
Other services (except Public Administration)	35	3.9%	0.2%	0.1%
Public Administration	18	2.0%	0.2%	0.1%
Totals	898	100.0%	0.2%	0.1%
Metropolitan Statistical Area				
Agriculture, forestry, fishing and hunting and mining	3,453	0.9%		
Construction	24,434	6.6%		
Manufacturing	35,300	9.6%		
Wholesale Trade	14,865	4.0%		
Retail Trade	46,598	12.7%		
Transportation and warehousing, and utilities	23,742	6.4%		
Information	11,770	3.2%		
Finance, insurance, real estate and rental and leasing	41,399	11.2%		
Professional, scientific, management, administrative, and waste management services	36,508	9.9%		
Educational, health and social services	72,997	19.8%		
Arts, entertainment, recreation, accommodation and food service	28,759	7.8%		
Other services (except Public Administration)	16,738	4.5%		
Public Administration	11,579	3.1%		
Totals	368,142	100.0%		
State of Nebraska				
Agriculture, forestry, fishing and hunting and mining	48,942	5.6%		
Construction	56,794	6.5%		
Manufacturing	107,439	12.2%		
Wholesale Trade	31,265	3.6%		
Retail Trade	106,303	12.1%		
Transportation and warehousing, and utilities	53,922	6.1%		
Information	21,732	2.5%		
Finance, insurance, real estate and rental and leasing	67,370	7.7%		
Professional, scientific, management, administrative, and waste management services	63,663	7.3%		
Educational, health and social services	181,833	20.7%		
Arts, entertainment, recreation, accommodation and food service	63,635	7.3%		
Other services (except Public Administration)	40,406	4.6%		
Public Administration	33,933	3.9%		
Totals	877,237	100.0%		

Source: U.S. Census Bureau, Census of Population and Housing, SF 3, DP3

The data in Table 20 do not necessarily represent the number of jobs within Valley but the type of jobs held by the residents of the community. These data indicate that the residents of Valley are employed in jobs at levels similar to the Metropolitan Area, as well as the State.

The top five employment sectors in Valley are:

1. Educational, health and social services 16.8%

2.	Manufacturing	16.6%
3.	Retail Trade	13.1%
4.	Construction	9.7%
5.	Professional, scientific, management, administrative, and waste management services	8.2%

The sector ranked the lowest in Valley is Agriculture, forestry, fishing, hunting and mining.

Four of the same top five employment sectors in Valley are found within the Omaha-Council Bluffs Metropolitan Area and the State of Nebraska; however, the sectors are ranked slightly different. Valley reflects the State of Nebraska as far as the ranking of the four sectors they have in common. The following is a how these five sectors are ranked.

	Metropolitan Area	**Nebraska**
1.	Educational, health and social services	Educational, health and social services
2.	Retail Trade	Manufacturing
3.	Finance, Insurance and Real Estate	Retail Trade
4.	Professional, scientific, management, administrative, and waste management services	Finance, Insurance and Real Estate
5.	Manufacturing	Professional, scientific, management, administrative, and waste management services

These data are truly representative of how the area of Valley is urbanizing and its growing role in the Omaha-Council Bluffs Metropolitan Area. How these employment sectors match up with the economic viability of Valley will be examined in a section forthcoming. However, the make up of the employment force and its potential economic impact are less critical to Valley than a city like Grand Island. This is due to how integrated the employment base of Valley is interwoven with the economics and employment base of Omaha and the entire Metropolitan Area.

COMMUTER TRENDS

Travel time to work is a factor that can be used to gauge where Valley's workforce is working. However, the data may be skewed when comparing the travel time to the actual miles traveled to work due to potential traffic congestion during certain times of the day. Table 21 shows how many residents of Valley travel to work in each of several time categories.

Table 21 indicates the workforce spent less time traveling in 2000 compared to 1990. The average travel time decreased from 19.9 minutes in 1990 to 19.8 minutes in 2000. However, the largest increase occurred in the 45 to 59 minute category, which increased by 34 persons, or 130.8%. The next largest increase occurred in the less than 5 minute category, which increased by 44 persons, or 58.7%. The number of persons working at home decreased by seven, or 29.2%.

TABLE 21: TRAVEL TIME TO WORK, VALLEY, 1990 TO 2000

Travel Time Categories	1990	% of Total	2000	% of Total	% Change
Less than 5 minutes	75	9.3%	119	13.5%	58.7%
5 to 9 minutes	177	21.9%	150	17.0%	-15.3%
10 to 19 minutes	148	18.3%	149	16.9%	0.7%
20 to 29 minutes	153	19.0%	164	18.6%	7.2%
30 to 44 minutes	172	21.3%	211	24.0%	22.7%
45 to 59 minutes	26	3.2%	60	6.8%	130.8%
60 minutes or more	32	4.0%	10	1.1%	-68.8%
Worked at home	24	3.0%	17	1.9%	-29.2%
Total	**807**	**100.0%**	**880**	**100.0%**	**9.0%**
Mean Travel Time (minutes)	**19.9**		**19.8**		**-0.5%**

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A, 1990 – SF 3 Table PCT56 and DP3, 2000

There were two categories that had decreases in the number of people commuting, 5 to 9 minutes (-15.3%) and 60 or more minutes (-68.8%). The latter of the two may have decreased simply because of greater traffic congestion due to the route to their job, resulting in residents finding work closer to home or improved routes. Within the Metropolitan Area there are numerous dynamics at work that can impact these data in several ways.

SALES AND FISCAL PROFILE

Retail trade is an important part of a local economy. Examining the retail economy allows Valley to analyze the level of retail activity occurring within the City's Corporate Limits. Some of the most important economic activities for communities are transactions of goods and services, which take place between consumers and local businesses.

TABLE 22: NET TAXABLE SALES AND NET TAXABLE SALES PER CAPITA, VALLEY, 2000 TO 2004

	Valley		Bennington		Boys Town		Elkhorn	
Year	**NTS**	**NTS/Capita**	**NTS**	**NTS/Capita**	**NTS**	**NTS/Capita**	**NTS**	**NTS/Capita**
2000	$ 19,354,301	$ 10,794	$ 7,427,765	$ 7,995	$ -	$ -	$ 28,263,305	$ 3,702
2001	$ 18,718,215	$ 10,336	$ 7,726,681	$ 8,371	$ -	$ -	$ 29,005,523	$ 3,783
2002	$ 16,458,797	$ 9,078	$ 7,460,267	$ 8,127	$ -	$ -	$ 30,192,765	$ 3,901
2003	$ 20,576,833	$ 11,325	$ 8,719,544	$ 9,519	$ -	$ -	$ 36,141,500	$ 4,609
2004	$ 23,251,295	$ 12,713	$ 12,847,131	$ 14,025	$ -	$ -	$ 44,989,514	$ 5,596
% Change 2000-2004	20.1%	17.8%	73.0%	75.4%	-	-	59.2%	51.1%

	Omaha		Ralston		Waterloo	
Year	NTS	NTS/Capita	NTS	NTS/Capita	NTS	NTS/Capita
2000	$ 6,075,387,316	$ 15,578	$ 39,944,301	$ 6,326	$ 8,291,087	$ 17,946
2001	$ 6,232,267,423	$ 15,759	$ 42,197,570	$ 6,741	$ 7,708,316	$ 16,331
2002	$ 6,287,537,067	$ 15,755	$ 43,238,264	$ 6,943	$ 7,334,166	$ 15,408
2003	$ 6,521,819,759	$ 16,139	$ 48,163,487	$ 7,750	$ 7,725,588	$ 16,333
2004	$ 7,092,504,594	$ 17,323	$ 54,141,300	$ 8,704	$ 9,190,732	$ 19,472
% Change 2000-2004	16.7%	11.2%	35.5%	37.6%	10.9%	8.5%

Source: Nebraska Department of Revenue, Finance and Research Division; U.S. Census Bureau, 2005.

NTS = Net Taxable Sales (not including motor vehicle sales)
Population data was obtained via the U.S. Census Bureau and includes population estimates for July1, 2001, 2002, 2003, and 2004.

Table 22 examines the Net Taxable Sales for Valley and other communities in Douglas County. In addition, the table breaks down the Net Taxable Sales into a per capita number for comparison purposes. The purpose of this table is to understand the amount of net taxable sales, or retail sales, occurring in a community. The per capita

number allows not only a comparison to occur, but these figures can indicate any negative or positive trends in the community. All of the communities had excellent increases in net taxable sales during the period indicated. The Consumer Price Index for the period in Table 22 was 7.8%; therefore, the retailers in these communities saw sales increases in excess of the CPI or the rate of inflation, as well as, increases in the number of retailers coming into their community. Either way, these increases are excellent for the Valley and Douglas County region.

Table 23 examines the assessed valuation of the entire corporate limits of the City from 2000 to 2005. In addition, the table indicates the different tax levies paid by a resident of Valley. In 2000, the assessed valuation of Valley was $113,137,960. By 2004 the assessed valuation had decreased to $111,111,240, a change of -1.8%. This was far below the Consumer Price Index (CPI), which was 7.8% for this period. This would indicate that the average property saw a decrease in property value as well as valuation.

TABLE 23: ASSESSED VALUATIONS AND TAX LEVIES, VALLEY 2000 TO 2004

Valley	2000	2001	2002	2003	2004	% Change 2000-2004
Assessed Valuations	$113,137,960	$106,720,725	$104,557,370	$110,602,975	$111,111,240	-1.8%
City Levy	$0.405770	$0.397060	$0.404600	$0.385020	$0.402500	0.8%
Other Levies	$1.504950	$1.578120	$1.618910	$1.629020	$1.662840	10.5%
Douglas County	$0.202010	$0.231010	$0.248010	$0.268010	$0.268010	32.7%
School District	$1.133240	$1.131070	$1.150320	$1.140670	$1.167280	3.0%
ESU	$0.017630	$0.017430	$0.017350	$0.017210	$0.016710	-5.2%
Papio NRD	$0.029930	$0.030730	$0.030730	$0.030640	$0.040620	35.7%
Metro Comm. College	$0.028200	$0.062100	$0.064000	$0.067400	$0.067400	139.0%
Valley Fire District	$0.082980	$0.094820	$0.097440	$0.094130	$0.091860	10.7%
City-County Building	$0.010960	$0.010960	$0.010960	$0.010960	$0.010960	0.0%
Total Levy	$1.910720	$1.966080	$2.023500	$2.014040	$2.065340	8.1%

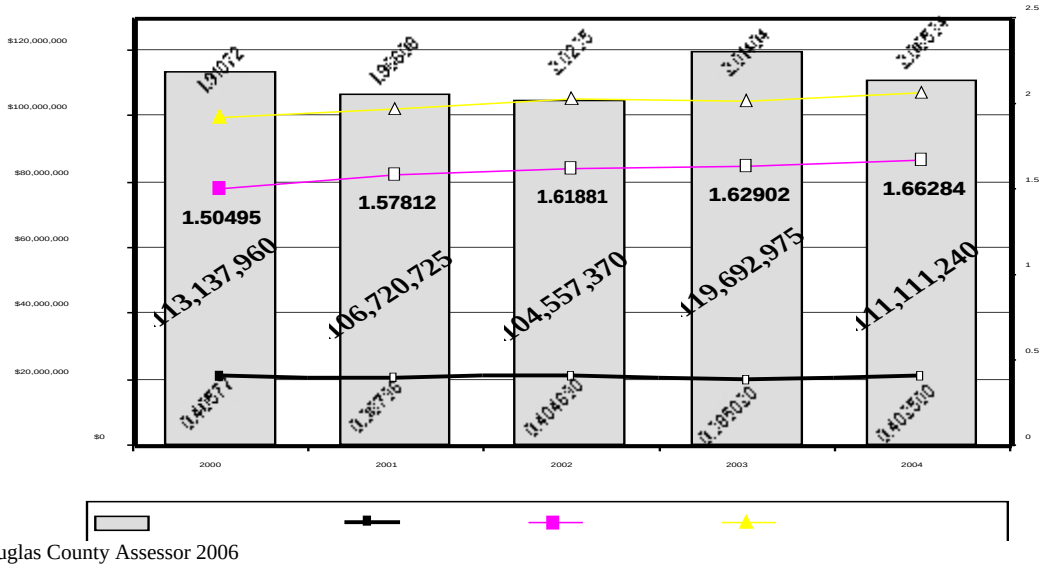
Source: Douglas County Assessor, 2006

Table 23 also indicates that the levies set by the different taxing authorities for a Valley resident had a mixture of increases and decreases. The City of Valley's tax levy remained relatively stable between 2000 and 2004. From 2000 to 2004, the City's Tax Levy decreased by -0.8%, which is approximately the same as the assessed valuations.

Applying the assessed valuation to the City tax levy, actual revenue generation by the City can be determined. In 2000, the City of Valley collected $459,080 in property tax revenue. In 2004, the property tax revenue totaled $447,222, a decrease of $11,858 or 2.58% over the five-year period. The issues surrounding this decrease need to be answered in order to reverse the downward trend seen during this period. Decreases such as these have a direct impact on the City's ability to provide services to the citizens of the community.

The overall impact of the tax levies on a typical resident of Valley has been minimal. The owner of a home assessed at $100,000 in 2000 would have paid a total of $1,910 in taxes. If the CPI increase is applied to the $100,000 home, its value would be $107,800 and the owner would have paid a total of $2,226 in taxes.

FIGURE 8: FISCAL TRENDS, DOUGLAS 1997 TO 2004



Source: Douglas County Assessor 2006

COMMUNITY FACILITIES

State and local governments provide a number of goods and services for 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, well being and enjoyment of the residents of a jurisdiction, in this case, Valley. These facilities and services provide city 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 goods and services if they are to remain strong and vital.

The first step is to evaluate the ability of a city to meet future demand and determine the level of services that will be provided. The analysis of existing facilities, and future goods and services are contained in the Facilities Plan. Alternatively, in some instances, there are a number of goods and services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community. These organizations are important providers of goods and services.

FACILITIES PLAN

The Facilities Plan component of a Comprehensive Development Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, recommended improvements for public goods and services that are not adequate for present or future needs are provided.

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

- Recreational Facilities
- Educational Facilities
- Fire and Police Protection
- City Buildings
- Transportation Facilities
- Communication Facilities
- Public Utilities
- Health Facilities

RECREATIONAL FACILITIES

Valley is located in Nebraska's Southeast Recreation Planning, Region II, and a region within the Nebraska Department of Game and Parks system. Region II includes 17 counties in southeast Nebraska. The Nebraska Game and Parks Commission have established standards for different communities in Nebraska based upon population levels. The Commission recommends rural communities provide 20 acres of parkland per 1,000 people for communities with a population of 2,500 to 9,999. In addition, there is a standard of 25 acres of parkland per 1,000 people for communities under 2,500 people.

Source: Nebraska Game and Parks Web Page

STATE OF NEBRASKA

The following state parks and recreational areas are owned and operated by the State of Nebraska Game and Parks Commission, within 50 miles of Valley.

EUGENE T. MAHONEY STATE PARK

Eugene T. Mahoney State Park is located near Ashland in Cass County, just off Interstate 80 at exit 426. The facility contains a total of 706 acres (includes 16 acres of water), tucked along the picturesque Platte River.

Amenities	Description
Camping/ Lodging	149 camping pads with electrical hook-ups 51 cabins 40 rooms in the Peter Kiewit Lodge
Concessions	Owen Marina (Open Memorial Day through Labor Day), contains a convenience store, ice cream parlor, and fast food service
Picnicking	315 tables 248 grills 10 shelters (1 with electricity)
Boating	Paddle boats only
Fishing	Permitted – largemouth bass, bluegill, channel catfish, walleye, northern pike, and wiper
Hunting	Not permitted
Recreation	7 miles of hiking trails Swimming pool Horseback riding Playgrounds

PLATTE RIVER STATE PARK

Platte River State Park is located 2.5 miles south of Louisville in Cass County, about half-way between the cities of Omaha and Lincoln. The facility contains a total of 519 acres with 4 acres of water and 104-acre wooded area.

Amenities	Description
Camping/ Lodging	No camping facilities 21 cabins Teepee rentals
Concessions	Owen Landing Snack Bar on the deck of Jenny Newman Lake
Picnicking	135 tables 82 grills No shelters
Boating	Paddle boats only
Fishing	Permitted
Hunting	Not permitted
Trails	10 miles of hiking trails 10 miles of mountain biking trails Horseback riding trail Swimming pool

TWO RIVERS STATE RECREATION AREA

The Two Rivers SRA is located at the fork of the Platte and Elkhorn rivers, one mile south and one mile west of Venice in Saunders County. The facility contains a total of 622 acres with 320 acres being water.

Amenities	Description
Camping/ Lodging	61 camping pads with electrical hook-ups
	152 camping pads without electrical hook-ups
	10 non-pad sites without electrical hook-ups
	10 caboose cabins
Concessions	Convenience store and bait/tackle shop
Picnicking	281 tables
	217 grills
	2 shelters
Boating	Not permitted
Fishing	Permitted
	2 cleaning stations
Hunting	Not permitted
Recreation	1-mile hiking trail
	Swimming beach

MEMPHIS STATE RECREATION AREA

The Memphis SRA is located next to Memphis in Saunders County. The facility contains a total of 215 acres with 48 acres of water.

Amenities	Description
Camping/ Lodging	150 non-pad sites without electrical hook-ups
Concessions	Pine Cove Diner
Picnicking	124 tables
	125 grills
	4 shelters
Boating	Permitted – 1 ramp, electric motor and non-motorized only
Fishing	Permitted – largemouth bass, bluegill, and channel catfish
Hunting	Not permitted
Recreation	1-mile hiking trail

SCHRAMM PARK STATE RECREATION AREA

The Schramm Park SRA is located along the Platte River, nine miles south of Gretna in Sarpy County. The area contains a total of 337 acres with 5 acres being water. It is the home of the Ak-Sar-Ben Aquarium and the site of the State's first fish hatchery.

Amenities	Description
Camping/ Lodging	Camping not permitted
Concessions	None
Picnicking	44 tables
	21 grills
	10 shelters
Boating	Not permitted
Fishing	Permitted
Hunting	Not permitted
Recreation	3 miles of hiking trails
	3 miles of mountain biking trails
	Ak-Sar-Ben Aquarium – hours vary depending upon season

LOUISVILLE STATE RECREATION AREA

The Louisville SRA is located along the south bank of the Platte River, one-half mile northwest of Louisville in Cass County. The area contains a total of 192 acres with 50 acres being water and boasts an excellent complex for recreational vehicles.

Amenities	Description
Camping/ Lodging	223 camping pads with electrical hook-ups 13 camping pads without electrical hook-ups 60 non-pad sites without electrical hook-ups
Concessions	Louisville Lakeside Concessions – offers meals, ice cream, live and prepared bait, tackle and camping supplies
Picnicking	385 tables 276 grills 5 shelters
Boating	Permitted – No ramp, electric motor and non-motorized only
Fishing	Permitted – largemouth bass, bluegill, and channel catfish
Hunting	Not permitted
Recreation	2-mile hiking trail 2-mile mountain biking trail Swimming beach

FREMONT LAKES STATE RECREATION AREA

The Fremont Lakes SRA is located three miles west of Fremont in Dodge County. The area contains a total of 666 acres with 297 acres comprising 20 sandpit lakes.

Amenities	Description
Camping/ Lodging	200 camping pads with electrical hook-ups 12 non-pad sites with electrical hook-ups 600 non-pad sites without electrical hook-ups
Concessions	Lakeside Country Store & Grill, located on Victory Lake
Picnicking	241 tables 245 grills 5 shelters
Boating	Permitted – 6 ramps and 3 docks, all boat types allowed
Fishing	Permitted – largemouth bass, bluegill, and channel catfish Handicap accessible fishing pier
Hunting	Not permitted
Recreation	4 Swimming beaches Water skiing

FORT ATKINSON STATE HISTORICAL PARK

The Fort Atkinson State Historical Park is located at Ft. Calhoun in Washington County. The area contains a total of 157 acres. Established in 1820 on recommendation of the Lewis and Clark expedition, it is the site of the first U.S. military post west of the Missouri River

Amenities	Description
Camping/ Lodging	Camping not permitted on-site Camping and other overnight accommodations nearby
Concessions	None
Picnicking	9 tables
Boating	Not permitted
Fishing	None
Hunting	Not permitted
Recreation	2-mile hiking trail Living history demonstrations (summer only)

CITY OF VALLEY

The City of Valley has a total of 34.4 acres of parkland within the corporate limits. The park space is contained in one large park area and several smaller park areas in the community. Based upon the 2004 population estimates of 1,829 people and based on the Nebraska Game and Parks Commission, Valley should have a total of 45.7 acres. Therefore, Valley currently is deficient of parkland in the corporate limits by 11.3 acres. In addition to the park space in the community, the city also has an arboretum named the Rog** Arboretum.

