

AGENDA
VALLEY CITY COUNCIL
Tuesday, June 17, 2025
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of May 20, 2025 Planning Commission meeting

8. **Public Hearings**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

8.A. Centaur Development - consideration and recommendation for approval of waiver from site design standards Lots 2, L and J subdivision, Douglas County, Nebraska 25050 Highway 275

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

8.B. Ordinance - consideration and recommendation to amend existing sections of the City of Valley Zoning Regulations relating to Use Limitations within I-1 Light Industrial Districts

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

8.C. Ordinance - consideration and recommendation to amend existing sections of the City of Valley Zoning Regulations relating to Commercial Design Standards in Designated Commercial Areas.

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

8.D. Flatwater Lakes Estates LLC (Champion Shores) substandard and blight study - consideration and recommendation whether such redevelopment project area is substandard and blighted

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing

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- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

9. **Adjourn**

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**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

PUBLIC NOTICE is hereby given by the Chairman of the Planning Commission of the City of Valley, Nebraska that a public hearing will be held on **Tuesday, June 17, 2025**, at **4:30 p.m.**, at **Valley City Hall, 203 North Spruce Street, Valley, Nebraska**. The purpose of the hearing is to obtain public comment prior to the Planning Commission's review of a Substandard and Blight Study. The Planning Commission shall review the Substandard and Blight Study and make a recommendation as to whether such redevelopment project area is substandard and blighted.

All interested parties shall be afforded a reasonable opportunity to express their views at the public hearing regarding the Substandard and Blight Study and the proposed substandard and blight designation. A copy of the Substandard and Blight Study, including a map showing the area covered by the Substandard and Blight Study, is available at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

5/30, 6/6 ZNEZ



Proof of Publication

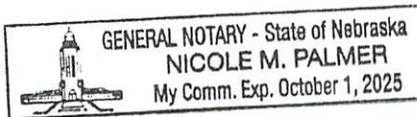
JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 2 consecutive weeks on:

5/30/25 6/6/25

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$47.34

Additional Copies \$ _____

Filing Fee \$ _____

Total \$47.34

Jason W. Huff

Subscribed in my presence and sworn to before
me this JUNE 06 2025

Nicole M. Palmer

Notary Public in and for
Douglas County, State of Nebraska

**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on **Tuesday, June 17, 2025, at 4:30 p.m.**, at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Centaur Development: Application for Waiver from Site Design Standards Lot 2, L & J Subdivision, Douglas County, Nebraska 25050 Highway 275.
2. Ordinance to Amend Existing Sections of the City of Valley Zoning Regulations relating to Use Limitations within I-1 Light Industrial Districts.
3. Ordinance to Amend Existing Sections of the City of Valley Zoning Regulations relating to Commercial Design Standards in Designated Commercial Areas.
4. Flatwater Lakes Estates LLC (Champion Shores)
 - Consideration of Substandard and Blight Study (see separate published notice).

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

6/6 ZNEZ



Proof of Publication

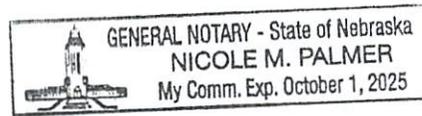
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6/6/25

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$35.33

Additional Copies \$

Filing Fee \$

Total \$35.33

Subscribed in my presence and sworn to before me this JUNE 06 2025

Notary Public in and for
Douglas County, State of Nebraska

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
May 20, 2025

1 and 2. Roll Call and Call to Order: Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Danielle Lowry, Jeremy Mayer. Absent: Greg Sunde, Jim Tomanek. Also present: Building Inspector Rune van den Boogaart, City Engineer Greg Perry, and City Attorney Andrea Griffin.

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. Pledge of Allegiance: The Pledge of Allegiance was recited.

4. Proof of Publication: The Proof of Publication was on the desk.

5. Visitors/Correspondence: No one spoke.

6. Approval of Agenda: Member Anderson moved to approve the agenda. Burke seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried.

7. Consent Agenda: Member Conrey moved to approve the consent agenda. Foutch seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried. Items on the consent agenda: April 15, 2025 meeting minutes.

8. Building Design Standards Section 12.05 John Batcher presented to the Commission proposed revisions to the Valley Municipal Code 12.05 relating to site design standards. John believes revising the design standards by adding design standards for secondary structures in designated commercial areas would benefit the community as a whole. After discussion, Foutch moved to recommend beginning the process for the suggested revisions, with the understanding that the final version would be presented to Planning Commission at a later meeting for discussion, voting and recommending to City Council. Anderson seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried.