Recommendations

Currently, based upon Nebraska Game and Parks is in need of approximately 1.7 times the existing parkland in the community. Facilities such as the YMCA and the golf course can help shave some of the deficient; however, the

YMCA is not generally open to all individuals since they require a membership and fees to belong. Besides the current deficient, the community will need to monitor any new ground that comes into the City's park system as well as any population increases and adjust the amount of needed land accordingly. Specific park areas and their service areas that need to be considered in the future include the following:

Classification	General Description	Location Criteria	Size Criteria
Mini-park	Used to address limited, isolated or unique recreational needs	Less than a ¼ mile distance in residential setting	Between 2,500 sq. ft. and one acre in size
Neighborhood Park	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is informal active and passive recreation.	¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.	Five acres is considered minimum size Five to 10 acres is optimal.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 and 50 acres.
Large Urban Park	Large urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres, with 75 or more acres being optimal.
Greenways	Effectively tie park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable
Sports Complex	Consolidate heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located community-wide facility.	Determined by projected demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal.

Source: Park, Recreation, Open Space and Greenway Guidelines, 1995

The City of Valley should continue to enhance the community and recreational opportunities by construction of additional trails/pathways throughout the existing corporate area and into newly developed areas. These systems will allow the City to have continuity for pedestrian and bike traffic. There are a number of different types of trails to consider, including:

Classification	General Description	Description of Each Type
Park Trail	Multipurpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment.	Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters. Type II: Multipurpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters. Type III: Nature trails for pedestrians. May be hard- or soft-surfaced.
Connector Trails	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.	Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters *Located in independent r.o.w. (e.g., old railroad r.o.w)* Type II: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters. *Typically located within road r.o.w.*
On-street Bikeways	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Bike Route: Designated portions of the roadway for the preferential or exclusive use of bicyclists. Bike Lane: Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.
All-terrain Bike Trail	Off-road trail for all-terrain (mountain) bikes.	Single-purpose loop trails usually located in larger parks and natural resource areas.

Source: Park, Recreation, Open Space and Greenway Guidelines, 1995

Tables 24, 25, and 26 examine specific parks and recreational uses including standards for future needs. Each of the tables addresses these standards and future needs based upon the three population projections discussed earlier in this plan. The upper portion of the tables examines the need for parks and recreational space in general; while the bottom portion details specific types of parks and recreational activities that should and can be included in theoverall acreages needs.

TABLE 24: PROJECTED NEEDS FOR COMMUNITY FACILITIES – PARKS AND RECREATION (LOW SERIES)

Year				2004	2010	2020	2030
Low Series Projection				1,829	1,838	1,890	1,944
City Parks*	Guideline	Actual (acres)	Ideal Size				
Large Urban (10,000 to 99,999)	15 acres/1,000	34.4					
Other Urban Cities (2,000 to 9,999)	20 acres/1,000	34.4					
Rural Municipal (<2,000)	25 acres/1,000	34.4		45.725	45.95	47.25	48.60
Playgrounds**	1.5 acres/1,000		4 acres	2.74	2.76	2.84	2.92
Neighborhood Parks**	2.0 acres/1,000		10 acres	3.66	3.68	3.78	3.89
Playfields**	1.5 acres/1,000		15 acres	2.74	2.76	2.84	2.92
Community Parks**	3.5 acres/1,000		100 acres	6.40	6.43	6.62	6.80
Swimming Pool**	1 pool/25,000		2 acres	0	0	0	0
Picnicking**	4.0 acres/1,000		-	7.32	7.35	7.56	7.78
Zoos, Arboretums, Botanical Gardens**	1.0 acres/1,000		100 acres	1.83	1.84	1.89	1.94
Indoor Recreational Centers**	1 acre/10,000		1 to 2 acres	0.18	0.18	0.19	0.19
Tennis-Outdoor Basketball, other**	1.0 acres/5,000		2 acres	0.37	0.37	0.38	0.39
Golf Course**	1-18 hole/50,000		120 acres	0	0	0	0
Parking at Recreational Areas**	1 acre/1,000		-	1.83	1.84	1.89	1.94

* SCORP – State Comprehensive Recreation Plan, Nebraska Game and Parks Commission, November 1991
** Urban Planning and Design Criteria, DeChiara and Koppleman, 1975

TABLE 25: PROJECTED NEEDS FOR COMMUNITY FACILITIES – PARKS AND RECREATION (MEDIUM SERIES)

Year				2004	2010	2020	2030
Medium Series Projection				1,829	1,894	2,005	2,124
City Parks*	Guideline	Actual (acres)	Ideal Size				
Large Urban (10,000 to 99,999)	15 acres/1,000	34.4					
Other Urban Cities (2,000 to 9,999)	20 acres/1,000	34.4				40.10	42.48
Rural Municipal (<2,000)	25 acres/1,000	34.4		45.73	47.35		
Playgrounds**	1.5 acres/1,000		4 acres	2.74	2.84	3.01	3.19
Neighborhood Parks**	2.0 acres/1,000		10 acres	3.66	3.79	4.01	4.25
Playfields**	1.5 acres/1,000		15 acres	2.74	2.84	3.01	3.19
Community Parks**	3.5 acres/1,000		100 acres	6.40	6.63	7.02	7.43
Swimming Pool**	1 pool/25,000		2 acres	0	0	0	0
Picnicking**	4.0 acres/1,000		-	7.32	7.58	8.02	8.50
Zoos, Arboretums, Botanical Gardens**	1.0 acres/1,000		100 acres	1.83	1.89	2.01	2.12
Indoor Recreational Centers**	1 acre/10,000		1 to 2 acres	0.18	0.19	0.20	0.21
Tennis-Outdoor Basketball, other**	1.0 acres/5,000		2 acres	0.37	0.38	0.40	0.42
Golf Course**	1-18 hole/50,000		120 acres	0	0	0	0
Parking at Recreational Areas**	1 acre/1,000		-	1.83	1.89	2.01	2.12

* SCORP – State Comprehensive Recreation Plan, Nebraska Game and Parks Commission, November 1991
** Urban Planning and Design Criteria, DeChiara and Koppleman, 1975

TABLE 26: PROJECTED NEEDS FOR COMMUNITY FACILITIES – PARKS AND RECREATION (HIGH SERIES)

Year				2004	2010	2020	2030
High Series Projection				1,829	2,347	3,100	4,448
City Parks*	Guideline	Actual (acres)	Ideal Size				
Large Urban (10,000 to 99,999)	15 acres/1,000	34.4					
Other Urban Cities (2,000 to 9,999)	20 acres/1,000	34.4			46.94	62.00	88.96
Rural Municipal (<2,000)	25 acres/1,000	34.4		45.73			
Playgrounds**	1.5 acres/1,000		4 acres	2.74	3.52	4.65	6.67
Neighborhood Parks**	2.0 acres/1,000		10 acres	3.66	4.69	6.20	8.90
Playfields**	1.5 acres/1,000		15 acres	2.74	3.52	4.65	6.67
Community Parks**	3.5 acres/1,000		100 acres	6.40	8.21	10.85	15.57
Swimming Pool**	1 pool/25,000		2 acres	0	0	0	0
Picnicking**	4.0 acres/1,000		-	7.32	9.39	12.40	17.79
Zoos, Arboretums, Botanical Gardens**	1.0 acres/1,000		100 acres	1.83	2.35	3.10	4.45
Indoor Recreational Centers**	1 acre/10,000		1 to 2 acres	0.18	0.23	0.31	0.44
Tennis-Outdoor Basketball, other**	1.0 acres/5,000		2 acres	0.37	0.47	0.62	0.89
Golf Course**	1-18 hole/50,000		120 acres	0	0	0	0
Parking at Recreational Areas**	1 acre/1,000		-	1.83	2.35	3.10	4.45

* SCORP – State Comprehensive Recreation Plan, Nebraska Game and Parks Commission, November 1991
** Urban Planning and Design Criteria, DeChiara and Koppleman, 1975

Golf Courses

There is one golf course within Valley's jurisdiction, The Pines Country Club, at 7516 North 286th Street. There are other courses located in nearby communities, shown in the table below.

TABLE 27: GOLF COURSES, VALLEY AND NEARBY COMMUNITIES

Name	Location	Type of Facility	Number of Holes
The Pines Country Club	Valley	Private	18
Indian Creek Golf Course	Elkhorn	Public	18
Elkhorn Ridge Golf Club	Elkhorn	Public	18
Valley View Golf Course	Fremont	Public	18
Whitetail Run Golf Course	Fremont	Public	18
Applewood Golf Course	Omaha	Semi-private	18
The Links at Eagle Run	Omaha	Public	9
The Champions Club	Omaha	Private	18
Tiburon Golf Course	Omaha	Public	18
Miracle Hill Golf & Tennis Club	Omaha	Public	18

Source: www.golfable.com

EDUCATIONAL FACILITIES

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 Any school district that maintains only elementary grades under the direction of a single school board. (Under legislation passed during the 2005 legislative year, all Class I school districts were required to merge with another larger district or dissolve the district).
- 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.

Beginning with the 2005-2006 school year, the former Valley and Waterloo public school districts were combined to create the Douglas County West Community School District (#15). The District's elementary and high schools are located within the City of Valley, while the middle school is in Waterloo, approximately two and a half miles southeast of Valley.

Tables 28A through 28C show enrollment data received from the Nebraska Department of Education for the Fall of 2000 through the Fall of 2004 for the Valley and Waterloo school districts, and the Fall 2005 for the combined school district:

TABLE 28A: VALLEY PUBLIC SCHOOLS, STUDENT ENROLLMENT – 2000-2001 TO 2004-2005

Enrollment	Pre-K	K through 6	7 through 8	9 through 12	Total
2000-2001	0	341	138	241	720
2001-2002	0	333	128	241	702
2002-2003	0	307	115	233	655
2003-2004	0	283	98	214	595
2004-2005	0	276	67	232	575
Total Change 2000/01 to 2004/05	0	-65	-71	-9	-145
% Change	---	-19.1%	-51.4%	-3.7%	-20.1%

Source: Nebraska Department of Education

TABLE 28B: WATERLOO PUBLIC SCHOOLS, STUDENT ENROLLMENT – 2000-2001 TO 2004-2005

Enrollment	Pre-K	K through 6	7 through 8	9 through 12	Total
2000-2001	0	111	37	82	230
2001-2002	0	109	43	90	242
2002-2003	0	85	48	89	222
2003-2004	0	84	46	94	224
2004-2005	0	63	32	71	166
Total Change 2000/01 to 2004/05	0	-48	-5	-11	-64
% Change	---	-43.2%	-13.5%	-13.4%	-27.8%

Source: Nebraska Department of Education

TABLE 28C: DOUGLAS COUNTY WEST SCHOOLS, STUDENT ENROLLMENT – 2005-2006

Enrollment	Pre-K	Elementary K through 4	Middle 5 through 8	High 9 through 12	Total
2005-2006	25	249	195	272	741

Source: Nebraska Department of Education

Tables 28A and 28B indicate that the Valley and Waterloo districts experienced considerable decreases in student enrollment, which is a key reason for their consolidation. Valley's enrollment decreased the most, losing 145 students, or -20.1%, over the five-year period. Waterloo decreased by 64 students, or -27.8. Prior to combining the school districts, neither had a Pre-Kindergarten program; whereas in 2005, Douglas County West Elementary had 25 Pre-Kindergarten students. Overall, total student enrollment in the Douglas County West Community School District in fall 2005 equaled the combined enrollment of the Valley and Waterloo school districts in fall 2004.

The district has the following assessed valuation, tax levies and per pupil costs from 2000 to 2004:

TABLE 29: ASSESSED VALUATION – VALLEY AND WATERLOO PUBLIC SCHOOLS – 2000-2001 TO 2004-2005

	Assessed Valuation Valley	Assessed Valuation Waterloo
2000-2001	$246,084,080	$77,684,825
2001-2002	$257,917,865	$84,652,980
2002-2003	$270,215,465	$91,854,375
2003-2004	$272,430,255	$100,017,625
2004-2005	$300,542,535	$107,960,760
Total Change 2000-2001 to 2004-2005	**$54,458,455**	**$30,275,935**
% Change	**22.1%**	**39.0%**

Note: Information not available for Douglas County West Community School District in 2005-2006.

Source: Nebraska Department of Education

Table 29 indicates that the overall Assessed Valuation for Valley Public Schools, prior to merging into Douglas County West, increased by 22.1% between 2000/2001 and 2004/2005. During the same period the Assessed Valuation for the Waterloo School District increased by 39.0%. The Valley School District was receiving a greater

portion of the valuation increases compared to Waterloo. This increase can likely be attributed to two things, 1) greater increases in valuation of existing properties, and 2) Valley was receiving a greater portion of the new development within their school district compared to Waterloo.

TABLE 30: ADM/ADA VALLEY PUBLIC SCHOOLS – 2000-2001 TO 2004-2005

	Average Daily Membership (ADM)		Average Daily Attendance (ADA)	
	Per Pupil Costs Valley	**Per Pupil Costs Nebraska**	**Per Pupil Costs Valley**	**Per Pupil Costs Nebraska**
2000-2001	$6,996.13	$6,651.51	$7,379.04	$7,011.32
2001-2002	$8,391.37	$7,125.99	$8,944.46	$7,496.57
2002-2003	$8,679.91	$7,476.24	$9,276.04	$7,896.45
2003-2004	$9,062.81	$7,798.46	$9,605.85	$8,235.34
2004-2005	$9,812.16	$8,013.02	$10,432.67	$8,468.22
Total Change 2000-2001 to 2004-2005	**$2,816.03**	**$1,361.51**	**$3,053.63**	**$1,456.90**
% Change	**40.3%**	**20.5%**	**41.4%**	**20.8%**

Note: Information not available for Douglas County West Community School District in 2005-2006.
ADA = Average Daily Attendance
ADM = Average Daily Membership
Source: Nebraska Department of Education

Table 30 examines the cost to educate a child within the Valley Public Schools and compares it to the average for the State of Nebraska. Between 2000/2001 and 2004/2005 the costs associated with educating children in the district increased by $2,816.03 or 40.3% for the average daily membership; while, the average daily attendance increased by $3,053.63 or 41.4%. The average for both figures at the state level were considerably less resulting in a 20.5% increase and 20.8% increase respectively.

TABLE 31: ADM/ADA WATERLOO PUBLIC SCHOOLS – 2000-2001 TO 2004-2005

	Average Daily Membership (ADM)		Average Daily Attendance (ADA)	
	Per Pupil Costs Waterloo	**Per Pupil Costs Nebraska**	**Per Pupil Costs Waterloo**	**Per Pupil Costs Nebraska**
2000-2001	$8,547.67	$6,651.51	$8,547.67	$7,011.32
2001-2002	$8,584.60	$7,125.99	$8,935.69	$7,496.57
2002-2003	$9,593.22	$7,476.24	$10,057.19	$7,896.45
2003-2004	$9,491.27	$7,798.46	$9,993.00	$8,235.34
2004-2005	$13,043.49	$8,013.02	$13,682.57	$8,468.22
Total Change 2000-2001 to 2004-2005	**$4,495.82**	**$1,361.51**	**$5,134.90**	**$1,456.90**
% Change	**52.6%**	**20.5%**	**60.1%**	**20.8%**

Note: Information not available for Douglas County West Community School District in 2005-2006.
ADA = Average Daily Attendance
ADM = Average Daily Membership
Source: Nebraska Department of Education

Table 31 examines the same cost data for the Waterloo Public Schools and compares it to the average for the State of Nebraska. Between 2000/2001 and 2004/2005 the costs associated with educating children in the district increased by $4,495.82 or 52.6% for the average daily membership; while, the average daily attendance increased by $5,134.90 or 60.1%. Again, the average for both figures at the state level were considerably less resulting in a 20.5% increase and 20.8% increase respectively.

Prior to the merger of the two school districts into Douglas County West, the cost associated with educating the children were increasing a significant rates compared to the state as a whole. The data are not available yet for the first year (2005/2006); once these data are available it will begin to identify any savings that was found through the consolidation.

Private Schools

The following is a short list of schools that represent the private or parochial systems in place for the residents of Valley. Presently, there are no private schools in Valley. Therefore, students must travel to Fremont, Omaha or other nearby communities.

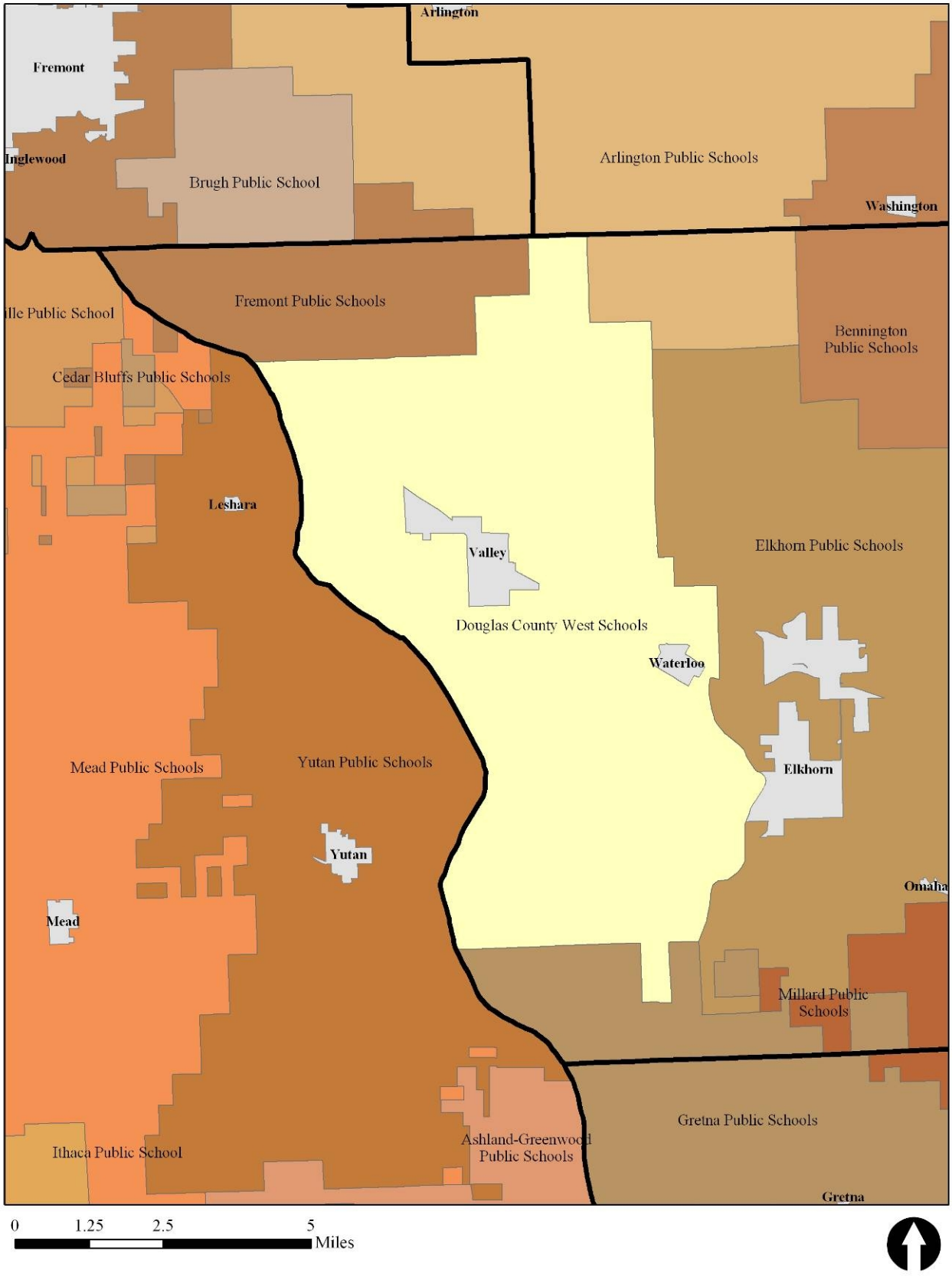
- St. Patrick Elementary School – Elkhorn (PK-8)
- Trinity Lutheran Elementary School – Fremont (PK-8)
- Trinity Christian School – Omaha (K-8)
- St. Vincent DePaul Elementary – Omaha (1 – 8)
- St. Wenceslaus School – Omaha (K-8)
- Skutt High School – Omaha (9 – 12)
- Archbishop Bergan Jr./Sr. High School – Fremont (6-12)
- Mount Michael Benedictine High School – Elkhorn (9-12)

Post-Secondary Education

There are no post-secondary educational facilities located in Valley. However, there are several post-secondary level educational opportunities located near Valley, which include:

▪ University of Nebraska	Omaha
▪ Creighton University	Omaha
▪ University of Nebraska Medical Center	Omaha
▪ Clarkson College	Omaha
▪ College of St. Mary	Omaha
▪ Grace College of the Bible	Omaha
▪ Metropolitan Community College	Omaha
▪ Nebraska Methodist College of Nursing and Allied Health	Omaha
▪ Midland Lutheran College	Fremont
▪ University of Nebraska	Lincoln
▪ Nebraska Wesleyan	Lincoln
▪ Union College	Lincoln
▪ Southeast Community College	Lincoln, Milford, Beatrice
▪ Doane College	Crete
▪ Concordia University	Seward
▪ Peru State College	Peru
▪ Wayne State College	Wayne

Figure 9: 2005-2006 School District Map



FIRE AND POLICE PROTECTION

Fire and Rescue

Fire and Rescue is the responsibility of the City of Valley's Fire and Rescue Department. The Department currently covers nearly 44 square miles and has an approximate population of 5,200 people. The department has duel response with the Waterloo and Yutan fire departments, providing for back-up to initial respondents with additional firefighters and equipment, as needed. Figure 10 shows the layout of the initial response units and their territory.

Based upon data from the Nebraska Public Power District community page on Valley, there are 33 volunteer firefighters in Valley, including five members of the Valley Suburban Fire District. Included within this number there are 19 certified Emergency Medical Technicians (EMT) with one also being a Registered Nurse. The department maintains a quality department and the community has received an ISO rating of 5.

The department has seven pieces of fire fighting equipment. These trucks are as follows:

Truck	Type	Model	Year
530	1,000 gal. Tanker/Pumper		1996
540	2,500 gal. Tanker/Pumper	Ford	1994
541	Pumper	Ford	1981
510	Ambulance	Ford	2000
511	Ambulance	Ford	1996
520	Grass Rig Truck	Ford	2000
521	Grass Rig Truck	Ford	2005

Law Enforcement

Law enforcement in Valley is the responsibility of the Valley Police Department. Based upon data from the Nebraska Commission on Law Enforcement and Criminal Justice, the City of Valley had five full-time sworn officers in 2005, which is consistent with the previous three years. The department also has a full-time investigative unit and a Community Service Officer. The department receives 911 calls via the Douglas County 911 Emergency Center on West Maple Road. The department parks their vehicles in a garage near the water tower and fire hall.

The number of sworn officers per 1,000 persons in Valley was 2.7 in 2005; again, this number has been consistent since 2002. Table 32 shows the number of sworn officers per 1,000 persons in Valley, as well as some of nearby jurisdictions, only those jurisdictions that reported annually to the Nebraska Commission on Law Enforcement and Criminal Justice were listed. Besides the ones listed, other jurisdictions that fund and employ local law enforcement are Bennington, Boys and Girls Town and Waterloo.

Figure 10: Valley Fire District Map

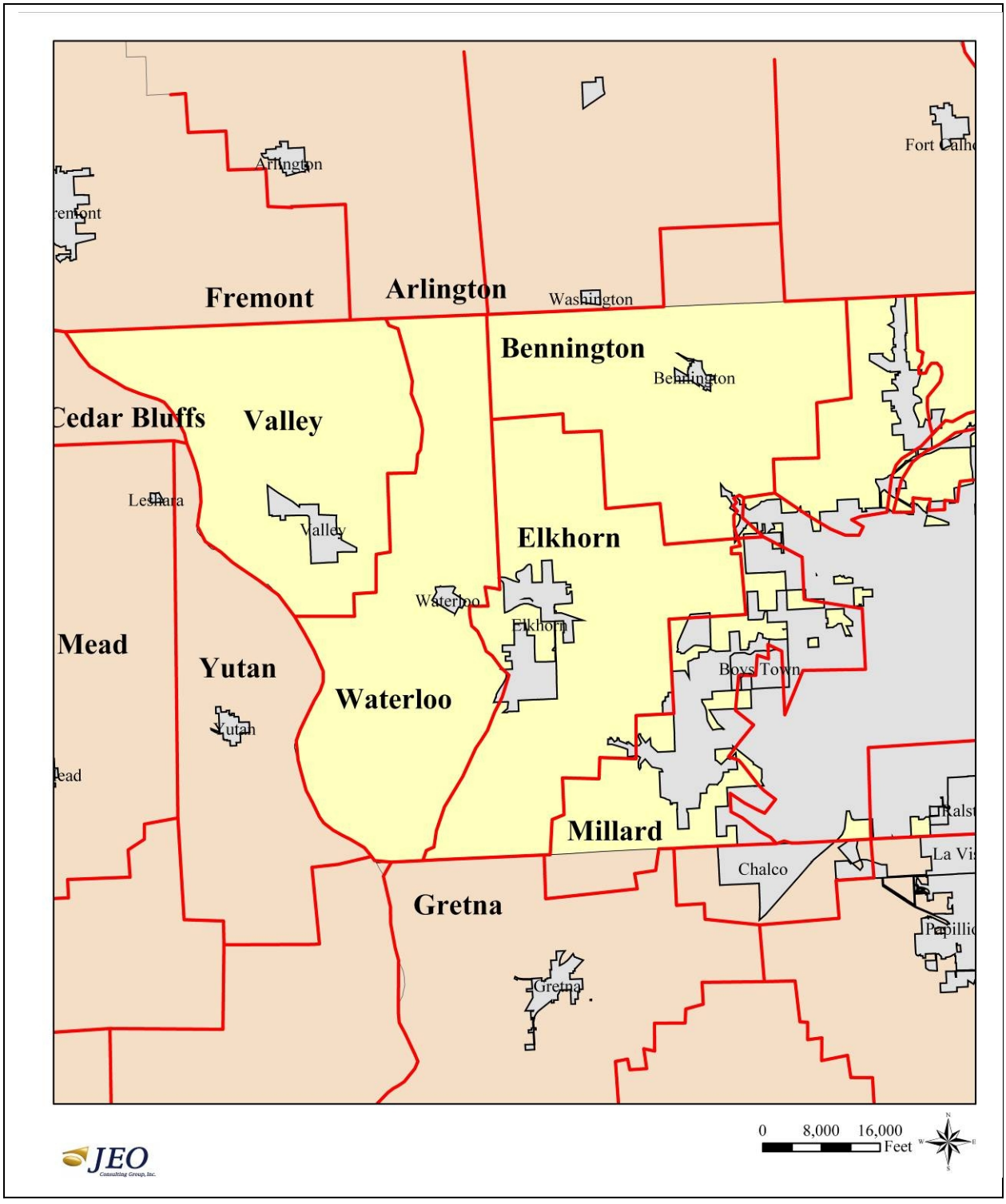


TABLE 32: SWORN OFFICERS, VALLEY AND SURROUNDING JURISDICTIONS, 2001-2004

Jurisdiction	2002		2003		2004		2005	
	Sworn Officers	Officers per 1,000 Population	Sworn Officers	Officers per 1,000 Population	Sworn Officers	Officers per 1,000 Population	Sworn Officers	Officers per 1,000 Population
Douglas County SO	121	2.23	127	2.34	127	2.34	126	2.32
Elkhorn PD	12	1.50	14	1.80	14	1.80	14	1.70
Valley PD	**5**	**2.70**	**5**	**2.70**	**5**	**2.70**	**5**	**2.70**
Omaha PD	766	1.90	719	1.90	751	1.90	775	1.90

Source: Nebraska Commission on Law Enforcement and Criminal Justice, 2002-2005.

The ratio of law enforcement officers per 1,000 persons in the population for any given area is influenced by many factors. The determination of law enforcement strength for a certain area is based on such factors as population density, size and character of the community, geographic location and other conditions that exist in the area. The data indicate that the City of Valley has been maintaining its level of law enforcement to serve the residents in which it is sworn to serve.

CITY BUILDINGS

City Hall

Valley City Hall is located at 203 North Spruce Street in Valley's business district. The building contains the following services:

- City Clerk/Treasurer
- Building Inspector/Zoning Administrator
- Police Department
- City Attorney
- Utility Clerk
- Emergency Management
- Public Works
- City Engineer/Street Superintendent

City Maintenance Facilities

The primary maintenance shop for the City of Valley is located in the rear of the City Building. The City does maintain some storage at the water tower and in a storage building located near the Fire Hall and Library.

Library

The Valley Library is located near the fire hall and has a staff of two librarians one full-time and one part-time). The City supports the facility and services. Some of the services available are:

- Reading areas
- Large print books
- Audio tapes
- Internet access and computer searching
- Interlibrary loan program
- Summer reading club
- After hours book drop

COMMUNICATION FACILITIES

Telephone Services

Local telephone service is provided by Qwest and Cox Communications. Long distance service is provided a number of companies.

Radio Stations

There is no radio station located in Valley. The majority of the stations heard in the area originate out of Omaha, Lincoln and Fremont. Some of the radio stations heard in Valley include:

AM Frequencies	FM Frequencies
KXSP 590 (Omaha)	KVSS 88.9 (Omaha)
KCRO 660 (Omaha)	KVNO 90.7 (Omaha)
KFAB 1110 (Omaha)	KIOS 91.5 (Omaha)
KKAR 1290 (Omaha)	KEZO 92.3 (Omaha)
KHUB 1340 (Fremont)	KQCH 94.1 (Omaha)
KOTK 1420 (Omaha)	KQEW 96.1 (Omaha)
KOMJ 1490 (Omaha)	KGOR 99.9 (Omaha)
	KGBI 100.7 (Omaha)
	KXKT 103.7 (Omaha)
	KSRZ 104.5 (Omaha)
	KFMT 105.5 (Fremont)
	KKCD 105.9 (Omaha)

Television Stations

Presently there is no local television station located in Valley. The over the air stations that serve the area originate out of Omaha and Lincoln, including the following:

KOLN/KGIN 10/11 CBS Affiliate (Lincoln and Grand Island)
KLKN-TV 8 ABC Affiliate (Lincoln)
KUON-TV 12 PBS (Lincoln)
KYNE-TV 26 Nebraska Education Television (Lincoln)
WOWT 6 NBC Affiliate (Omaha)
KETV 7 ABC Affiliate (Omaha)
KMTV 3 CBS Affiliate (Omaha)
KPTM 42 FOX Affiliate (Omaha)
KXVO 15 WB Affiliate (Omaha)

Cable Television

Cable television service is provided to Valley through both Qwest, Galaxy and Cox Communications.

Internet Service Providers (ISP)

Internet service for the residents of Valley is provided by a number of service providers, including Cox Communications and SpeedNet Services, Inc.

Newspapers

There are various newspapers serving the residents of Valley. Listed below are Newspapers in circulation in the Valley area:

- Omaha World Herald
- Fremont Tribune
- Lincoln Journal Star
- Douglas County Post Gazette (weekly)

PUBLIC UTILITIES

Electricity

Omaha Public Power District (OPPD) provides retail electricity to the community. Besides selling the power to the community, the district also owns the power lines and poles within Valley. It is anticipated that OPPD that provide adequate power for any future needs of the community.

Natural Gas

Aquila supplies natural gas within Valley. It is anticipated that the natural gas supplies will be suitable for the future.

Water Supply

The City of Valley owns a public water works system which consists of groundwater supply wells, a treatment plant, elevated water storage facilities, and a distribution system. The groundwater supply consists of two (2), 1000 gallon per minute wells. The treatment plant removes objectionable levels of iron and manganese from the groundwater supply and has a capacity to treat in excess of 1.5 million gallons of water per day. The water storage system consists of 60,000 gallons of treated water storage in the treatment plant and 750,000 gallons of elevated storage in the distribution system. The distribution system consists of various sizes of water mains (from 4 inch to 14-inch in diameter) which provide water service to the customers in Valley.

Valley's current water consumption ranges from 200,000 to 500,000 gallons per day, depending on the season and on climate variations. Valley's water system can provide fire protection flow volumes of 1,000 gallons per minute for four hour duration. Valley's fire rating has a Public Protection Classification of 5, which was received on November 1, 2005.

Sanitary Sewer

The City of Valley owns a public sewer collection and conveyance system. The system consists of gravity collection sewers, neighborhood and regional lift stations, and a pumping and conveyance system to convey all collected sewage to the City of Fremont for treatment. The City of Valley owns two sewage pumping stations and approximately 10-1/2 miles of 16-inch force main to convey its sewage to Fremont. A regional wastewater treatment agreement exists between the two communities which allow an average of 800,000 gallons of sewage per day to be conveyed to Fremont for treatment. Valley's current sewage conveyance volume ranges from 200,000 to 225,000 gallons per day.

HEALTH FACILITIES

Hospitals

Valley does not have a hospital facility located within the community. The closest hospital facilities are located in Omaha to the east and Fremont to the northwest in Dodge County. Each of these facilities is serving a regional patient base.

The following are the hospitals and their location:

Hospital	Location
Lakeside Hospital (Alegent Health)	Omaha
Immanuel Hospital (Alegent Health)	Omaha
Bergen Mercy Medical Center (Alegent Health)	Omaha
Methodist Hospital	Omaha
Children's Hospital	Omaha
Nebraska Medical Center	Omaha
Creighton University Medical Center	Omaha
St. Joseph Hospital	Omaha
Boys Town National Research Hospital	Omaha
Fremont Area Medical Center	Fremont

Clinic

Valley is served by the Valley Medical Clinic located at 625 S. Pine Street, which is affiliated with Methodist Hospital in Omaha. The clinic is located in the southeast part of Valley, south of the school facility.

Nursing Home Facilities

Nursing home facilities can range from fully staffed assisted-living arrangements to an apartment-like setting staffed by few persons, who may have only basic medical knowledge. These facilities accommodate persons in various health conditions in a setting that provides as much independence as possible to the resident. The City of Valley is served by Beverly Healthcare-Valhaven, located at 300 West Meigs Street and Orchard Gardens Assisted Living located at 1006 S. Mayne.

Licensed for 66 beds, Valhaven offers round-the-clock care by certified nursing assistants, as well as inpatient and outpatient rehabilitation by licensed therapists.

Orchard Gardens is a fully staffed assisted living facility operated by the Douglas County Housing Authority. The facility accepts Medicaid assistance. The facility is a 56-unit apartment complex. Included within the facility is two on-site preschool programs that offer an intergenerational environment that allows elderly residents and young children to experience an enrichment through interaction.

Other facilities near Valley include the following:

Facility Name	Location
Life Care Center of Elkhorn	Elkhorn
Marquis Place	Elkhorn
Pathfinder	Fremont
A.J. Merrick Manor	Fremont
Arbor Manor	Fremont
Nye Point Health & Rehabilitation Center	Fremont

EXISTING LAND USE

The term "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. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the city faces during the course of the planning period.

Existing patterns of land use are often fixed in older communities or in established sections of them, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Valley have been influenced by soil types and water and manmade features such as sandpit lakes, railroads and highways, and 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 (including Townhouses)
- Multi-Family Residential (includes Duplexes and Apartments)
- Manufactured Housing (including Trailers and Mobile Homes)
- Commercial
- Industrial
- Public/Semi-Public (includes churches and schools)
- Parks & Recreation (including Open Space)
- Transportation
- 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 through both in field observations and data collection via aerials and data located on the Douglas County website. 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 33 includes different types of existing land use 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 11.

TABLE 33: EXISTING LAND USE, VALLEY, 2005

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	272.2	21.9	13.4	14.9
Single-family	215.7	17.4	10.6	11.8
Multi-family	52.2	4.2	2.6	2.9
Manufactured Housing	4.3	0.3	0.2	0.2
Commercial	29.3	2.4	1.4	1.6
Industrial	468.7	37.8	23.0	25.6
Public/Semi-Public	91.9	7.4	4.5	5.0
Parks/Recreation	34.4	2.8	1.7	1.9
Transportation	343.9	27.7	16.9	18.8
Total Developed Land	1240.4	100.0	61.0	67.8
Vacant/Agriculture	794.2	-	39.0	43.4
Total Area	**2034.6**	–	**100.0**	**111.2**

Source: 2005 Valley Comprehensive Development Plan, JEO Consulting Group, Inc.
Note: Acres per 100 is based upon the 2004 population estimates.

According to Table 33, Residential uses accounted for approximately 272.2 acres in the city, or 21.9% of the developed area of the community or 13.4% of the total corporate area. The majority of residential area is comprised of single family residential, which accounts for 17.4% of the developed area in Valley. The remainder of the residential coverage in Valley consists of multi-family with 52.2 acres or 4.2% of the developed area and mobile home parks with 4.3 acres or 0.3% of the developed area.

Commercial areas comprise 2.4% of the developed area of the community. These uses include retail establishment such as restaurants and taverns in addition to services such as professional offices. The majority of the commercial development is still located in the central business district and along the old U.S. Highway 275 route.

Valley's largest land use is industrial. The vast majority of this land is owned and used by one industrial business, Valmont. However, another large industrial area surrounds the 3M plant on the east side of Valley. Overall, there are 468.7 acres on industrial land in the corporate limits of Valley. This land use designation accounts for 37.8% of the developed area and 23.0% of the total land area within Valley.

Public and Quasi Public uses include municipal buildings and churches. Overall, these uses comprise 7.4% of the developed acreage in the community. Additionally, Parks and Recreation area accounted for 2.8% of the developed land in Valley.

Transportation related uses such as streets, railroads and alleys and their corresponding rights-of-way comprised the 27.7% of the developed area in the community. It is also important to note that these uses constitute 16.9% of total and area in the corporate limits.

Overall, the land use types mentioned above account for only 61.0% of the total land area within the community, with the remaining 39.0% reported as vacant/agriculture. The vast majority of this vacant land was in the form of recently platted subdivisions and annexed areas around the two new interchanges along the expressway.
Additionally, the number of acres per 100 people is provided in Table 33 in order to see how the community has developed with regard to density. Examining the density of the community in this manner, allows Valley to better

plan for services such as community facilities and programs by comparing itself against traditionally accepted development standards.

Figure 11 indicates a typical development pattern as compared to other Midwestern communities. The commercial areas are located in the center of the community with some public/quasi-public uses mixed into the area, usually, municipal facilities and churches. From the center of the community out there is a mixture of residential and public/quasi-public uses. In addition, this pattern shows commercial and industrial development branching out along older and newer major thoroughfares.

Land Use Comparative Analysis

Table 34 compares the land use make-up of Valley to three other similar communities. The table shows that there are varying levels of uses in each community. The table is purely for comparison purposes and does not indicate that one community's make-up is better than another. All three of the other communities are being influenced by a larger economic market.

TABLE 34: LAND USE COMPARISONS (IN ACRES), 2005

	Valley (1)	% of Total	Hickman (2)	% of Total	Ashland (3)	% of Total	Syracuse (4)	% of Total
Land Use Category								
Residential	272.2	13.4%	156.4	54.7%	210.6	30.5%	165.1	27.2%
Commercial	29.3	1.4%	9.2	3.2%	15.9	2.3%	42.7	7.0%
Industrial	468.7	23.0%	12.8	4.5%	41.9	6.1%	9.9	1.6%
Public/Quasi-Public	126.3	6.2%	48.1	16.8%	95.4	13.8%	129	21.3%
Transportation	343.9	16.9%	80.9	28.3%	153.6	22.2%	140	23.1%
Total Developed Land	1240.4	47.6%	234.6	52.8%	517.4	74.9%	486.7	80.2%
Vacant/Agriculture	794.2	39.0%	51.9	18.2%	173.6	25.1%	119.9	19.8%
Total Area	2034.6	86.6%	285.9	71.0%	691.0	100.0%	606.6	100.0%

Source: [1]2006 Comprehensive Development Plan - JEO Field Survey
[2]2006 Comprehensive Development Plan - JEO Field Survey
[3]1997 Comprehensive Development Plan - JEO Field Survey
[4]2000 Comprehensive Development Plan - JEO Field Survey

The data in Table 34 compares the existing land use of Valley against the communities of Valley, Ashland, and Syracuse, Doniphan, Nebraska. These communities are similar in population to Valley. In addition, JEO was involved with each of the existing land use surveys, ensuring similar methodology for each of the communities in the table. The information indicates that Valley has the largest amount of vacant land of the four communities. However, as previously mentioned a large portion of Valley's vacant land lies within recently platted subdivisions and around the U.S. Highway 275 interchanges, which have not developed at this point.

Valley's land use percentages are also skewed compared to the other three communities. This difference is due to the large amount of vacant land within the corporate limits waiting to be developed and the larger industrial facilities currently within the corporate limits. These two land use categories are creating a picture that is difficult to compare. However, the amount of land within these two land uses is a major positive for the community, since there is such a strong industrial base present and the vacant ground is surrounding platted areas and the interchanges. The vacant ground around the interchanges represents future commercial and lighter industrial development opportunities for the community.

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, with the results presented graphically on Figure 11. The map shows that the majority of land is agricultural land, floodplain, and a mixture of residential (large lot residential and smaller lots around sandpit lakes). Specific policies need to be established to protect the potential density of development in these areas. The primary policy should be the use of "ghost platting" and the use of internal infrastructure within sand pit developments that meets city specifications. The internal infrastructure needs to be constructed in a manner that will allow the city to hook in as the current corporate limits and the outer developments meet.

The current existing land use map and acreage breakdown does not include areas outside of Valley's corporate limits. It is critical to note that there is several lakeside subdivisions (sanitary improvement districts) with the extraterritorial jurisdiction of Valley. These homes and the acreage is not included in the numbers but these areas are considered to be an important part of the Valley community as a whole. Finally, these areas, if growth continues as expected, will become a part of the Valley corporate area in the future.