9. Public Hearings

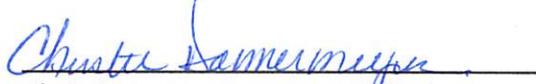
Flatwater Lakes Estates, LLC (Champion Shores). Public hearing to recommend zoning change from Industrial (I-2) and Residential (R-3) to Residential (R-3). Chairman Bottger opened the public hearing. Brent Beller, attorney for the developer, addressed the Commission regarding the upcoming TIF ask for public improvements and indicated there would be an area for public access. Kyle Vohl from E&A Consulting addressed concerns regarding drainage issues. City Engineer Perry also addressed drainage concerns. Roger Bevington 304 N. West St. voiced concerns about truck

traffic. Doreen Nestander 28437 Laurel Cir. voiced concerns with traffic, parking, and pedestrian traffic. City Engineer Perry addressed the requirement for a traffic study and how a traffic study works. Chairman Bottger closed the public hearing. After discussion, Bottger moved to recommend that the City Council approve the rezoning request. Foutch seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried.

Flatwater Lakes Estates, LLC (Champion Shores) Public Hearing to recommendation approval of preliminary plat. Chairman Bottger opened the public hearing. Roger Bevington 304 N. West St. voiced concerns regarding patrolling the public area access proposed by the developer. Doreen Nestander 28437 Laurel Cir. voiced concerns regarding patrolling the trail system and adding lighting to same. Chairman Bottger closed the public hearing. After discussion, Bottger moved to recommend that the City Council approve the preliminary plat request. Anderson seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried.

Chairman Bottger moved to adjourn. Foutch seconded. YES: Bottger, Anderson, Burke, Conrey, Foutch, Lowry, Mayer. NO: no one. ABSENT: Sunde and Tomanek. Motion carried.


Larry Bottger, Chairman


Christie Donnermeyer, City Clerk

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Waiver from Site Design Standards

Date: 5/20/25

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Centaur Development Telephone No. 402-490-8200

Applicants Address: 25050 Highway 275, Waterloo, NE 68069

Applicants Email: jerry@jordontruckandequipment.com

Legal Description of Property: L&J Subdivision Lot #2 Block #0
Parcel ID - 1600110902

Hereby request a waiver for the following:

Site Design Standards involving Article: _____ Section 12.05

Specifically: Not less than 50 percent of the front of the building and 25 percent of the sides of the building exclusive of transparent windows and doors shall be durable material including brick, stone, masonry units that are integrally colored, burnished, glazed, or textured concrete drainable EFIS (Stucco). Painted R and PBR panels, and prefinished metal panel systems (e.g., Aluminum Composite Material (ACM) panels) are allowed but do not count towards the required percentage stated above. Cementitious lap siding may be used as an accent material only.

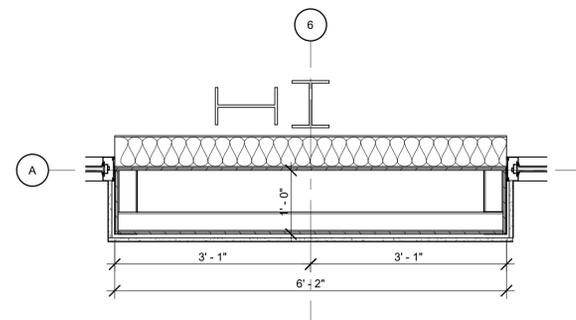
The applicant is requesting the waiver for the following purpose: _____

As a result of the building design, a waiver is requested on the requirement for 25% of the sides of the building to be covered with a durable exterior building material. The waiver request would apply to one side of the building structure only. As a compromise the front elevation has been designed such that it exceeds the 50% minimum requirement for the same durable materials. See attached site layout plan and exterior building elevations.

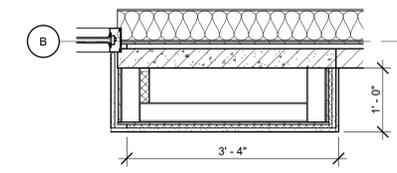
I hereby certify the information in this application is true and correct to the best of my knowledge.

Applicant Signature Date 5/20/25

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

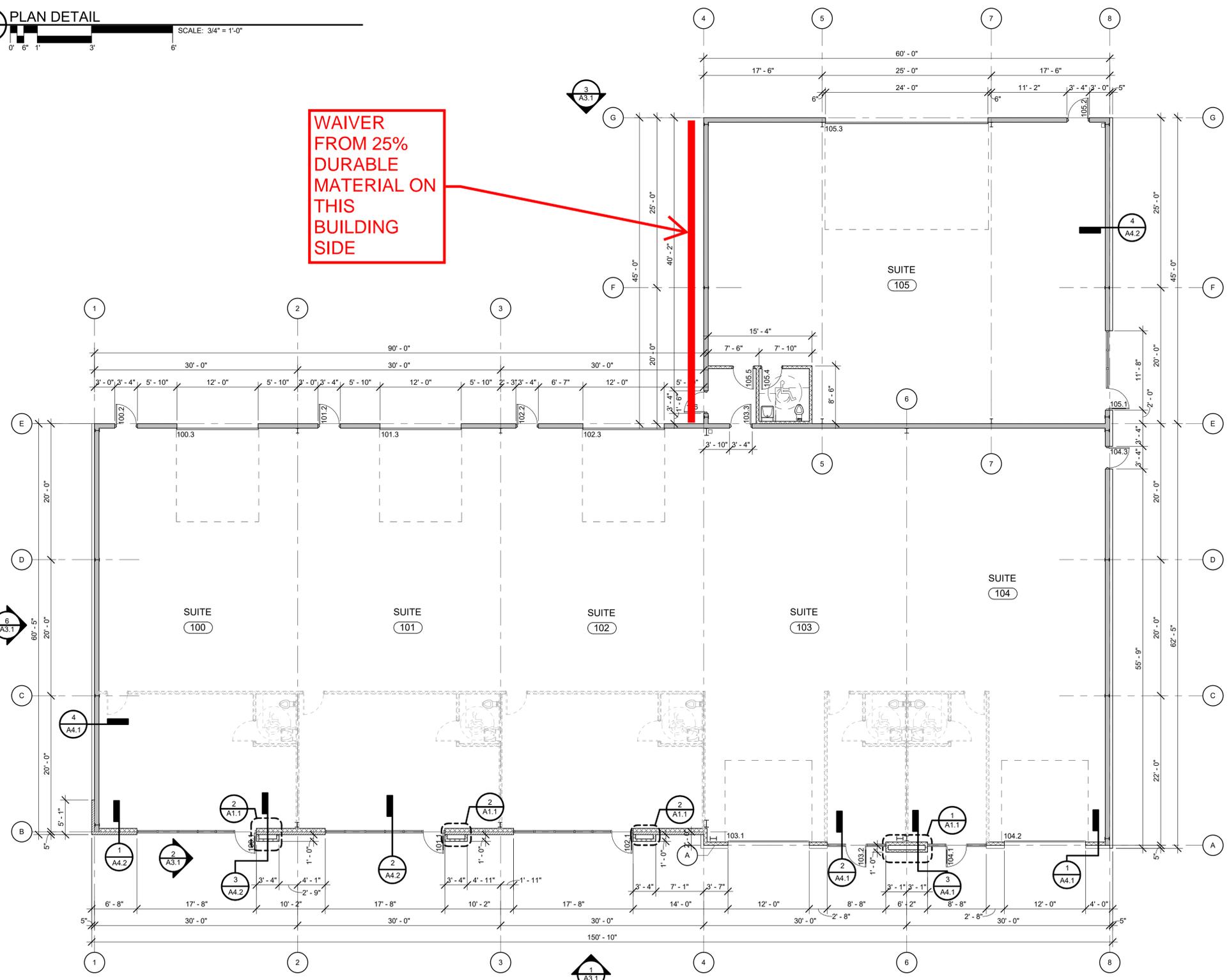


1 PLAN DETAIL
SCALE: 3/4" = 1'-0"



2 PLAN DETAIL
SCALE: 3/4" = 1'-0"

WAIVER FROM 25% DURABLE MATERIAL ON THIS BUILDING SIDE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES

1. ALL BOLD OR FULL-TONE LINES INDICATE NEW CONSTRUCTION, FIXTURES, OR EQUIPMENT. ALL LIGHT OR HALF-TONE LINES INDICATE EXISTING CONSTRUCTION, FIXTURES, OR EQUIPMENT.
2. ALL DIMENSIONS ARE TAKEN TO THE FACE OF EXISTING CONSTRUCTION OR THE FINISH FACE OF NEW CONSTRUCTION UNLESS OTHERWISE NOTED ON THE PLANS. LIGHT OR HALF-TONE DIMENSIONS ARE SHOWN FOR INFORMATION ONLY.
3. FIELD VERIFY ALL DIMENSIONS SHOWN ON THE PLANS WITH THE ACTUAL EXISTING CONDITIONS.
4. FINISH FLOOR ELEVATION = 100'-0" (<insert> CIVIL ELEVATION), UNLESS OTHERWISE NOTED ON PLAN.
5. ALL NEW PARTITIONS SHOWN WITHIN THE LIMITS OF CONSTRUCTION ARE TYPE "A2" UNLESS NOTED OTHERWISE.