Figure 11: Existing Land Use Map, Valley

TRANSPORTATION SYSTEM AND FACILITIES

Residents within a community, even the size of Valley, have specific transportation needs. These include railservice, 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. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Valley.

Railroad Service

The closest rail freight service to Valley is in Omaha. Omaha serves as a switching yard for intermodal transportation for the Union Pacific Railroad. The nearest passenger service is located in Omaha through Amtrak.

Bus Service

The nearest commercial bus service is available in Omaha. Greyhound offers only eastbound buses with a connection in Omaha and points east. Burlington Trailways and Black Hills Stage Lines (operated by Arrow Stage Lines) provide westbound service from Omaha.

Commercial Airport Service

Eppley Airport located in Omaha is a regional airport for the region including Valley and the Omaha/Council Bluffs Metropolitan Area. In 1999 the airport served a total of 3.77 million passengers, 77 million pounds of mail, and 172 million pounds of cargo. The airport itself is located four miles northwest of downtown Omaha on a site encompassing approximately 2,650 acres. The terminal area includes 368,000 square feet with 21 boarding gates. The airport includes three runways, 9,502 feet x 150 feet, 8,152 feet x 150 feet, 4,060 feet x 75 feet. Adjacent to the airport is long and short term parking in the garage, surface parking as well economy parking located a short distance from the airport. Airlines serving Eppley include the following:

- America West Airlines
- American Airlines
- Continental Airlines
- Delta Air Lines
- Frontier Airlines
- Midwest Express Airlines
- Northwest Airlines
- Southwest Airlines
- Trans World Airlines
- United Airlines
- US Airways Express

Small craft Public Airports

The closest small craft public airport facilities are located in Fremont, Millard and Wahoo.

Surface Transportation

The surface transportation system for Valley is based primarily upon the system of local streets that are connected to the state and federal highway network and county road system, which allows the community access to the surrounding region. 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 is located along U.S. Highway 275 and Nebraska Highway 64. Besides being adjacent to U.S. Highway 275, Valley is located approximately 8.5 miles east of U.S. Highway 75, 11.5 miles south of U.S. Highway 30, 8.5 miles from U.S. Highway 6, and 20.5 miles north of Interstate 80.

Community Street System

The street system in Valley is comprised of a network of collectors and local streets that provide access to locations within the community. The street system in the community is a typical grid pattern throughout portions of the community, while the original area is on a diagonal grid parallel to the Union Pacific Railroad lines.

ENVISION VALLEY

GOALS AND POLICIES

Planning for the future land uses of the City is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing communities and providing a higher 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 overcome existing problems and manage change. By determining Valley's strengths and weaknesses, the community can decide what it wants to be, and then develop a "roadmap" guiding decisions and ultimately fulfilling the vision of the citizens.

Change is continuous, therefore Valley must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the City along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision permits 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 statement can then be further delineated and translated into action statements, used to guide, direct, and base decisions for future growth, development and change within Valley. Consensus on "what is good land use?" and "how to manage change in order to provide the greatest benefit to the city and its residents?" is formed. Valley's goals and policies attempt to address various issues, regarding the questions of "how" to plan Valley 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 a community, the goals need to be modified or changed from time to time.

Policies are concerned with defining and implementing the broad goals of the Comprehensive Plan. Policies are a means to achieving the goals established by the community residents. They are specific statements of principle or actions that imply a clear commitment that is not mandatory. Policies are part of the value system linking goals with action. Policies have three different elements:

- an end that needs to be achieved,
- a means by which to achieve that end, and
- an administrative mechanism by which the means are carried out

These policies will synthesize the information from the goals, as well as the responses from the participants of the Town Hall meeting and the Focus Group meetings in order to develop solutions that will achieve the goals of the Comprehensive Plan. Therefore, policies play an important role in the Comprehensive Plan because they are the actions that need to be taken to meet the goals.

The goals and policies assure that the Comprehensive Plan accomplishes the desires of the residents in Valley. This section of the Comprehensive Plan is therefore, a compilation of local attitudes have been generated through public meetings and workshops. When followed, development proposals in the community will 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, when reviewing and/or making recommendations on planning issues. 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 that allows 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 FOCUS GROUP MEETINGS

The Valley Comprehensive Plan process included a number of Focus Group meetings with specifically identified and invited residents. The primary groups that were involved included a group of youth, new residents, business people and long-term residents. The different groups were asked a specific set of questions in order to assess certain points of view. The responses varied from the participants in each group. The following is summary of some of the questions and answers.

Long-Term Resident Focus Group

How do you see Valley changing in the future?

RESPONSES

More affordable housing	Transportation improvements
Attract more young families with children	Affordable independent living
Development to the north and south	Reichmuth Road improvements (aesthetics, businesses, pedestrian crossings, etc.)
The new Elkhorn	Bike paths/trails/connection to YMCA
More recreational/entertainment opportunities for children	Directional signage
Maintain core community businesses (i.e., hardware, grocery)	Small groups/organizations
Create 'niche' based on positives of Valley to attract new residents, etc.	Set up system to educate new residents about local businesses/services
Property upkeep/maintain strong image-impression of the community	Family-oriented restaurants
Sidewalks on every street in Valley	Invest in economic development specialist
Gateway enhancements	Connection with Metro community College

The responses to the future of Valley considerably dealt with how to further enhance and position Valley for the future. A couple of responses even looked to Valley becoming the next suburban community in the path of the metropolitan growth in Douglas County. Keys to making Valley the community everyone seems to see or want will center on the ability to continue to attract families and to support the retail and services needed for immediate needs of the residents.

What is it about Valley that has kept you here?

RESPONSES	
Memories of Valley	ASSETS Program
Jobs are available	Recreational Programs for Kids
Small town atmosphere	YMCA
Proximity to Omaha	Community Support System-Network of "Family"/Friends
People/Friendliness	Improvements to School System

The responses to what has kept people in Valley were focused on the amenities available to the residents. These are items that Valley will need to continue to build upon in the future; these issues are the foundation for where the community will evolve during the planning period.

What do you like about Valley?

RESPONSES	
The people	Doctors
Location between Omaha and Fremont	Everything you need to live is here
Safe place	3M/Valmont - Industry
Excellent school system	Community within a community
Active volunteer fire department	Library
Churches	

The things people like about Valley are very similar to the things that have kept people in the community. However, there are a few additional items especially quality of life items. These items include an excellent school system, the library, and the fire department.

Besides the long-term residents, a group of business people were selected for a special focus group. These individuals were asked three specific questions: the questions and answers can be seen in the following pages.

Business Focus Group

What would make you want to stay in Valley or come back in the future?

RESPONSES	
Code/Law enforcement	If family was here
Crops	Theme park
Restaurants/shops/etc	Prairie walk/trails
Small town feel	More parks
Higher education options	More events - parades, etc.
Historical/Cultural options - museums, etc.	Activities for kids
If community supported itself	Zoo
Place to raise kids	Maintain sports teams
Help poor	Hospital
If friends were here	Mall
To see city change	Wireless Connection

The answers to why people would stay or come back to Valley in the future were varied. However, nearly all of them were tied directly to quality of life issues.

How do you see Valley changing in the future?

RESPONSES	
Growth - population	Balanced growth with environmental issues
Better athletics	Bigger city council
More homes	Growing schools
More entertainment - theme park	More $$
Become west Omaha	Migration from Elkhorn
More jobs	Join towns
Decreasing population	Running out of room
Wal-Mart	Follow sports more

When asked how they saw Valley changing in the future, there were a number of answers. Some of the answers were not as positive as others. One specific answer saw Valley actually decreasing in population; while another saw the community becoming a part of Omaha.

What do you think needs to be improved in Valley?

RESPONSES	
More jobs	Add shoulders to roads
Few entertainment options - eating	Stray pets
Sewer stinks	New library building
Low morale	Vet office
Better roads	Expand pool
More youth activities	Aesthetics
Fix junk buildings	Clean up park and add railroad
Fix streets	Janitorial crew
More sidewalks	Bigger grocery store
Swim team	More adult education classes

The final question looked at the items they felt needed to be improved. These ranged from specific services such as Veterinarian services to a feeling of low morale within the community.

These responses will be taken into account as specific goals and objectives are developed for the Comprehensive Development Plan.

VALLEY TOWN HALL MEETINGS

Two town hall meetings were held at City Hall to gather input on various issues related to Valley. These meetings were held with the public in order to gather their input towards the creation of a future vision of Valley. From their input, goals and policies were developed. These goals and policies become the foundation upon which the future will be built. From here, the City can develop action statements and benchmark criteria to monitor its progress.

At the April 6 meeting the group was asked the following five questions:

1. What are some areas in Valley that need special attention?
2. What are some projects that need to be accomplished to help the business community?
3. What words describe the business climate in Valley?
4. What are the opportunities for new businesses in Valley?
5. What is the vision for Valley?

Attendees at the April 6, 2006, town hall meeting did not vote on the responses.

TABLE 35: AREAS IN VALLEY THAT NEED SPECIAL ATTENTION

Special Attention
Signage
Image
Destination(s)
Growth areas (i.e., rooftops)
Access/egress into city
Something to draw people
Floodplains
Conditions of buildings
Main street - facades, etc.
Build on vacant lots
Main street expansion

Source: Valley Town Hall Meeting, Valley City Hall, April, 6, 2006

TABLE 36: PROJECTS TO ACCOMPLISH TO HELP BUSINESSES

Help Businesses
Means of communication - web, newsletter, etc. use of school newsletter, city bills
Continue/build partnerships w/ DCW, Waterloo
Community signage/entryways
assist w/ marketing
Help RR w/ Aesthetics and Lanscaping
Lighting/Streetscaping
Aesthetic improvements
Build community capacity
Assist w/incentives
Help build destinations
Cleanup/Code enforcement
Design guidelines
Welcome wagon
Customer service training
Directional signage
Find outside resources
Action Agenda
Develop fee review

Source: Valley Town Hall Meeting, Valley City Hall, April, 6, 2006

TABLE 37: DESCRIBE THE BUSINESS CLIMATE

Business Climate
Sleepy
Industrial
Basics
Fragmented
Potential
Isolated - always out there
Emerging
Niche
Old and New
Limited by space
Challenging
Opposite views/perspectives
Accessible

Source: Valley Town Hall Meeting, Valley City Hall, April, 6, 2006

TABLE 38: OPPORTUNITIES FOR NEW BUSINESSES IN VALLEY

Business Climate
Arts
Entertainment
Second Story Businesses/residences
Events
Expressway oriented shops
More promotion!!
Associated business that complement the city
More communication
Expanding/relocating businesses
More visibility
Recreation
Capitalization of assets

Source: Valley Town Hall Meeting, Valley City Hall, April, 6, 2006

On May 2, 2006, a town hall meeting was held at the Valley City Hall to gather input on issues (both positive and negative) facing the community. The meeting included a brainstorming session. There were between 10 and 15 residents in attendance. Participants were asked a series of questions designed to stimulate discussion and feedback on their perception of the City. The group was asked what they like about Valley and what needs to be improved in Valley. Then the group was asked to identify major issues within Valley and what projects need to be completed in the next twenty years. The group was asked to vote for each topic discussed for each of the questions asked. The four questions, in order, are:

1. What are the positives about Valley?
2. What needs to be improved in Valley?
3. What is your vision of Valley?
4. What needs to be done to accomplish this vision?

Attendees at the May 2, 2006, town hall meeting were asked to vote on all the responses at the end of the meeting. Note the number of points for each question may differ due to the fact that not all residents prioritized three concerns for each question or they used all of their points to indicate one major problem that needed action. In addition, not every resident of Valley will agree with the order of these issues or that these were all the aspects of the community that should have been listed, but this was taken from the participants attending the town hall meeting. Another detail of note, not all issues indicated have goals and policies identified since they do not have bearing on specific land use issues of the community.

TABLE 39: POSITIVES ABOUT VALLEY

Positives	Points
Safe	4
YMCA	3
Medical facilities (Dentist, etc.)	3
Walkability	2
Quiet	2
Police	2
Caring community	2
Valley Theatre	1
Sports activities	1
Schools	1
Progressive yet traditional	1
Pharmacy	1
Librarys	1
Large employers	1
Golf course	1
Fire department	1
Best fish fry in county	1
Beautiful and strong churches	1
Availabilty/access to services	1
Water - streams/lakes	0
Upkeep of housing	0
Pool	0
Partnerships - businesses and community	0
Parks	0
Others part of 'community'	0
Organizations	0
Orchard gardens	0
Near Omaha and Fremont	0
Intergenerational opportunities	0
Improving art community	0
Historical society	0
Historical roots	0
Grocery store	0
Good support groups	0
Friendly	0
Dairy Queen	0
Best of both worlds	0
Beautiful scenery	0
Beautiful downtown	0
"The cat"	0
TOTALS	30

Source: Valley Town Hall Meeting, Valley City Hall, May 2, 2006

TABLE 40: IMPROVEMENTS FOR VALLEY

Improvements	Points
Theater on national register	3
Long time to develop lots	3
High taxes	3
High fees for accdess to sewer and water	3
Bring back "Valley Days"	3
Sidewalks repaired all parts of the city	2
Remove dilapidated housing	2
Access to YMCA	2
Trash cans in CBD	1
Sidewalks repaired	1
Reichmouth road - businesses, etc.	1
Rehad older buildings	1
Redevelop old lots	1
Pedestrian crossings in CBD	1
Entrance to town	1
Building/licensing fees	1
Street repair	0
Open water areas	0
More mini parks	0
More library activities	0
More commercial space	0
Floodplain	0
ADA accessibility	0
Activities for kids	0
Activities downtown in city	0
TOTAL	29

Source: Valley Town Hall Meeting, Valley City Hall, May 2, 2006

TABLE 41: VISION FOR VALLEY

Vision	Points
Safe and friendly community	6
New housing developments	4
Maintain "village/small town" character	4
Large community center and library	4
Unique businesses and attractions	3
Entry level - affordable housing	3
Arts community	3
Weekly newspaper in town	2
Enhance and promote community character and identity	1
Remain own community	0
Organized development along expressway	0
TOTALS	30

Source: Valley Town Hall Meeting, Valley City Hall, May 2, 2006

TABLE 42: ACCOMPLISH THE VISION FOR VALLEY

Accomplish Vision	Points
Develop incentives to attract homebuyers	6
Increase communication - web/newspaper	5
Educate citizenry	4
Historic register nominations	3
Attract developers and buyers	3
Redevelop properties	2
Strong leadership - P and 2, etc.	1
Signage	1
Show alternatives to NFIP	1
More special events and festivals	1
Build community capacity	1
Strong municipal services	0
TOTALS	28

Source: Valley Town Hall Meeting, Valley City Hall, May 2, 2006

GOALS AND POLICIES FOR VALLEY

The goals and policies that have been generated for Valley are organized into general categories. The categories are broad enough to allow many issues to fall within them, but narrow enough to allow a fairly clear distinction and separation. These categories are used for a logical organization of goals and policies. The following goals and policies are general in nature; while more specific goals and policies for transportation and land use can be found within those individual sections further in the document:

HOUSING GOALS

Affordable housing should be distributed throughout the community to be near employment opportunities as well as to provide housing choices within every neighborhood. In the future, preservation of the existing affordable housing and promotion of new affordable housing throughout the community should be encouraged.

Policies

H-1. New residential development is discouraged in areas of environmental concerns such as floodplain corridors.

H-2. New residential development should be promoted in areas with existing vacant lots.

H-3. Create affordable housing opportunities for new entry level residence.

H-4. Create housing opportunities for residents with special needs throughout the city that are compatible with residential neighborhoods.

H-5. Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile.

H-6. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Clustered/Mixed Use process.

H-7. Encourage a mix of housing types, single family, townhouses, apartments, and elderly housing distributed throughout individual developments. Similar housing types should face each other; single family facing single family, with changes occurring at the rear of lots.

H-8. Parks and open space should be within walking distance of all residences.

H-9. Encourage the development of additional elderly housing throughout the City.

H-10. Housing within Valley should be constructed to meet all applicable local, State and Federal building codes.

H-11. New and existing residential development should be separated from more intensive uses, such as agriculture, industrial development, by the use of setbacks, buffer zones, or impact easements.

H-12. Work with community officials and developers on continual basis to monitor and evaluate the effectiveness of existing regulations, and to identify proper areas to locate new development.

H-13. Develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

H-14. New residential developments should be accompanied by covenants when appropriate, which provide for the maintenance of common areas, easements and drainage.

H-15. Encourage the establishment of a rehabilitation program to maintain and improve the existing housing stock.

H-16. The clustering concept provides a viable alternative to conventional urban development patterns, while providing a means to encourage creative yet responsible/sensitive developments.

H-17. City of Valley will review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Land Use Map or the goals and policies of the Plan.

ECONOMIC DEVELOPMENT GOALS

The City of Valley should coordinate and encourage economic development activities that support both existing and future needs of residents. All efforts should strive to increase the strength and diversify City's economy. Valley should also maintain a rate and pattern of economic growth sufficient to balance the property tax base and strengthen local economic bases.

Policies

ED-1. The City of Valley should coordinate a regional economic development effort through a partnership with the Village of Waterloo.

ED-2. The City of Valley should focus on securing grants and other available funding sources to enhance economic development efforts.

ED-3. Develop new annual community events and public activities to increase the potential for existing businesses.

ED-4. Encourage and promote new businesses that compliment the U.S. Highway 275 bypass.

ED-5. Through use of the existing community website, promote the assets of the community to increase potential for new industrial and commercial business opportunities.

ED-6. The recreational assets of Valley should be expanded in a manner that will allow for the continued promotion for the community's quality of life and lifestyle.

ED-7. The youth of Valley should be encouraged to remain in Valley or return to the City after completion of their post-secondary education. The youth of the community should be involved in the identification and development of these projects.

ED-8. Through increased public participation encourage, promote and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises.

ED-9. Encourage and promote the development of home-based businesses and telecommuting based upon high technology communication infrastructure.

ED-10. Expand efforts within the community to further build retail and services that cater to the existing recreational opportunities such as hunting and fishing.

ED-11. The City should develop zoning and subdivision regulations that will provide for quality design and aesthetics for new commercial, industrial and even residential developments.

ED-12. The City of Valley will need to explore the development and expansion of recreational opportunities in the future. These may include:

- The development of a regional trail system linking Valley to Waterloo
- Development of a new mini-park

RECREATIONAL GOALS

The City of Valley should encourage growth of park and recreation opportunities for local residents and visitors to the community as the population grows. These facilities should be a combination of the expansion of existing facilities and the establishment of newer facilities.

Policies

REC-1. Develop parks and recreational space in conformance with the criteria found in the Facilities Section of the Profile Valley Chapter.

REC-2. The City of Valley should encourage a partnership with the Village of Waterloo in the development of a connector trail network between the two communities.

REC-3. The City of Valley should encourage the development of a trail network within the community connecting to the YMCA and all other recreational facilities.

REC-4. Valley should strive to connect the community trails with those planned within the Douglas County Trails Master Plan.

REC-5. Expand the existing recreational trail system utilizing floodplain land, easements and parklands into areas not currently served, including both developing and established areas of the city.

REC-6. Encourage public participation and community interaction in the development of a mini-park downtown.

REC-7. Park and recreation facilities should be designed to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.

REC-8. Provide parks and recreational facilities that are reasonably accessible to all residents of Valley.

REC-9. Preserve the natural attributes of both the floodplain and floodway to avoid loss of life and property while providing open space.

REC-10. Encourage private developers to actively contribute to the city's park, recreation, and open space system and encourage the development of private recreational facilities to supplement those provided by the city.

REC-11. Promote recreation as a continuing means of economic development for Valley.

REC-12. Acquire or otherwise preserve future park area, recreational areas and open space sites within growth areas prior to extensive new development in order to ensure adequate land is available and to avoid prohibitive acquisition costs.

REC-13. Locate new park and recreation areas so they are readily accessible and can be reached through safe and convenient approaches.

REC-14. Set standards requiring or promoting dedication of parks and open space.

REC-15. Encourage recreational amenities offering year round use.

REC-16. Work with developers of future rural subdivisions to create conservation areas through cluster subdivisions and conservation easements. These conservation areas should be connected from subdivision to subdivision when possible.

REC-17. The City of Valley will cooperate with all governmental agencies within the region to identify open space and scenic resources, to determine resident and non-resident recreation needs, and to formulate and implement measures for open space preservation and use.

REC-18. The City of Valley will need to explore the development and expansion of recreational opportunities in the future. These may include:

- Expanded trail network
- New mini-park

EDUCATIONAL GOALS

The City of Valley will encourage excellence in the public school curriculum and facilities. The City of Valley will continue to support the local school districts to promote a quality education, which is a vital component of positive growth. Although the City's role is limited, policies will be followed in locating development to insure cost effective use of existing facilities. The City will also coordinate with the school district to insure adequate areas for future educational needs.

Policies

EDU-1. Cooperate with school systems in expanding public uses of educational facilities.

EDU-2. Douglas County West school district should review all new development proposed within the zoning jurisdiction of Valley so that they can accommodate for future school populations.