6. SEE SHEET A2.1 FOR PARTITION TYPES.
7. PROVIDE CONTINUOUS BLOCKING OR STRAPPING WITHIN NEW WALLS AS REQUIRED FOR ALL WALL MOUNTED CASEWORK, FIXTURES, ACCESSORIES AND EQUIPMENT. ANCHOR BLOCKING BETWEEN THE STUDS, AT THE FACE OF THE STUDS, FOR THE ENTIRE WIDTH OF THE ITEM TO BE MOUNTED ON THE WALL. ANCHOR <22 GA> SHEET METAL STRAPPING TO THE FACE OF THE STUDS. FOR THE ENTIRE WIDTH OF THE ITEM TO BE MOUNTED ON THE WALL. VERIFY VERTICAL LOCATION OF BLOCKING WITH THE MOUNTING HEIGHT REQUIRED AND THE REQUIREMENTS OF THE ITEM TO BE MOUNTED ON THE WALL.
8. ALL FREE-STANDING COLUMNS WITHIN A ROOM SHALL BE FINISHED WITH THE SAME MATERIALS SCHEDULED FOR THE WALLS, UNLESS OTHERWISE NOTED.
9. PROVIDE SELF-LEVELING CONCRETE FLOOR UNDERLAYMENT AS REQUIRED TO ACHIEVE A SMOOTH AND LEVEL SUBSTRATE FOR FLOOR FINISHES.

KEYED NOTES

##

**Lot 4 Development
Core & Shell**

Valley, Ne

FLOOR PLAN

trb ARCHITECTURE
440 regency pkwy, suite 138
omaha, nebraska 68114
phone: 402.973.1012
www.trbARCHITECTURE.com