EDU-3. The City of Valley should promote and encourage public participation in support of all area school activities.

EDU-4. Expand the opportunities for adults in the community to participate in higher education classes through Metro Community College and other educational institutes.

EDU-5. Establish a relationship with Douglas County West school district to promote increased youth interaction in the public participation process of decision making.

FIRE PROTECTION, LAW ENFORCEMENT, AND PUBLIC SAFETY GOALS

The City of Valley will increase efforts to support health care, fire protection, and law enforcement programs by exploring programs and alternative services to insure optimum service levels and public costs. The City of Valley will increase code enforcement of properties and activities that pose a threat to public health and safety.

Policies

SAFE-1. Establish regulations and increase code enforcement to control stray animals.

SAFE-2. Increase code enforcement and regulation of land use developments affecting the health, safety and general welfare of the public.

SAFE-3. Clean-up and regulate nuisances created by poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.

SAFE-4. Establish regulations protecting the City residents from the secondary effects of adult entertainment.

SAFE-5. Work with the Union Pacific Railroad to create Quiet Zones through the community.

SAFE-6. The City will work with Nebraska Department of Roads and Douglas County to identify key locations for the installation of traffic control devices as the community grows.

PUBLIC FACILITY GOALS

As the population grows, the City of Valley will continue to direct development by expanding public facilities through certain upgraded or new facilities to the residents of the community.

Policies

PUB-1. The City of Valley will work to construct sidewalks on both sides of the street.

PUB-2. Continue to expand and upgrade the water and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner without creating large shortfalls for the City to meet demand.

PUB-3. Work with OPPD to continually upgrade and expand the electrical distribution system in the community.

PUB-4. Public facilities should be strategically located within Valley in order to provide cost-effective, efficient, and timely service to all residents.

PUB-5. Public facilities such as maintenance buildings shall be located in key areas of the City.

PUB-6. The City of Valley will encourage the dedication of major drainage ways such as wetlands, intermittent creek basins, and roadside depressions for the purpose of storm water collection.

PUB-7. The City of Valley will need to explore the development and expansion of recreational opportunities in the future. These may include:

- A mini-park
- Expansion of the trail network

ENVIRONMENTAL GOALS

The City of Valley will retain a high-quality natural environment that conserves and protects the natural resources, minimizes potential pollution sources, and promotes compatible land uses to support sustainable future development activities in the community.

Policies

ENVIRO-1. Zoning regulations and design standards should be established to protect groundwater resources in the community specifically through the development of a wellhead protection plan.

ENVIRO-2. Federal and State requirements and regulations shall be followed when land use regulations are being developed.

ENVIRO-3. Valley's regulations will be as strict as federal and state standards, and where necessary, may be enforced in a manner more stringent than Federal and State guidelines.

ENVIRO-4. Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development shall demonstrate either a positive, or, at least, a neutral impact on surface and ground water supplies.

ENVIRO-5. Establish zoning and subdivision standards that support conservation of natural resources by establishing open space to be used for community recreation activities. This can be accomplished by the creation of clustered developments implementing the use of Conservation Easements and other tools.

ENVIRO-6. Encourage the preservation of environmentally sensitive areas such as wetlands, wooded areas, waterways (streams, ponds, sandpits, rivers, etc.), landmark trees and other amenities. Preservation should occur through no development, incorporation of these areas into conservation areas, and/or erosion control measures when these amenities are downstream from a proposed development.

ENVIRO-7. The City of Valley will continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by applying identified mapped areas showing the floodplain and floodway.

ENVIRO-8. Restrictions on land uses within the floodplain which are open and undeveloped, including forestry, agriculture, wildlife habitat, and recreational areas should be established.

ENVIRO-9. The City shall enforce and monitor the requirements for Stormwater Management under the Nebraska Department of Environmental Quality NPDES Phase II program.

ENVIRO-10. The City will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as prevailing wind direction and velocity.

ACHIEVE VALLEY

INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Achieve Chapter is to provide a general guide to direct changes in land use and transportation over time. The resulting changes in land uses and transportation networks 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 county's future.

The Achieve Chapter provides the basis for the formulation of land use (zoning) regulations and the application of zoning districts. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. This Chapter should promote improvements in all components of the local economy with particular emphasis on agricultural growth, as the predominant component of the local economy.

LAND USE ELEMENTS

The elements of the Valley Achieve Chapter must consider the existing land uses; while, focusing on the Future Land Use, and Transportation elements of the community. All of these elements are integrated in some form or another. To effectively evaluate development decision a substantial amount of information must be utilized.

- **Existing Land Use**
- **Existing Transportation**
- **Future Land Use and Transportation**

TRANSPORTATION FACILITIES AND SYSTEM FUTURE

Introduction

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

Street and Road Classification

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. ***1nterstate:*** 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, 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 community centers or to the arterial systems. 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.

It is noted in article 39-2103, that the combined rural highways classified under subdivisions (1) and (3) should serve every incorporated municipality having a minimum population of at least one hundred inhabitants or sufficient commerce, a part of that will be served by stubs or spurs, and the major recreational areas of the state. Street and road classifications for the circulation system within the City of Valley are outlined below:

1. ***Arterial streets*** - public ways where large volumes of high-speed, through traffic are carried, and may serve as primary circulation routes for local traffic. These streets also provide access to abutting property.
2. ***Collector streets*** - are connecting links between Arterials and various sectors of the City, over which local residential traffic moves in routine daily trips to centers of activity.
3. ***Local streets*** - function primarily to provide access to properties. They are characterized by short trip length and low traffic volumes.
4. ***Marginal access streets*** - parallel and adjacent to arterial streets. Providing access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.
5. ***Alleys*** - provide secondary access to properties. They provide service access in the case of commercial and industrial properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

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 43: EXISTING AND FUTURE ARTERIALS

Arterial	Location	2006 Status and future upgrades
A-1	**U.S. 275 Expressway (shown as an Expressway on map)**	***2006*** Recently 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
A-2	**Reichmuth Road**	***2006*** 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.
A-3	**Nebraska Highway 64 from the Platte River to the Interchange with U.S. 275**	***2006*** 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.
A-4	**N. 288th Street from Nebraska Highway 64 then turning into W. Miegs Street**	***2006*** N. 288th Street and W. Miegs Street are both a two lane hard surfaced thoroughfare. Neither road has curb and gutterbut 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.
A-5	**E. Miegs Street from 276th Street east to the interchange with U.S. Highway 275**	***2006*** Portions of this route are relatively new and are hard surfaced. ***Future Upgrades*** Very few upgrades will need to be completed on this route in the near future. However,, as traffic along U.S. Highway 275 and destinations to Valley increase then the City may need to examine a widening project.
A-6	**N. 270th Street from Reichmuth Road to E. Miegs Street**	***2006*** 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.
A-7	**W. Valley Street from N. 288th Street east to West Stree**	***2006*** 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 thisoccurs the City needs to think hard about designing and constructing a curb and gutter drainage system along this route.

A-8	**West Street from Gardiner Street north to the intersection with Nebraska Highway 64**	***2006*** 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.
FA-1	**Rainwood Road from U.S. 275 east through the city's jurisdiction**	***2006*** Currently, this road is a two lane rural section gravel road and is maintained by Douglas County. Rainwood Road does have a concrete overpass at U.S. 275 which allows the 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.
FA-2	**276th Street north from the U.S. 275 interchange towards Nebraska Highway 36**	***2006*** 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.
FA-3	**State Street from 276th Street to 252nd Street**	***2006*** 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.
FA-4	**264th Street north from Ida Street to Rainwood Road**	***2006*** 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.
FA-5	**Ida Street east from U.S. 275 to 252nd Street**	***2006*** 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.
FA-6	**Connector north and east from the southern interchange of U.S. 275 toward 252nd Street**	***2006*** ***Future Upgrades***
FA-7	**252nd Street south from Ida Street towards U.S. 275 and turning southeasterly towards Maple Road**	***2006*** 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.
FA-8	**270th Street south of Miegs Street toward Maple Road and jogging over to 264th Street**	***2006*** 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.
FA-9	**Maple Road east from 264th Street**	***2006*** 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.
FA-10	**300th Street between Nebraska Highway 64 and Reichmuth Road**	***2006*** 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.
FA-11	**288th Street north from Reichmuth Road to U.S. 275**	***2006*** 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.

A = Arterial
FA = Future Arterial

TABLE 44: EXISTING AND FUTURE COLLECTORS

Collector	Location	2006 Status and future upgrades
C-1	**Meigs Street between the western corporate limits and 270th Street**	***2006*** Two lane concrete paved road with soft shoulders ***Future Upgrades*** Nothing needed in the near future.
C-2	**264th Street north from Maple Road to Miegs Street near the southern interchange of U.S. 275**	***2006*** Two lane concrete paved road with soft shoulders ***Future Upgrades*** Nothing needed in the near future.
C-3	**West Street north from Miegs Street to Gardiner Street**	***2006*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-4	**Gardiner Street east from West Street to Center Street (270th Street)**	***2006*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-5	**Spruce Street northeasterly from Gardiner Street to Center Street (270th Street)**	***2006*** Two lane concrete paved road with curb and gutter ***Future Upgrades*** Nothing needed in the near future.
C-6	**State Street east from 288th Street towards U.S. 275**	***2006*** Two lane gravel rural section road ***Future Upgrades*** As development occurs, State Street will need to be upgraded to a paved road.
C-7	**300th Street between Nebraska Highway 64 and Reichmuth Road**	***2006*** Two lane concrete paved road with soft shoulders ***Future Upgrades*** Nothing needed in the near future.

TRANSPORTATION PLANNING AND LAND USE

Land use and transportation create the pattern for future development. A new or improved transportation route generates a greater level of accessibility and determines how adjacent land may be utilized in the future. In the short term, land use shapes the demand for transportation. However, new or improved roads, as well as, City streets 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. The location of commercial activities are sensitive to highly traveled routes since their survival often depends upon the ease at which consumers can travel to and through an area. Thus, commercial land uses are generally located near the center of their market area along highways or at the intersection of arterial streets.

U.S. HIGHWAY 275 CORRIDOR

U.S. Highway 275 is a main thoroughfare that connects Valley with the remaining Omaha/Council Bluffs Metropolitan Area and Fremont. This corridor should be protected and enhanced while denoting the destination of Valley. Future land uses and developments along U.S. 275 should be designed implementing special criteria including coordinated building design, special landscaping improvements, lighting guidelines, and the use of interior circulations upon the site.

COMMUNITY ENTRANCES AND GATEWAYS

U.S. Highway 275 is the major entrance into Valley and will become an even more important visual element in how Valley is perceived by individuals passing through the community. In addition, Nebraska Highway 64 is the major east-west thoroughfare and acts as a gateway from the west. These gateways can be a tremendous source of community pride and can also be a good promotional tool.

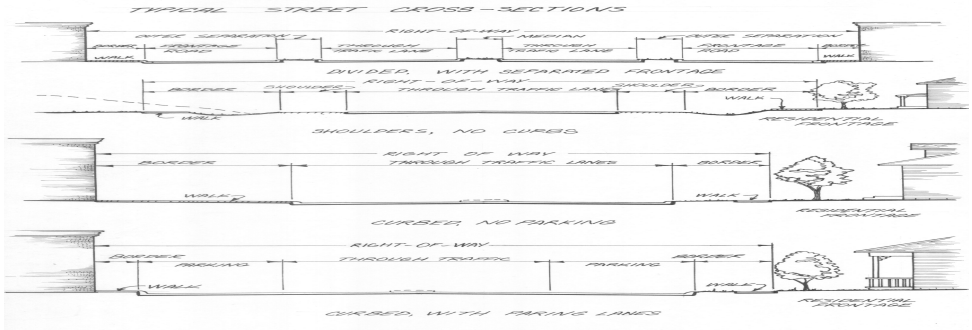
Example of "Gateway/Community" entrance monument

DESIGN FOR MAJOR THOROUGHFARES AND ARTERIAL

Major thoroughfares within Valley can be visually pleasing to both pedestrians and the motoring public. The introduction of grass and other landscaping materials as well as standards for how commercial and residential developments use signs to identify themselves can contribute significantly to the safe and efficient movement of people. 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.

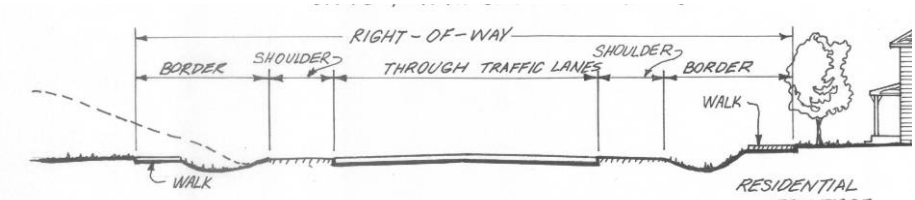
An example of a Subdivision Entry sign.

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 median. 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.



Divided Street with Separated Frontage Road

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 drai

Typical Cross-section at a collector or local street without curb and gutter

However, the second approach would be to allow a standard street to b 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.

Collector streets are critical to efficient circulation within the community. The collectors need to be designed so that there is 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. 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-, four-, and even five-lane thoroughfares. The following is a list of existing roadways that may need to be widened and upgraded to four/five Lane Street in the next 20 years:

Four- to five-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

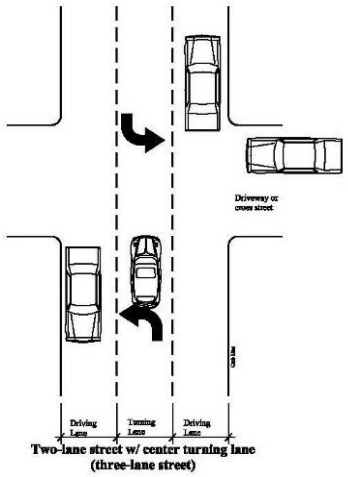
The following descriptions and diagrams are intended to clarify the meaning behind the terms two-lane street, three lane street, Four-lane street, and a five-lane street. Each of these street classifications will play a role in the future transportation system in Valley.

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

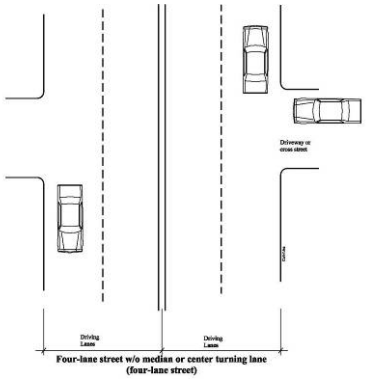
The three-lane street is similar to the two-lane street but with a center turning lane. The street may be edged with a curb and gutter drainage system or it may have a shoulder of some sort. This street system has two ways to be set up for the motoring public.



An example of a three-lane street with a "suicide" lane

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.



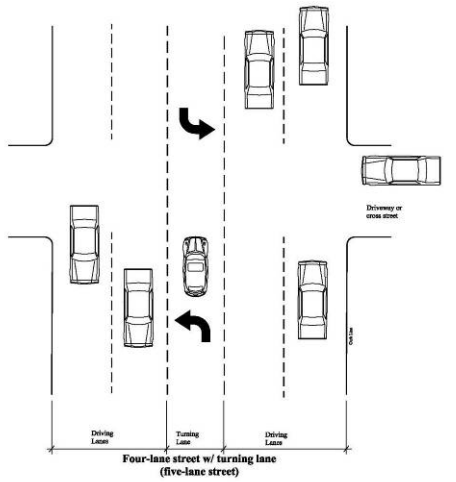
An example of a four-lane street

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.

Five- Lane Street

Similar to the three-lane concept, the five-lane concept has two basic approaches in the design of the system. The street may be edged with a curb and gutter drainage system or it may have a shoulder of some sort.



An example of a five-lane street with a "suicide" lane

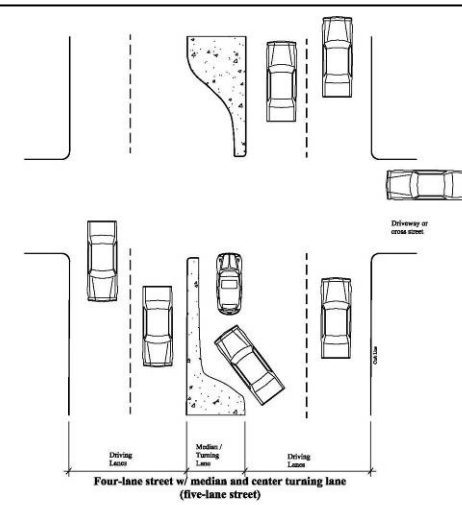
Again, the first is to construct a median and turn lane within the middle lane. This approach is the safer of the two methods in that it physically separates traffic.

The second method, again, is to construct four-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.

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 not shown on the diagrams 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 projectwill require a traffic model and study to be completed.



An example of a five-lane street with a center median and turning lane

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

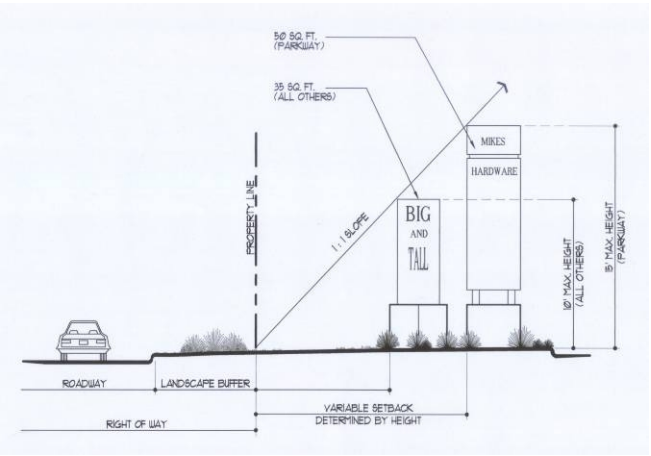
Future Collector streets

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 the City of Omaha and Douglas County on right-of-way requirements and acquisition in the future. Currently, Omaha's influence is within three 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.

THOROUGHFARES AND SIGNAGE

The regulation of signs along major thoroughfares can have a tremendous impact on how the street appears to the general public. The policy recommended in this plan is to control signs to the point that only ground monument style signs are allowed in commercial developments andat the entrances of residential neighborhoods. The size of these signs should be guided by the distance the sign is from the driving surface of the nearest traffic lane. The graphic indicates that the required setback is variable and is determined by the height of the sign and its location is generated by drawing a 1:1 slope from the property line toward the property. Set backs are also referred to as "Clear Zone" and is a function of roadway classification and design speed.



CONNECTIVITY OF TRANSPORTATION SYSTEM

Connectivity is the concept of connecting one development to another over time. The importance of connectivity is to maintain a continuous flow of traffic throughout the community. In the previous years of suburban development, one subdivision would be designed and built, and then the land adjacent would go through a similar process. However, in most cases, the two subdivisions were never connected via the street system of the area, thus, creating a difficult and frustrating means of vehicular movement. The City of Valley should address this issue as new areas

develop adjacent to the community. Connectivity will allow each new development to feel as if it were a planned part of the community at large.

CONNECTIVITY DESIGN STANDARDS

The following Connectivity Design Standards are recommended to create a better transportation pattern in Valley as well as surrounding areas within Douglas County.

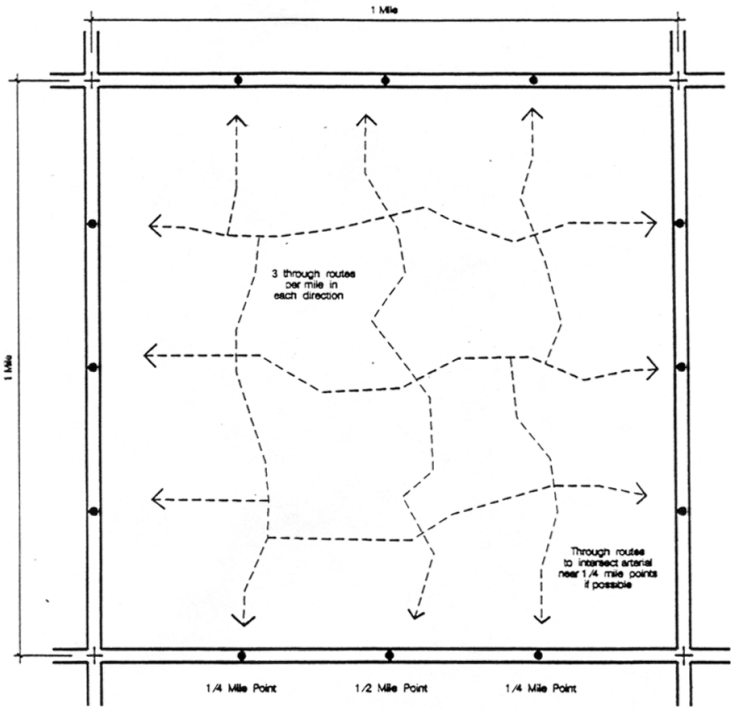
The road classification system described earlier works to match corresponding land uses with graduated levels of roadway function; specific design standards for the City's Transportation System would also benefit the community's effort in handling and controlling growth and would create a better transportation network. The following text and figures represent the process of controlling access points along roadways in and around Valley. The overall goal of these policies is to better integrate future development with existing and planned development in Valley and Douglas County.

POLICY 1:

THREE THROUGH ROUTE PER SECTION POLICY

As seen in Figure 12, 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.

FIGURE 12: THROUGH STREET DIAGRAM

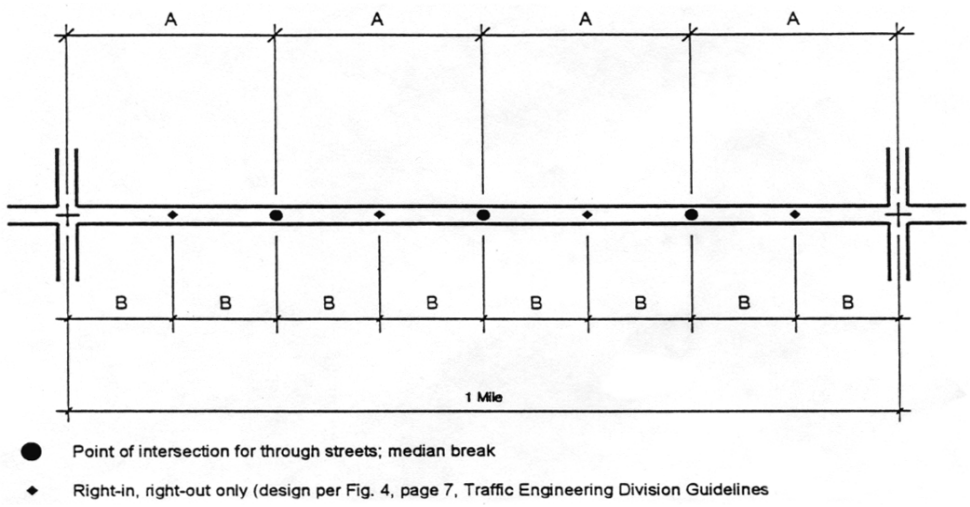


POLICY 2:

ACCESS POINT POLICY

This transportation policy simply builds upon the three through routes per section concept, and also adds certain access criteria along section lines or every mile. Full access points are recommended every quarter mile (A). Full access points are entrances into subdivisions allowing full turns in all directions, both right and left (allowing for a median break). In addition to these full access points, intermediate access points should be recommended to be placed at the eight mile (B) with limited access, see Figure 13. Limited access would only allow for right in right out only traffic movement. This would relieve traffic congestion at these points.

FIGURE 13: ACCESS POINT DIAGRAM



POLICY 3:

INTERSECTION POLICY

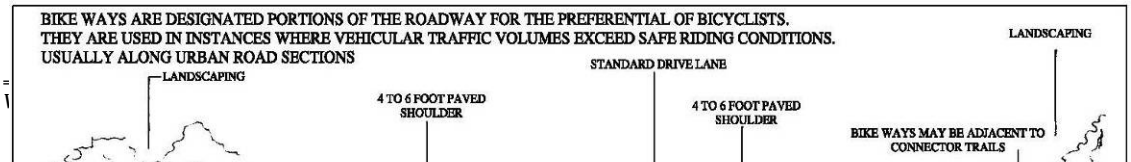
Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

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 arecreational asset for the City. The City needs to develop to a greater level, a continuous network of transportation and recreational trails throughout Valley. These trails should continue and should be laid out in order to link all Valley parks and recreation areas. In addition it is policy to see the development of off-road trails as well as road-separated trails in public rights-of-way.

Example of a Parkway/Major Thoroughfare that has trails on both sides of the roadway.

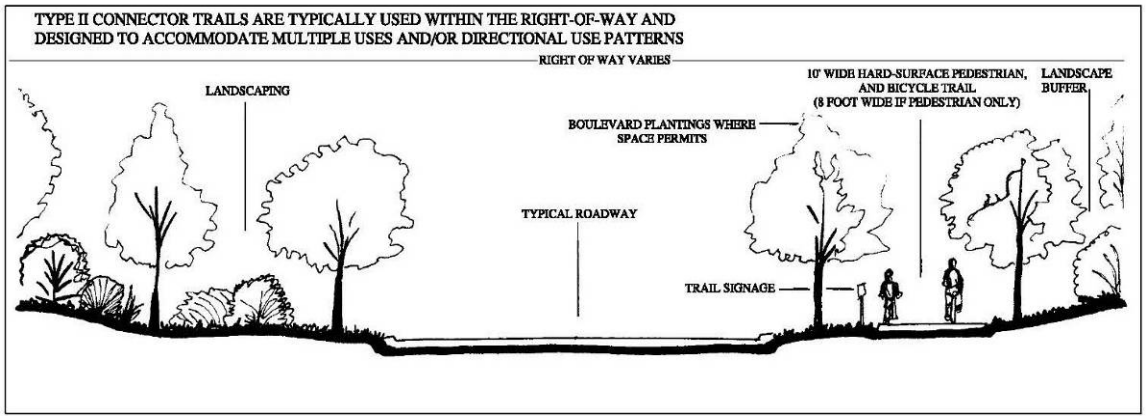
FIGURE 14: ON-STREET BIKE ROUTE



Beyond off road

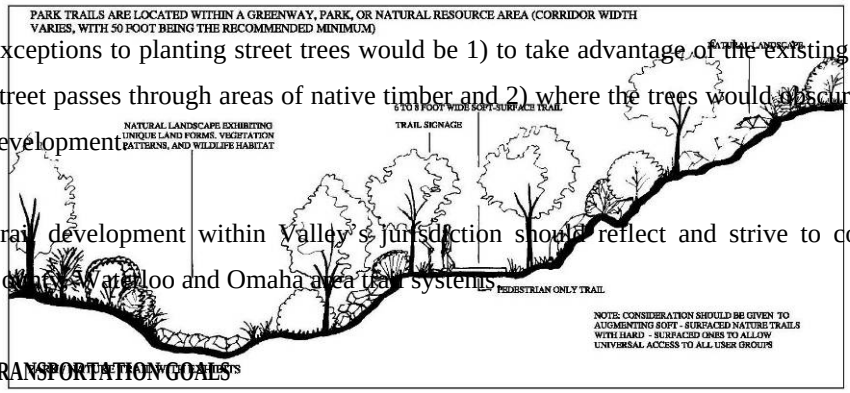
trails, the City of Valley needs to develop a system of streets and trails along areas with existing or constructed greenways or "Green Streets". "Green Streets" are selected thoroughfares designed to extend a park-like appearance throughout the city and serve to create an interconnected network of parks,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

FIGURE 15: 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 16: 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.

TRANSPORTATION GOALS

The City of Valley should provide a transportation system that improves access and circulation for vehicular traffic within the community. The Transportation Goal of Valley is to develop and support an efficient road system to serve current and future circulation and access needs. Provide and encourage an efficient, safe, convenient transportation and communication system.

Policies

TRANS-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.

TRANS-2. Discourage the expansion of existing or the inclusion of new commercial development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

TRANS-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.

TRANS-4. Encourage bicycle and pedestrian access to and within commercial areas.

TRANS-5. Strive to avoid pedestrian and vehicular conflicts within commercial areas.

TRANS-6. Discourage the diversion of commercial traffic into residential neighborhoods.

TRANS-7. Ensure adequate vehicular circulation within commercial developments allowing access to adjacent commercial buildings and commercial developments without the need to drive to the public streets.

TRANS-8. When new development is contemplated, due consideration must be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.

TRANS-9. Improve, develop, and maintain well-traveled roads with hard surfacing.

TRANS-10. Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.

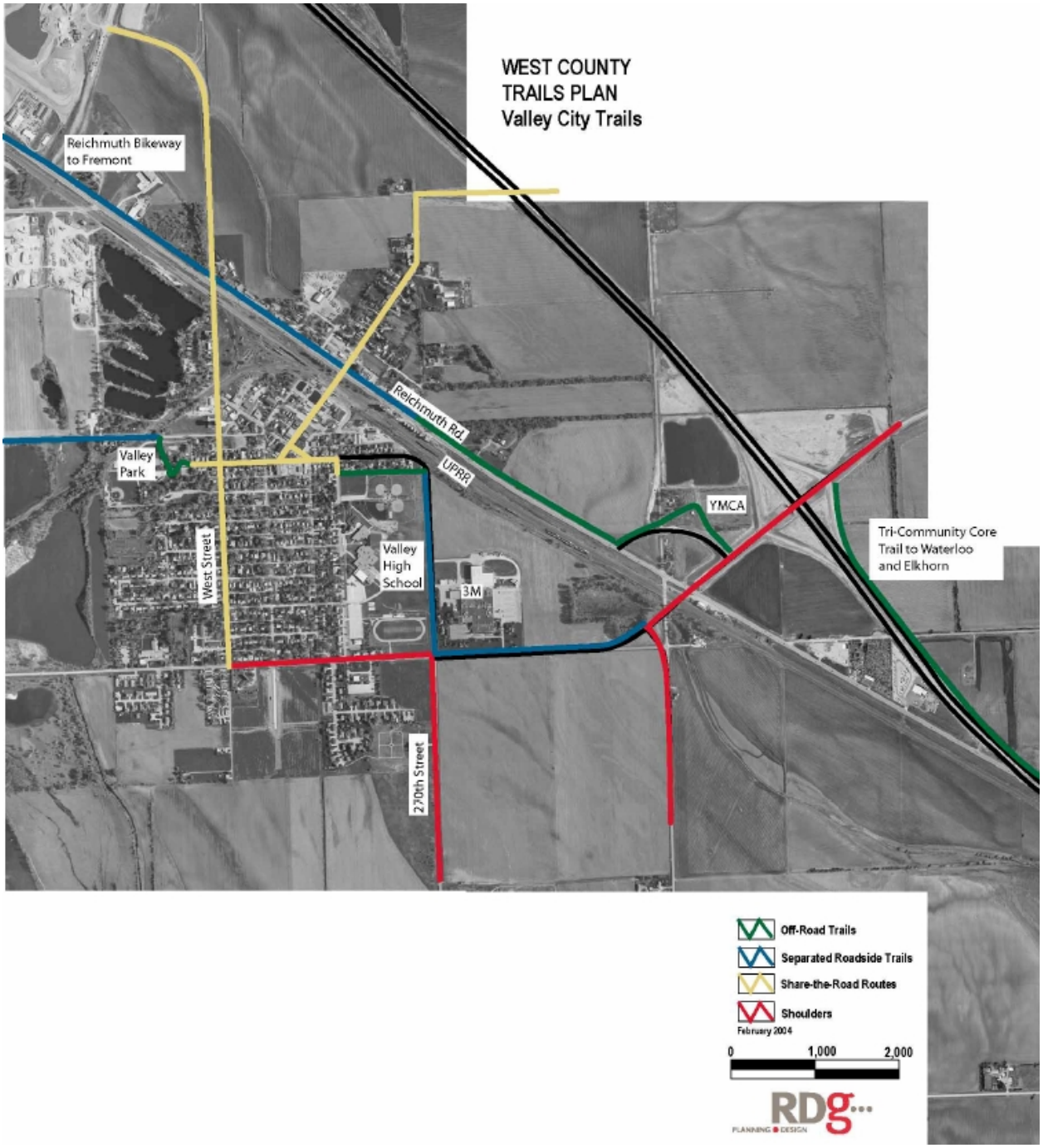
TRANS-11. Commercial signing along major arterials shall be kept to a minimum and shall be low profile.

TRANS-12. All transportation-related decisions will be made in consideration of land use impacts including but not limited to adjacent land use patterns, both existing and planned, and their designated uses and densities.

TRANS-13. When new or reconstructed streets are built, there should be provisions made in the design documents that provide for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.

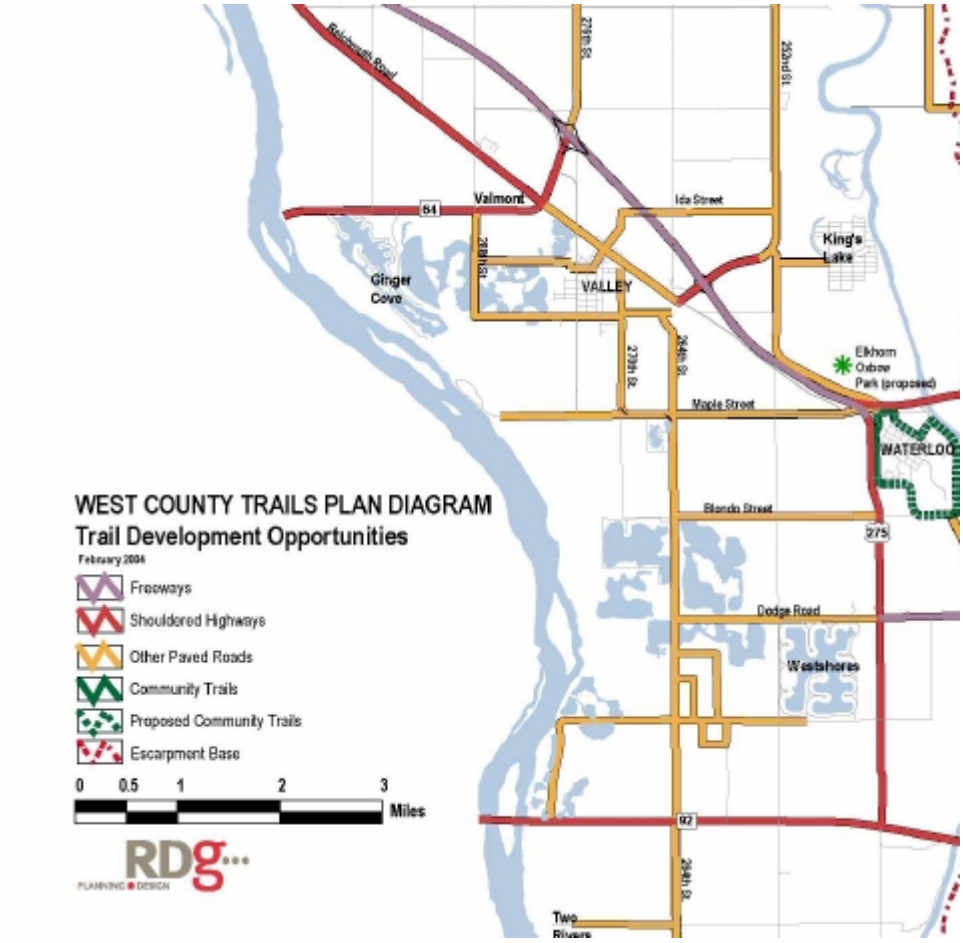
FIGURE 17: TRANSPORTATION PLAN

FIGURE 18: RECREATIONAL TRAILS



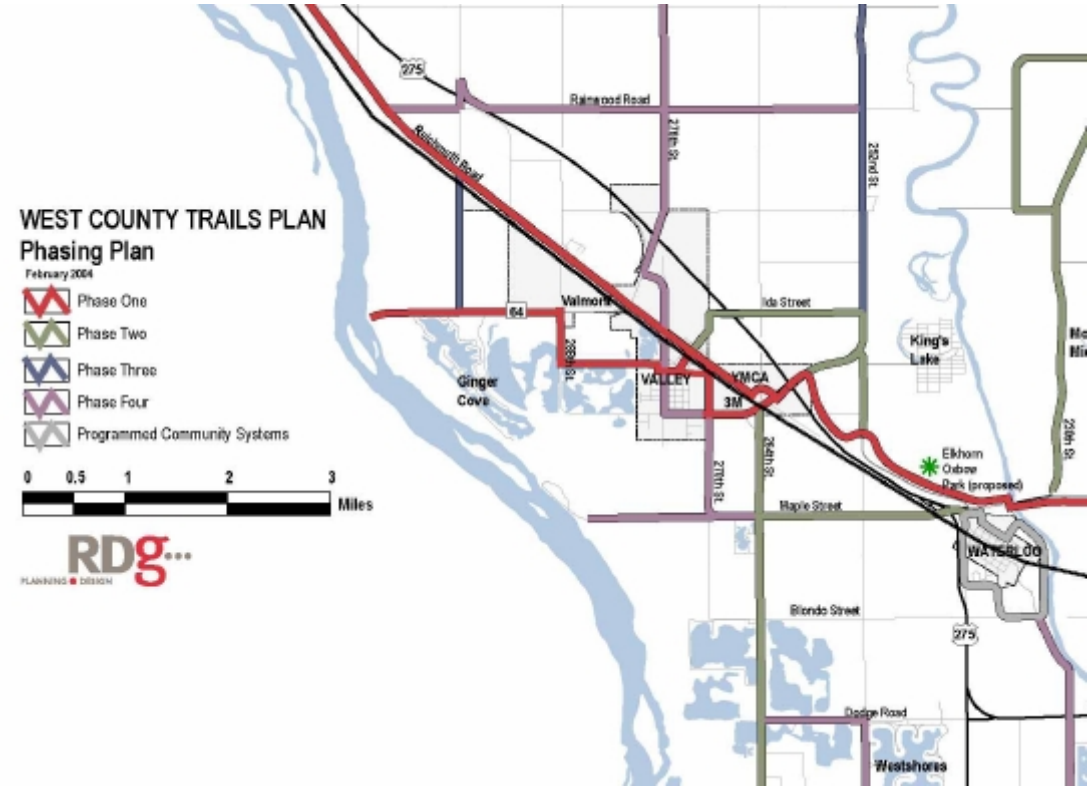
Source: West Douglas County Trails Plan

FIGURE 19: TRAIL DEVELOPMENT OPPORTUNITIES AROUND VALLEY



Source: West Douglas County Trails Plan

FIGURE 20: TRAIL PHASING PLAN



Source: West Douglas County Trails Plan

FIGURE 21: TRAIL DESIGN TYPES

Source: West Douglas County Trails Plan

FUTURE LAND USE PLAN

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

The Future Land Use Plan provides the basis for the formulation of land use and zoning regulations and the application of zoning districts. For this reason, it is imperative to formulate 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 the development within the Valley Future Land Use Plan.

The City of Valley has seen steady growth over the past 63 years. In 1940, the City had a population of 985 people. By 2000, the population had grown to 1,788 people. The key to this growth is that in no decade since 1940 has Valley seen a decrease in population. A key element of this continued growth centers on Valley's location, Douglas County. Douglas County is the largest county on Nebraska and has seen a growth trend from 1940 when the county had just fewer than 250,000 to 2003 with a population of nearly 500,000. The growth within Douglas County during the observed 63 year period has been moving west and has been getting closer to Valley each decade. Based upon these factors it is anticipated that Valley will continue to see growth in the future and this growth will likely become accelerated in the coming years.

Population projections for Valley indicate a continued growth in population. These projections show a total population in 2030 as few as 1,838 people and as high as 4,448 people. Currently there are developed areas and proposed developments within Valley's zoning jurisdiction with over 300 building lots. If all these lots are built upon and are full time residences then Valley is looking at an additional 750 to 1,000 people less than one-mile from the current corporate limits. The planning commission and city council need to continually monitor estimates and development in order to maintain controlled growth. Rapid growth can and will create problems with specific city services.

Future annexations should take place in the non-agricultural land use districts as the City grows. These tracts could and should be annexed in conformance with the Nebraska Revised State Statues. Special consideration must be given to the annexation of existing and future Sanitary Improvement Districts (SID). When the annexation of a SID occurs, the City becomes liable for the remaining debt load of the entity. Annexation of these areas should only occur when the debt load has been eliminated or low enough that the costs vs. benefits are in favor of the City of Valley. However, the planning commission and city council should work to discourage the use of SID's in the future; provided a financially sound approach to constructing the infrastructure can be found. SID's will eventually slow the city's growth and will likely become a major barrier for increasing the corporate limits and potential valuation of the city.

A certain amount of open space/parks and recreation will also be needed in each district to provide for proper open space or recreation opportunities in each neighborhood. To develop the community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable (developable) vacant land within the jurisdiction of Valley.

Currently, the development trend near Valley is lakefront subdivisions. These lakefront properties are being developed due to two specific factors. These factors are the quality and value of the sand and gravel located within the Platte River valley and the shallow depth to groundwater in the Platte River valley. In a number of cases, the sand and gravel operations are being converted (reclamation) to housing development once the useful life of the operation is reached. These operations are a major asset to the community. First they provide potential jobs and revenue for the businesses of the area and then once reclamation proceeds, then the area is seeing an increase in the number of people living in the area and in a number of cases the property values of the land and structure is significantly higher than a standard subdivision. The City needs to examine this asset and develop a land use policy and zoning regulation that is conducive to this development approach.

The Land Use Plan, along with the Transportation Plan, provides the tools to guide future development in Valley. 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 and development. 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
- the feasibility of extending water and sanitary sewer as well as the capacity of the existing sanitary sewer treatment facilities in Valley
- physical characteristics, opportunities and constraints of future growth areas
- current population and economic trends affecting the community

Valley should review and understand the above criteria when making decisions about the future use of land within the planning jurisdiction of the community.