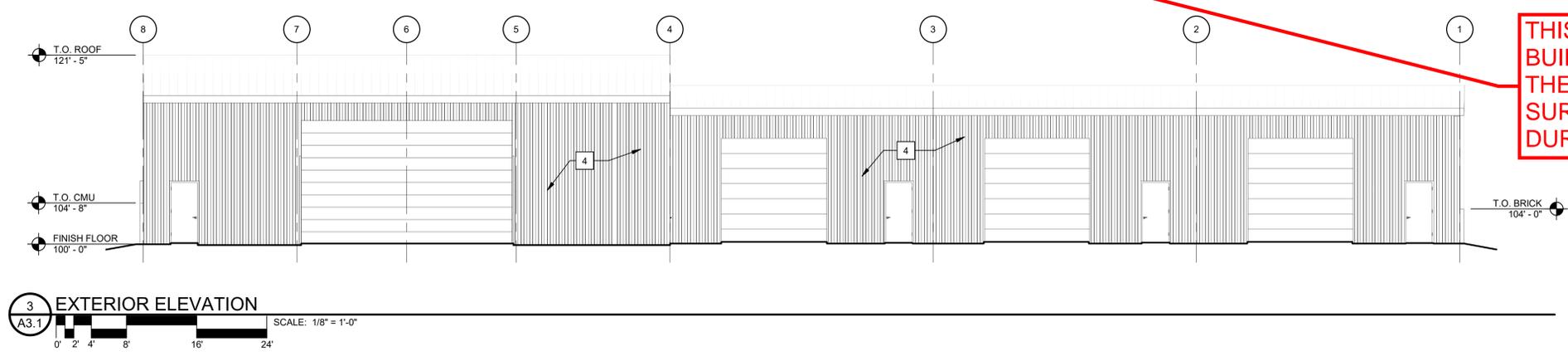
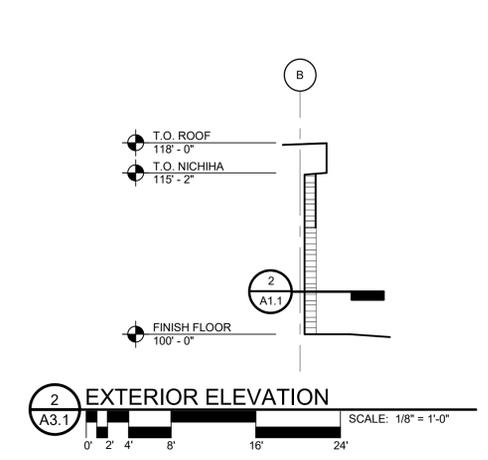
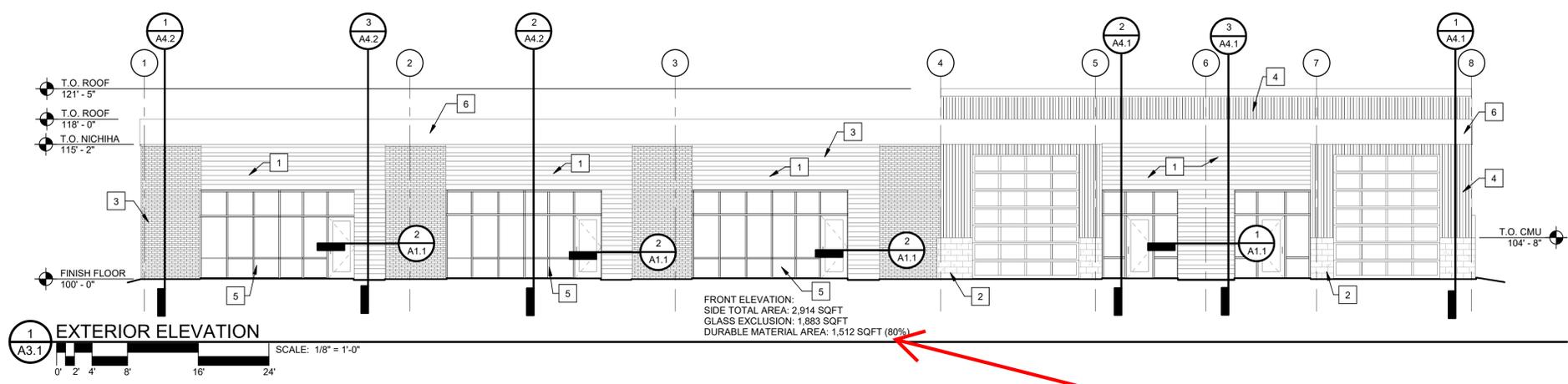
DRAFT NOT FOR CONSTRUCTION
PROJECT: 24057
DATE: 1/8/25
SHEET **A1.1**

5/20/2025 3:11:49 PM
A:\Projects\24057 - Core & Shell\Drawings\24057 - Core & Shell\Floor Plan.dwg