This Comprehensive Development Plan identifies more land for development than forecasted for the planning period. Identifying more land allows for several development opportunities without giving one or two property owners an unfair advantage in the real estate market. Typically, the value of land can increase merely as a result of Plan designation. However, value should be added to land by the 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. This Plan acknowledges that these factors play an important role in the growth and development of a community. A Land Use Plan is intended to be a general guide to future land use that will balance private sector development, the critical growth element in any community, with the concerns, interests, and demands of the overall local economy.

LAND USE PLAN OBJECTIVES

- Identify past trends in demand for various land use categories (residential, commercial, industrial, public). Determine which are working and which may need modification.
- Combine community goals with estimated future demands to project future land use needs.
- Establish policies and land use suitability standards to
    a. Protect and enhance current and future building/land use
    b. Provide reasonable alternatives and locations for various land uses
    c. Promote efficient use of public facilities and utilities

Future land uses are generally segregated into seven primary categories. However, each category will be further delineated to provide greater detail for future development. The following list shows the general land uses within each Land Use Category:

- **Agriculture**
- **Residential**
- **Public/Quasi-Public**
- **Parks / Recreation**
- **Commercial**
- **Industrial**
- **Overlays**

Transitional Agriculture

The Transitional Agriculture District (TA) is where agricultural practices may continue during the planning period. The City's Future Land Use Map (Figure 22) depicts areas for Medium Density Residential use (MDR) which are zoned TA; as residential development occurs in these areas the TA zoning classification will be changed to the appropriate residential zoning classification, Lakefront Residential (R-3) in the case of a lakeside residential development, as a part of the plat approval process.

Residential

Residential development is the backbone of a community. These areas are where the residents live and spend the quality time in their lives. The next three land use designations are intended for single-family dwellings,townhouses, duplexes, multifamily dwellings, apartments, group homes and elderly homes. The difference among the various groups is the density of development in each land use category.

Future residential development in and around the City of Valley during the coming decades will likely be new subdivisions. The city needs to examine the appropriate locations and policies for these new subdivisions. Based upon the population projections, Valley will be faced with a demand for new housing and developable lots. The type of developments will likely vary from a standard subdivision layout to additional lakefront subdivisions.

Examining the future demand for residential development, the population projections discussed previous are a major asset. Based upon a few assumptions, the future demand for residential uses can be approximated. The following table illustrates the potential demand for residential development (not including rights-of-way, parks, etc).

TABLE 45: PROJECTED RESIDENTIAL LAND NEEDS 2000 THROUGH 2030

Year	Average Lot Size	Average persons per household	Projected Population and households				New Land Needed (acres)	
			Low Series		High Series		Low Series	High Series
			Population	Additional Households	Population	Households		
2000		2.49	1,788	-	1,788	-	-	-
2003		2.49	1,823	-	1,823	-	-	-
2010	10,000	2.97	1,838	6	2,347	177	1.4	40.6
2020	10,000	2.97	1,890	17	3,100	253	4	58
2030	10,000	2.97	1,944	18	4,448	454	4.1	104.2
Total				**41**		**884**	**9.5**	**202.8**

JEO Consulting Group, Inc. 2004

The major assumptions within the table include an average lot size of 10,000 square feet and that the average household size will increase from 2.49 persons per household to 2.97 persons per household. The increase in the average household size is based upon the 2000 average in Elkhorn.

The calculations in Table 45 show that Valley will need between an estimated 9.5 acres to 202.8 acres of land strictly for residential lots by 2030. Again, this does not include any future street rights-of-way, park space, etc... It can be assumed that the demand will be for various types of residential development, as currently being seen near Valley and in western Douglas County. Provisions and policies will need to be established in order to guide this residential demand in the proper manner.

Low Density Residential (LDR)

There have been provisions made for Low Density Residential districts within Valley's one-mile extraterritorial jurisdiction. These areas are designated as LDR on the Future Land Use Map. The location of the LDR districts is primarily on the outer edges of the jurisdiction.

An example of a residential lot within a low density district

Development within the LDR district should meet the following standards:

- Consist of lots between one acre and 10 acres in size,
- Be within close proximity to maintain county roads including both gravel and hard surfaced segments,
- Be developed in areas where denser development is not likely to occur by 2030,
- Be located in areas that will allow these developments to act like a buffer between Valley and future developments of Omaha. These lots will allow for a distinctive visual barrier between the two jurisdictions.
- The visual barrier will also aid in creating a defined gateway into the city of Valley, and
- In some case mobile home developments

Medium to High Density Residential (MDR)

The Medium to High Density Residential District (MDR) makes up the majority of future land uses within Valley's jurisdiction. The MDR designation is intended to allow a wide variety of residential development within this district. The zoning districts that are intended to be allowed within the MDR area include:

- Typical single-family residential development.
- Townhouse and condominium residential development.
- Multi-family residential development.
- Lakefront residential development, and
- In some case mobile home developments.

An example of a multi-family development with an appropriate scale and design.

Typical single-family residential development will likely be design in the standard lots and blocks approach. However, when possible the city should encourage creative

developments that center on the clustering concept. The clustering concept will allow the developer in most cases to develop a subdivision with similar densities while creating open

A traditional single-family development constructed around existing trees stands.

Townhouses, condominiums and multi-family development within Valley's jurisdiction should be designed in a manner that is sensitive to the scale and development styles of the community. These types of developments may be sited within clusters of similar structures and uses or in some design layouts it would be appropriate to create a mixture of residential uses in a subdivision.

Lakefront development within Valley's jurisdiction will likely continue to be centered on sand pit lakes. These developments are appropriate for the Valley area due to the existence of a high water table. Allowing this type of development will actually generate development potential on land that may otherwise be limited and have a shorter productive life span. In order to effectively ensure that the extraction operations are eventually converted, the City should allow them within a residential zoning district as a conditional use while requiring a development concept to be presented with the conditional use permit application.

An example of an existing grove of

Medium Density Residential development will allow for a greater number of homes than the Estate Residential area, by providing more useable open space or specific amenities as a tradeoff. This density is intended to encourage variations to the standard detached single-family environment. The area will include predominantly single-family detached dwellings, with some occasional townhouse and condominium developments as well as some two- to four-family dwellings mixed in to the subdivision. In addition, this land use category will allow for some limited multi-family developments in conjunction with developments that predominately contain single-family units. In this way, these areas can provide some opportunity for affordable housing in such a way that it is incorporated into an overall mixed-use residential neighborhood. Most dwellings will be one or two story, and will maintain a typical residential scale and character.

An example of a multi-family unit that has a good residential scale has strong residential elements facing the street, constructed of natural materials and was constructed amongst existing foliage.

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 areas being protected can be used as natural open spaces, linear parks, or trails. This should affect property values in a positive way as people are drawn to live in areas

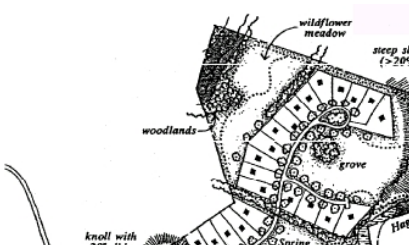
This district is intended to provide character through allowing a number of alternative housing opportunities within a neighborhood setting. Because of the higher concentration of residents in some of these areas, open space and linear parks should be used in conjunction with this area to provide visual interest and contrast with the more densely developed residential form.

Clustered and Mixed Use District (CMD)

The CMD district has been developed in order to provide policy direction on land that may be suitable for a number of uses. These uses include commercial and residential. This district is also intended to be used as a buffering district between industrial uses and residential developments. Typically, the commercial uses would consist of:

- Convenience stores
- Smaller restaurants
- Office buildings

Another beneficial affect that accompanies cluster development is 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.



An example of a Conservation Subdivision

Source: Randall Arendt, Natural Lands Trust, 1994.

Public Space/Institutional

This land use districts intended for City offices, libraries, fire stations, city utility operations, hospitals and other similar public uses. The Public land use district is a general area that can be utilized anywhere within the community. Public uses are intended to accommodate existing public facilities, as well as allow the flexibility to add more facilities within the community as the Valley area develops.

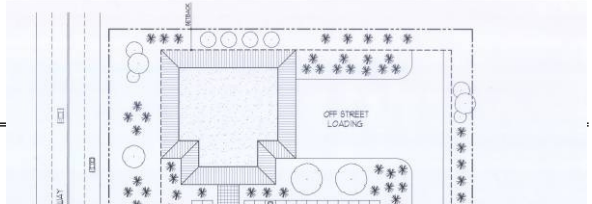
An example of Open Space

Park/Open Space

This land use district is intended for Parks, green space, trails, recreational areas, and areas protected for environmental reasons. (The Open Space land use designation is not intended to be an extension of the City's existing park system). These areas are intended to be used to preserve natural features, as well as a buffer between different development densities. As such, they would initially be void of any park-like amenities. The City supports the retention of natural open space within developments. This land use designation can be used as a tool to encourage environmentally sensitive development. 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 to designate the open areas.

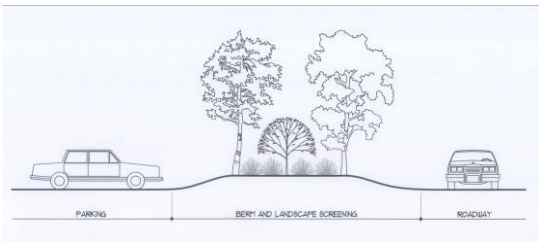
Commercial

Valley's future commercial land use areas are anticipated to include the existing facilities along old



U.S. Highway 275, the downtown area, and along new U.S. Highway 275. During the planning period of this future land use plan, the pressure to develop along the new U.S. Highway 275 will become even greater. The city must determine the types of commercial development that will be allowed within this corridor. It is likely that larger retail and "Big Box" retail will become interested in the Valley area in the future, especially as Omaha grows into this area. These uses are not necessary a negative for the community; however, provisions should be made for site development within the corridor. The more design guidelines that can be placed on the property and structures, the better this "Gateway Corridor" to Valley will look. In addition to retail development, this corridor would also be an appropriate location for office buildings and office parks.

Major commercial development along the U.S. Highway 275 corridor will be required to have access roads and an internal street system. These transportation elements are intended to require the use of landscaping and buffers. Buffers and screening should also be encouraged and used between the transportation system and all parking areas.



An example of a landscaping buffer between a parking lot and street

The *Gateway Corridor* into Valley is along the new U.S. Highway 275 and extends nearly across the city's jurisdiction. This corridor is intended to guide development throughout this primary entrance into the community. This district should implement special design criteria with regard to building design, layout, site development, sign standards, landscaping and lighting design. The majority of the Corridor's design standards will allow for some flexibility of design in order to encourage creativity while protecting the property values and investment made by other property owners in and near the corridor.

Industrial

Industrial lands identified in the Future Land Use Plan designate existing industrial development along within some potential expansion area. The continuation of the existing industries and the development of new industrial development will assist the community in diversifying its growth and development, as well as expanding its tax base and employment opportunities. Desirable transportation corridors are adjacent to the majority of the present and future industrial districts. Industrial uses should be classified into two categories which include:

Light: The Light Industrial category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping and internal and community compatibility. Light Industrial areas are comprised predominantly of industrial uses but may incorporate office and commercial uses that support and complement the industrial area, including warehouses, light manufacturing and assembly, and contractor facilities.

Heavy: Heavy industrial is characterized by intense industrial activities that may have significant impacts to surrounding areas, including, but not limited to noise, odor or aesthetic impacts. Mines, quarries, cement and asphalt plants, hazardous material storage, petroleum storage are examples of heavy industrial type uses.

Conservation Easements

Conservation Easements are a development tool, which requires a developer to preserve certain natural characteristics within a proposed development. A Conservation Easement allows the developer to place these areas

into a perpetual easement that goes with the development. In most cases, the easement stipulates that nodevelopment activity will occur within the described boundaries.

Conservation Easements may be maintained in one of three basic ways; through a homeowners association, by the City, or by a third party such as the Natural Resources District. The maintenance of the preservation area must be indicated and clearly stated within the easement agreement.

In areas of the City's jurisdiction where floodplains, wetlands, and wooded areas are present, the City should encourage developments to preserve these areas within a Conservation Easement. In some cases, the City may choose to allow development within an indicated floodplain and /or Open Space and Recreational area as long as the development is along the perimeter of another land use district. However, a large portion of the floodplain and /or Open Space and Recreational area is preserved within Conservation Easements.

Through a combination of Conservation Easements and Clustered/Mixed Use Developments, the City should encourage density bonuses, through the use of the Clustering/Mixed Use District, when a developer provides the proper Conservation Easements. Density bonuses may be a direct proportion of lot area reduction to conserved land or additional lots may be allocated if certain conditions are agreed upon within the easements.

Conservation easements can be an excellent means to preserve natural resources and characteristics. This tool allows the developer to create even more attractive subdivisions and the City to protect some of the natural characteristics of the community and surrounding areas. This tool has been designed to be a win – win situation for all concerned parties, the developer, the City, and residents of the development.

Conservation Subdivisions and Stormwater Management Areas

The concepts surrounding **Conservation Subdivisions and Stormwater Management** are compatible. Conservation Subdivisions allow developers to work around natural water areas and drainage areas and are encouraged in future areas of Valley. In addition, this combination has increasingly greater potential when the development is designed to work with the existing topography of the site. As discussed previously, Conservation Subdivisions work with natural amenities, thus allowing stormwater to follow existing drainage ways and use existing wetland areas for the natural recharge of the ground water. These subdivisions can be designed to accommodate stormwater above ground and allow it to dissipate more naturally.

Flood Plain Overlay: This land use area accommodates the existing flood hazard areas within designated areas in Valley. This area protects land surrounding these areas while preserving the natural environment. Urban Development in this area is highly discouraged, although it is possible through standards set by the Federal Emergency Management Agency. Uses, if located in the best areas that would lessen the impact upon the area include; existing and future city parks and trails. *This area was based from maps produced through the National Flood Insurance Program, including the Flood Insurance Rate Map.

LAND USE PLAN MAP

These general land use areas have been expanded into a total of eight areas, with one overlay, to accommodate specific land uses in the community. A larger number of land use types will give Valley more control over the location of different uses and the appearance of the community, while promoting the health, safety, and general welfare of the public. These land use areas will then become the basis for developing Zoning and Subdivision Regulations.

The areas have been incorporated into the Land Use Plan Map, shown in Figure 22. This key element of the Plan has been developed by the citizens, planning commission members and elected officials of Valley. Figure 22 is a representation of future land uses in Valley. Each land use category will address the purpose of the land use area and the general development guidelines that should be applied to such land use area(s) in the future.

FIGURE 22: FUTURE LAND USE MAP

FUTURE LAND USE GOALS

The City of Valley should manage the land in a cost-effective and efficient manner while protecting the natural resources, as well as maintaining and increasing land values. Guiding future growth and development in Valley towards a compact 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.

Policies

GEN-LU-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 shall be borne by the developer or those property owners within said subdivision.

GEN-LU-2. Designate areas in the Land Use Plan that address the anticipated future growth needs of Valley.

GEN-LU-3. Develop zoning and subdivision regulations that promote efficient land usage and long-term adequacy, while avoiding land use conflicts and inefficient provision of public infrastructure.

GEN-LU-4. Encourage the development of vacant lands within Valley by providing regulatory incentives such as clustering provisions and density bonuses that promote appropriate land uses.

GEN-LU-5. Discourage and minimize leapfrog development outside of the corporate limits.

GEN-LU-6. The City needs to identify specific locations, internally, for future public facilities including recreation and fire.

Commercial Land Use Policies

COM-LU-1. Encourage the location of commercial land uses at the intersections of major transportation networks that already have or can be efficiently supplied with public infrastructure.

COM-LU-2. Promote the efficient expansion of public infrastructure through the development of commercial centers as clusters of high-density development that efficiently utilize land resources.

COM-LU-3. Utilize frontage roads when locating along major roads/streets/highways.

COM-LU-4. Encourage investment in new and existing commercial development which is compatible in size, architectural design, intensity, and signage with surrounding land uses in established areas.

COM-LU-5. Encourage the formation, retention, and expansion of commercial development within the existing commercial boundaries of Valley.

COM-LU-6. Encourage investment in new and existing commercial development that is compatible in size, architectural design, intensity, and signage with the surrounding land uses in established areas.

COM-LU-7. Appropriate transitional methods should be considered at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned).

Residential Land Use Policies

RES-LU-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.

RES-LU-2. Work with community officials and developers on a continual basis to monitor and evaluate the effectiveness of existing regulations, and to identify proper areas to locate new development.

RES-LU-3. Develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

RES-LU-4. New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.

RES-LU-5. Develop 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.

RES-LU-6. Promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.

RES-LU-7. Establish zoning and subdivision design standards that require buffers and screening standards for new developments.

RES-LU-8. Revise existing regulations to improve the review process for preliminary and final plats and site plans.

RES-LU-9. Encourage the development of additional elderly housing throughout the City.

RES-LU-10. The Clustered / Mixed Use concept provides a viable alternative to conventional urban development patterns, while providing a means to encourage creative yet responsible / sensitive developments.

RES-LU-11. The City of Valley will review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Land Use Map or the goals and policies of the Plan.

LAND USE SUITABILITY CRITERIA

This section of the Plan begins to address the question "How will this plan be implemented?" The major assumption of this plan is:

"Specific development criteria will be adopted to help guide builders, investors and community leaders in making good decisions concerning Valley's future."

Based upon that assumption, the implementation criteria will be specific statements that:

- Describe the relationship between/among land uses.
- Establish criteria or design standards that new development must meet.

LAND USE TRANSITIONS

New development should provide, if needed, any screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are done along streets, alleys or natural features (streams, railroads, etc.) whenever possible.

COMMUNITY GROWTH

New development should, to the greatest extent possible, be contiguous to existing development or services. This would allow for the logical and cost effective extension of streets and utility services. The City may authorize non-contiguous development if:

- The developer pays for the "gap" costs of extending services from the existing connections to the proposed development, or
- The extension would open up needed or desirable areas of the community for additional growth, and
- Issues are related to adjacent/transitional agriculture uses.

The Land Use Plan, along with the Transportation Plan, provides the necessary tools to direct future development in Valley. The Land Use Plan is based upon existing conditions and projected conditions for the community.

Demand for residential uses will be driven by the future population, the ratio of owner-occupied to renter-occupied housing units, and the projected number of future dwelling units needed. The development of new residential units drives the need for additional commercial development, additional streets, public and park facilities, and industrial development. Residential development is the primary force driving all other uses in smaller communities. Therefore, decisions regarding future residential development will have a direct impact on other uses throughout the entire community.

POST DEVELOPMENT RUN-OFF

All future subdivision development within Valley's growth area needs to seriously consider the impact upon downstream areas regarding increased amounts of stormwater runoff. As the City approves development along the edge of the community special consideration should be given to this issue. In addition, this same special consideration should be taken when examining redevelopment areas within the existing corporate limits.

The following policies should be considered by the City of Valley regarding post development runoff. All new subdivision developments within the City's Growth Area, including the existing corporate limits, should be designed to minimize the post development runoff. Design should be based upon a 10-year storm event. This policy needs to be implemented in the City's Zoning and Subdivision Regulations. The increased runoff may be contained within a retention/detention basin on the development site, within parking lot designs, or any other approved means. Currently, there are a number of ponds located in the growth areas of Valley, these ponds need to be analyzed to determine the potential detention abilities of each pond. These ponds could be an asset with regard to detention as well as an amenity for developments.

EXTRATERRITORIAL JURISDICTION

The one-mile area beyond the City limits will play a major factor in Valley's future growth. The land uses in the extraterritorial area.

ANNEXATION POLICY

As cities grow in size the borders must be extended in order to provide a higher quality of life for it 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. This power should be used, as development becomes urban in nature rather than rural. 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 ways annexation actions can be taken:

- 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 a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance, a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. 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 that states that the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

POTENTIAL ANNEXATIONS

As a result of the annexation by the City of 434.670 acres adjacent and contiguous to the City and located south and west of the City on November 25, 2013 by Ordinance No. 650 there are several existing developments, lots, tracts or Sanitary and Improvement Districts which are adjacent and contiguous to the City of Valley which are clear areas for immediate annexation.

PLAN 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. Implementing the Transportation Plan is a primary function of subdivision regulations.

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.

PLAN FINANCING

The Implementation Plan is a reiteration of the Goals and Policies; however, the Goals and Policies have been prioritized by the importance to the community. This prioritization was undertaken during the comprehensive planning process with the Planning Commission and the Plan Review Committee. The information represents potential projects, which need to be addressed by the City and key participants (see Goals and Policies section).

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,
2. Identify any changes in the status of projects called for in the plan, and
3. 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 that 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. By reviewing all proposed amendments at one time, 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, 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 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:

- the character of the adjacent neighborhood
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent
- properties, or the community at large, if the request is approved
- the impact of the proposal on public utilities and facilities
- the length of time that the subject and adjacent properties have been utilized for
- their current uses
- the benefits of the proposal to the public health, safety, and welfare compared to
- 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

PLAN FINANCING

To accomplish the tasks proposed in the Comprehensive Plan the City of Valley will need to develop partnerships with a number of individuals, corporations, and other jurisdictions to provide financing and avenues to address issues and fund development projects. A summary of potential sources and development partners is provided in the following paragraphs. Although it is by no means exhaustive, it allows the City to begin the process of securing funding for projects and creating necessary partnerships in order to facilitate community development.

Banks

In the past, many banks collected savings from distressed areas, but then refused to lend those dollars back. The Community Reinvestment Act (CRA) addresses past lending practices that did not support lending in depressed neighborhoods. Enforced by four federal agencies that track the geographic distribution of each bank's loans, the CRA applies to all large lending institutions.

Under the CRA, financial institutions are obligated to serve the public, specifically low- and moderate-income neighborhoods. Banks are encouraged to apply flexible underwriting standards for loans that benefit economically disadvantaged areas or individuals. Working in tandem with the CRA is the Home Mortgage Disclosure Act (HMDA), which addressed the problem of conventional lenders denying credit to certain neighborhoods or areas. The HMDA requires lending institutions to document and reveal the geographic location of their home mortgages.

Also, Bank Community Development Corporations (CDCs) are specific example of how banks can contribute to economic revitalization. Bank CDCs can be for-profit or non-profit subsidiary organizations funded by banks, bank holding companies, and/or federal savings associations under special regulations that encourage such investments in local community and economic development projects. Banks CDCs may make equity or debt investments in local businesses, or real estate investment projects that directly benefit low- and moderate-income groups. Unlike banks or bank holding companies, bank CDCs can also purchase, construct, or rehabilitate property.

A neighborhood or area can establish a bank CDC by working with one or more local banks, the Federal Reserve, the Comptroller, and its respective state financial institution regulators. They must be approved by the Federal Reserve and the Office of the Comptroller of the Currency. Bank CDCs have more freedom to participate in and provide guidance to commercial lending activities in their community than do regular banks. Therefore, small businesses located in distressed areas have a good opportunity to approach a local Bank CDC for further lending options. For more information, please refer to Chapter II on Major Players.

Peer Group Lending

Individual entrepreneurs are frequently denied loans because banks believe they lack sufficient collateral or that the entrepreneur will be unable to repay the loan. Peer-group lending collects collateral and spreads the risk among a group of entrepreneurs, increasing an entrepreneur's chances of obtaining a loan.

Peer groups are composed of entrepreneurs gathered together by neighborhood groups, non-profits, or banks. The availability of a loan is dependent on the repayment schedule of others in the group. Since group members are dependent on the success of their peers, they work together to support each other. Most loans are based on character rather than collateral. Members alert each other to business opportunities and critically look at other member's business plans.

Small Business Investment Companies

Small Business Investment Companies (SBICs) provide another opportunity to secure venture capital. They are privately owned and managed investment firms that use their own capital, plus funds borrowed at favorable rates with an SBA guarantee, to make **venture capital investments** in small businesses, start-ups, and growth situations. SBICs are primarily for-profit organizations that provide equity capital, long-term loans, debt-equity investments, and management assistance to qualifying small businesses.

With few exceptions, there are no restrictions on the ownership of SBICs. An SBIC can be formed by virtually anyone with venture capital expertise and capital. By law, SBICs can be organized in any state as either a corporation or a limited partnership. Most SBICs are owned by small groups of local investors, although some are owned by commercial banks.

There are two types of SBICs: regular SBICs and Specialized SBICs (SSBICs), or 301(d) SBICs. SSBICs invest in small businesses owned by socially or economically disadvantaged persons, such as minorities.

SBICs obtain financing through equity capital, public stock sales, government leverage, debt security issues, and loans. In return, SBICs finance small business concerns. As financier, the SBIC has a variety of options. Long-term loans to small business concerns provide funds needed for sound financing, growth, modernization, and expansion. These loans may be provided independently or in cooperation with other public or private lenders and have a maturity of no more than 20 years. In the interest of the small business concerns, the SBA regulates the cost of money on SBIC loans and debt securities issued.

To become a licensed SBIC, an organization must bring to the table a minimum of $5-10 million in private capital ($5 million for SBIC using debenture, $5 million for Specialized SBICs and $10 million for SBIC using Participating Securities). Specialized SBICs (SSBIC) invest in businesses owned by socially and economically disadvantaged entrepreneurs, whereas SBICs can invest in any type of business. They are sometimes known as 301(d) SBICs. SSBICs that work with disadvantaged entrepreneurs, primarily members of minority groups, are often referred to as Minority Enterprise SBICs or MESBICs.

In order to leverage private sector money, the potential SBIC must reach out to private investors who understand the SBIC program and meet the SBA's operation requirements. Once this private capital has been raised, additional funds from the sale of SBA-guaranteed securities can be added, with approval by the SBA after a rigorous credit evaluation. Each SBIC is regularly assessed by the SBA to make sure the organization is doing well.

General information on SBICs:

- **Finance Limit:** As with most local entities, SBICs vary across the country and establish different limits on the types of investments they make.
- **Investment Policy:** SBICs make equity investments and loans. Some offices may prefer to do one over the other.
- **Type of business:** The preferential type of industry that an SBIC will support depends on the individual management of each SBIC.
- **Location:** Although SBICs, as do venture capitalists, prefer to invest in businesses close to their offices, SBICs will fund viable small business projects anywhere nationally if they believe in the company.
- **Qualifications:** A business must have a net worth under $18 million and an average after-tax earning of less than $6 million in the past two years to be eligible for SBIC funding.

Community Development Financial Institutions

The federal government also supports Community Development Financial Institutions (CDFIs), which promote community economic development in areas lacking financial access. CDFIs can be banks, credit unions, loan funds, and venture capital funds that make grants, loans, and other investments in both community groups and small businesses in certain neighborhood areas. The three types of CDFIs are:

- **Community Development Banks** are federally insured and regulated depository institutions structured and regulated like normal banks with a primary mission to serve low-income communities. Community development banks include South Shore Bank in Chicago, IL and Elk Horn Bank in Arkadelphia, AR.
- **Community Development Credit Unions (CDCUs)** are financial cooperatives owned and operated by low-income people to serve member needs. CDCUs can make low interest loans for small business creation and expansion. For the initial fund start-up, CDCUs rely on outside groups interested in making social purpose investments. There are approximately 300 CDCUs serving 40 states.

- **Community Development Loan Funds** aggregate capital and contributions from socially conscious banks, investors, and foundations to provide equity, bridge loans, or low-market financing for affordable housing,small businesses, or neighborhood economic development in distressed communities.

A CDFI is eligible for federal financial support, technical assistance, and training if it:

- Has a primary mission to promote community development.
- Serves an "investment area" determined by demographic criteria or a "targeted population" that is low income or lacking access to loans or equity investments.
- Provides development services in conjunction with equity investments or loans.
- Maintains accountability to area residents or targeted population through representatives on its governing board.

Venture Capital

Venture capital refers to equity investments in businesses with the hope that they will grow and become profitable. Although risky, equity investments can lead to enormous payoffs when the companies invested in are extremely successful. The prosperity of many of today's corporate giants can be directly linked to the venture capital investments they received when they were infant businesses. Recognizing this, neighborhood groups can encourage the use of venture capital as an option for financing small businesses and projects in their communities. Two effective ways of increasing the venture capital available to local businesses is to 1) coordinate databases that assist in matching up potential investors with businesses, and 2) promote the area to specific venture capital firms.

Foundations

Foundations with objectives similar to those of a neighborhood group or project can be approached for funds. A foundation is likely to fund planning studies, management or technical programs, rather than construction, maintenance or operations.

Small Business Administration (SBA)

Small businesses that meet SBA size standards and program requirements can apply for SBA guaranteed loans through participating lenders. Although administered through a participating bank, loans are federally guaranteed so that if the small business does not do well, the bank is not at risk. These loans are intended to assist businesses not successful in obtaining funds through commercial lenders, and decrease the lending risk to banks.

SBA Credit Requirements

To qualify for SBA lending programs, a small business must meet specific program requirements and the SBA size standards for that particular industry. Some credit and collateral requirements may apply. The SBA size requirements are as follows:

- **Manufacturing:** Maximum number of employees ranges from 500 to 1,500, depending on the type of industry.
- **Wholesaling:** Number of employees may not exceed 100.
- **Retail and Services:** Average annual receipts of the last three years may not exceed $3.5 to $17 million, varying by industry.
- **Construction:** Average annual receipts of the last three years cannot exceed $7 to $17 million, depending on industry classification.

Personal guarantees are required from all principal owners and from the CEO of the business. Liens on personal assets of the principals may be required. It should be noted that while SBA offices across the country have the same policies and regulations, there are regional differences in loan packages. Contact the SBA at (800) 827-5722 for specifics in your area.

To receive an SBA loan, the **applicant must:**

- Be of good character.
- Demonstrate sufficient management expertise and commitment to running a successful operation.
- Have sufficient funds, including the SBA guaranteed loan, to operate the business on a sound financial basis.

Documents required by the SBA include:

- Current balance sheet (start-up businesses must prepare an estimated balance sheet and state the amount that the principals have invested in the business).
- Profit and loss statement for the current period and for the most recent three fiscal years, if available (start-ups must prepare a detailed projection of earnings for at least the first year of operation).
- Current fiscal financial statement for all principals/stockholders who own 20 percent or more of the business.
- A detailed list of collateral and its estimated present value.
- A completed loan package. Provided by banks, these packages give insight on the applicant and the business.
- A statement of the amount of the loan request and the purpose for which the funds are to be used.

SBA 7(a) Program

The 7(a) loan program is the SBA's general business loan program. The SBA is authorized to guarantee between 75 percent and 80 percent of a loan, up to a maximum of $750,000, for small businesses that cannot obtain financing on reasonable terms through normal lending opportunities. This includes acquisition of real estate, business expansion, machinery and equipment purchases, furniture and fixture purchases, working capital, and inventory purchases.

A major advantage of the 7(a) loan program, over a straight commercial loan from a private lender, is the typically extended repayment term. Working capital loans can have maturities of up to ten years, while 25 year maturities are available to finance fixed assets such as the purchase of real estates. Interest rates are negotiated between the borrower and the lending institution, subject to SBA maximums, and cannot exceed the prime rate plus 2.75 percent.

SBA 504 PROGRAM

The SBA 504 loan program, administered by SBA Certified Development Companies (504 CDCs), provides long-term, fixed rate capital to small businesses to acquire real estate, machinery and equipment for business expansion or facility modernization. The loans cannot be used for working capital purposes or to refinance existing debt, except to replace funds spent on the project in anticipation of the loan. The minimum debenture SBA 504 project amount is $125,000. The SBA's share of the loan cannot exceed $750,000 or 40 percent of the total project cost, whichever is less.

The 504 program requires that funds are provided by three sources:

1. The business needs to find a conventional lender to provide a first-mortgage type loan for approximately 50 percent of the funds at a normal lending rate.
2. A minimum of 10 percent of the funds is provided by the borrower.
3. The remainder is provided by a Certified Development Company (CDC) through debenture bond sales. The CDC will sell debentures in the private market that are guaranteed by the SBA. These debentures pay a below

market rate of interest twice annually. The maximum SBA debenture is $1 million. These debenture bonds are popular even at the lower rate of interest because the bond is completely guaranteed in the full faith and credit of the U.S. Government.

The business is required to pay the bi-annual interest on the debenture to the holder of the note, in addition to the normal payments to the lender for the loan that covered 50 percent of the financing. The bank is protected by a deed of trust or lien on the property having an appraised value great enough to support 100 percent of the loan.

COMMUNITY DEVELOPMENT CORPORATIONS 504 LOAN LENDER

A Community Development Corporation loan lender (504 CDC) provides financial assistance on participation with SBA under Title V of the Small Business Investment Act. A CDC may also aid a small business in obtaining other assistance from SBA by preparing loan applications, facilitating management and procurement assistance, and obtaining assistance from other government and non-government programs. CDCs are encouraged to organize resources for the economic benefit of small business in a fashion that will produce community economic development.

All SBA 504 loans must originate with and be administered by a 504 CDC loan lender. Businesses can go directly to a participating CDC to apply for the loan. The CDCs generally will approach banks with qualified borrowers but banks may identify potential candidates for these loans, advise them about the 504 program, assist them in contacting a CDC in their community, and arrange to meet with the CDC. Similarly, the SBA District Office can advice small businesses about this process and supply them with names of CDCs in the area. In order for an organization to be a CDC, it must be certified by the SBA.

The SBA's microloan program is designed to support existing financial assistance opportunities formicroenterprises, particularly those in low-income or rural areas. The program seeks to provide credit or enhancement to motivate local lending institutions to extend funding to firms that are in certain industries (i.e., service or retail), are young, and/or are small. This is a "direct loan" options, should there be extraordinary loan requests that cannot be funded through private sector participation or other funds. The scope of the MicroBusiness Loan Program relies on the following concepts:

- A Direct Loan provision (lender of last resort) to accommodate loan requests that cannot be reasonably funded by the private sector.
- The MicroBusiness Loan Program is being initiated to address a large credit gap in the capital which is made available to small businesses. It is not a borrowers incentive or subsidy program.
- Although established to serve targeted business, the program is flexible enough to be expanded, when fiscally practical, to meet the requests of a variety of businesses.

Traditionally small entrepreneurs suffer from a lack of capital. The approach of this program is to bring microbusinesses into the broad and diverse capital resources which are typically accessible to their mainstream competition. Thus the goals are to:

- Improve access to business credit by targeted small-scale businesses, including minority and women owned enterprises.
- Increase the success of businesses in the region.
- Motivate micro businesses in the region.
- Encourage local banks to provide credit to small firms.
- Leverage public money through private sector involvement.

In order to reach the goals described above, there are essentially three services, which are available to microbusinesses:

- Assistance in locating and developing receptive financing sources, in preparation and submission of financing packages, and in loan negotiations and closing.
- Assistance in **leveraging** capital resources for the purpose of directing and using these resources to the benefit of micro enterprises.
- The program, also, actively looks for merger, acquisition, and joint venture opportunities. In addition, it pursues such business growth opportunities for minority and women owned businesses.

MICRO-LOAN DEMONSTRATION PROGRAM

Through the Micro-loan Demonstration Program the SBA makes loans to private, non-profit, and quasi-governmental organizations who will make **short-term, fixed interest rate micro-loans** (up to $25,000) to start-up, newly established, and growing small business concerns. Funds are then provided with marketing, management, and technical assistance. The program helps women, low-income, and minority entrepreneurs who lack credit.

SBA grants are also made to non-intermediary lender non-profits to provide marketing, management, and technical assistance to low-income individuals seeking, with or without loan guarantees or private sector financing for their businesses.

Micro-loans can be used to purchase machinery and equipment, furniture and fixtures, inventory, supplies, and working capital. This is not part of the 7(a) program and funds cannot be used to retire existing debt. Loans must be repaid on the shortest term possible, no more than six years, depending on the earnings of the business. Each organization has individual collateral requirements; assets bought with the loan are automatically considered collateral. Personal business owners guarantees are also commonly required.

CAPLines

CAPLines is used by SBA to help small businesses meet short-term and cyclical **working-capital needs.** Most loans can be for any amount and the following purposes:

- Finance seasonal working-capital needs.
- Finance direct costs needed to perform construction, service, and supply contracts.
- Finance direct costs associated with commercial and residential building, construction without a firm commitment for purchase.
- Finance operating capital by obtaining advances against existing inventory and accounts receivable.
- Consolidate short-tern debt.

Fixed or variable interest rates are negotiated between the lender and borrower, and have a maturity of up to five years. The five short-term CAPLines programs are:

- **Seasonal Line:** revolving or non-revolving, it advances funds against anticipated inventory and accounts receivable for peak seasons and sales fluctuations.
- **Contract Line:** either revolving or non-revolving, it finances direct labor and materials costs associated with a performing assignable contract(s).
- **Builders Line:** either revolving or non-revolving, it helps small contractors and builders to finance direct labor and materials costs. The project if the collateral.
- **Standard Asset-Based Line:** provides finances for cyclical, growth, recurring, and/or short-term needs. Borrowers generate repayment by converting short-term assets into cash. Borrowers continually draw and repay as their cash cycle dictates. Businesses that provide credit to other firms generally use this; since loans require periodic servicing and monitoring of collateral, the lender may charge additional fees.

- **Small Asset-Based Line:** provides an asset-based revolving line of credit up to $200,000, and operates like the Standard Asset-Base Line, except stricter serving requirements are waived, provided the borrower can consistently provide full repayment from cash flow.

Low Documentation Loan Program (LowDoc)

LowDoc is one of the SBA's most popular programs because of its **one-page application** form and rapid turnaround time (two to three business days) for loans of up to $100,000. Borrowers must meet the lender's credit standards before applying for a LowDoc loan. Business start-ups and businesses with fewer than 100 employees and with average annual sales of less than $5 million over the past three years are eligible for LowDoc.

FA$TRAK

FA$TRAK makes loans of up to $100,000 available **without requiring lenders to use the SBA process**. Approved lenders use existing documentation and procedures to make and service loans, and the SBA guarantees up to 50 percent of the loan. Maturities are 5-7-years for working capital and up to 25 years for real estate or equipment.

Revolving Loan Funds (RLF's)

In economically distressed areas, RLF's are vitally important to revitalization and growth as they are designed to alleviate the high cost and short supply of capital by providing flexible loan terms to entrepreneurs and business owners. RLF's make capital accessible to those unable to obtain financing from banks or other financial institutions, filling a credit gap for many small businesses. The RLF board tries to make the loans as affordable as possible by providing below market interest rates and longer loan terms.

Long-tern economic growth strategies must include methods to replenish funds that have been dispersed for business development. RLFs' constantly enlarging money pool meets this economic development need. Since most states prohibit the use of local revenue for private business assistance, public financing of private economic development traditionally has been capitalized and recapitalized with federal and state monies. However with RLFs, federal funds can be used to leverage further private investments, sometimes producing loan pools with as large a ratio as five or six private dollars to each public dollar. Because of their involvement in RLFs, private investors often influence how RLF loans are made.

In addition to the programs listed above, the following programs should be utilized to assist in the implement the proposals listed in the Comprehensive Plan:

Community Services Block Grants
Transportation Equity Act for the 21st Century (TEA-21) programs:
Transportation Community and System Preservation
Transportation Enhancements
Scenic, Historical, and Trails
U.S. Department of Commerce EDA programs:
    Public Works
    Economic Adjustment
U.S. Department of Housing and Urban Development programs:

Assisted Living Conversion Program
Brownfields Economic Development Initiative (BEDI)
Community Development Block Grant (CDBG) Technical Assistance
Community Development Work Study
Community Housing Development Organizations (CHDO) Technical Assistance
Continuum of Care Homeless Assistance/Supportive Housing Program

Economic Development Initiative (EDI)
Empowerment Zone/Enterprise Community Initiative
Fair Housing Initiative Program (FHIP)
Healthy Homes Initiative
Hispanic Serving Institutions Assisting Communities
HOME Technical Assistance
Homeless Assistance Technical Assistance
Homeless Innovative Project Funding Grants
Homeownership Zones
HOPE 3
HOPE VI Demolition
HOPE VI Revitalization
Housing Choice Voucher Program
Housing Opportunities for Persons With AIDS (HOPWA) Competitive
Housing Opportunities for Persons with AIDS (HOPWA) Technical Assistance
HUD Colonias Initiative (HCI) Grant (non-CDBG)
Indian Community Development Block Grant (ICDBG)
Intermediary Technical Assistance Grants (ITAG)
Lead Hazard Control Program
Lead Hazard Research
Multifamily Housing Drug Elimination Grant Program
Outreach Technical Assistance Grants (OTAG)
Resident Opportunity and Self-Sufficiency Program (ROSS)
Rural Housing and Economic Development
Section 8 Housing Assistance Payments Program
Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings (Continuum of Care)
Self-Help Homeownership Opportunities Program (SHOP)
Shelter Plus Care (Continuum of Care)
Youthbuild

U.S. Department of Agriculture

Rural Development
Natural Resources Conservation Service

Environmental Protection Agency

Construction Grants Programs
Section 106 Water Pollution Control Program Grants
Indian Set-Aside Grants
Hardship Grants Program for Rural Communities
Water & wastewater grants
Brownfields Initiative Grants

PUBLIC EDUCATION

Finally, broad public support and involvement is necessary to the development and use of practically any implementation policy or program. If adequate support is to be developed, a permanent program educating residents is necessary. People who understand the needs and ways of meeting those needs of the community must take the initiative to stimulate the interest and the understanding required to assure action is taken. The governing body of Valley should strive to implement an active public participation process by creating an educational process on land use issues annually.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of two or more public agencies or private organizations can be coordinated. Frequently constraints prevent organizations from working with one another (i.e. financial resources, legal authority, restriction of joint uses of facilities, etc). Efforts should be

made to bridge this gap with open communication, cooperation and the realization that the issue at hand could benefit the health, safety and general welfare of the residents in Valley.