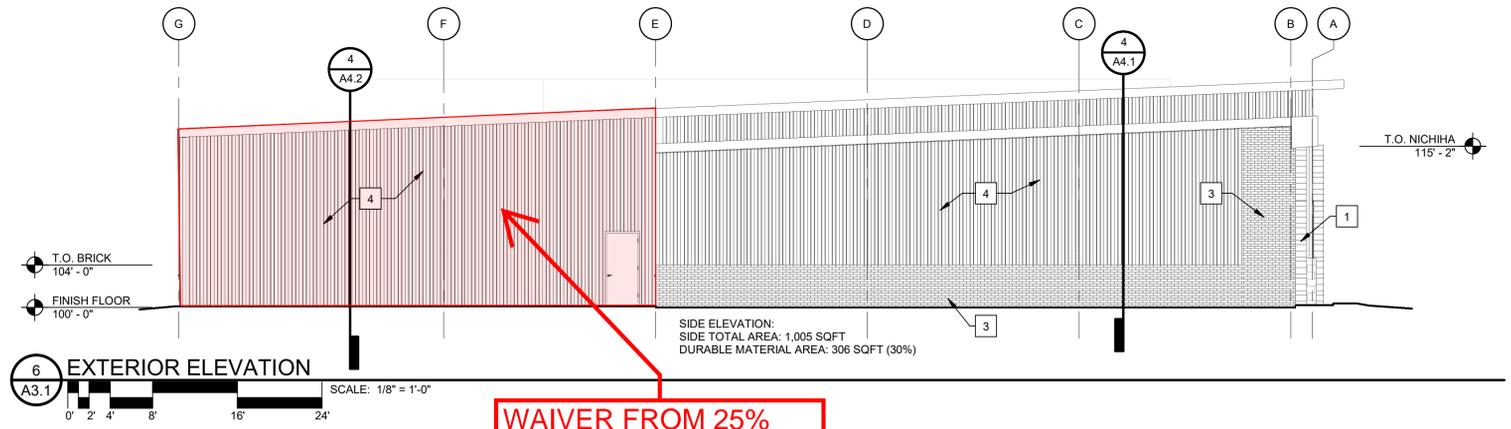
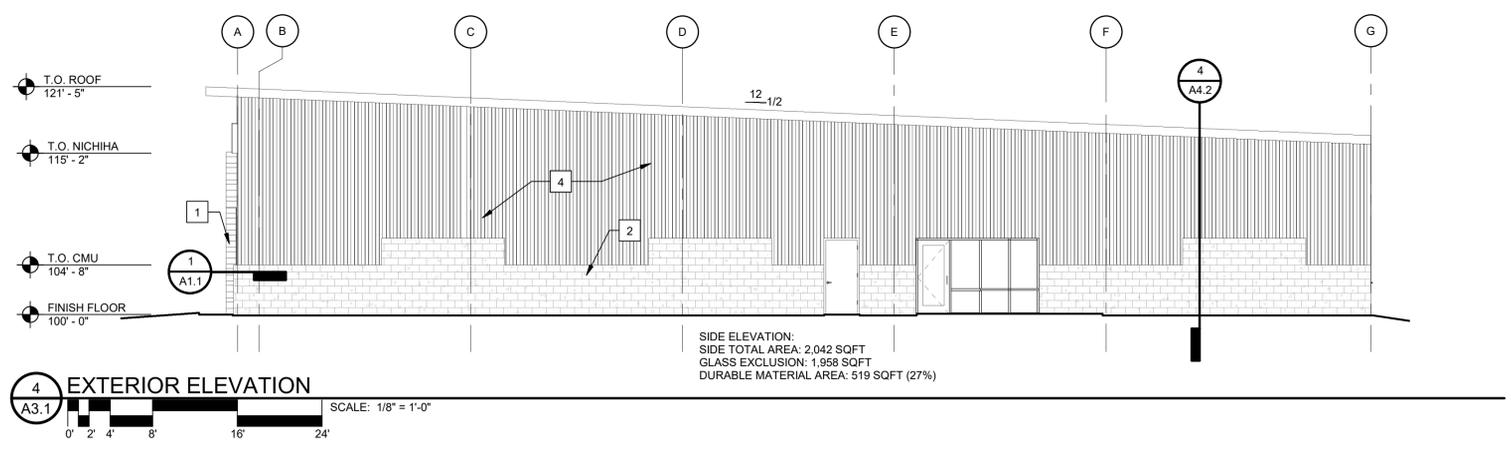


KEYED NOTES

- 1 NICHHA "VINTAGEWOOD" CEDAR (CP-1)
- 2 SPLIT FACE CMU
- 3 BRICK VENEER
- 4 METAL BUILDING WALL PANEL
- 5 EXISTING CEILING TO REMAIN
- 6 FIBER CEMENT FASCIA



THIS FACE OF BUILDING EXCEEDS THE 50% DURABLE SURFACE WITH A 80% DURABLE SURFACE



WAIVER FROM 25% DURABLE MATERIAL ON THIS BUILDING SIDE

Lot 4 Development
Core & Shell

Valley, Ne

EXTERIOR ELEVATIONS

trb ARCHITECTURE
440 regency pkwy, suite 138
omaha, nebraska 68114
phone: 402.973.1012
www.trbARCHITECTURE.com

DRAFT NOT FOR CONSTRUCTION
PROJECT: 24057
DATE: 1/8/25
SHEET **A3.1**

5/20/2025 3:11:52 PM
Allyssa.Davis@trb.com - Civil/Architect/Revit/24057 - 2025.01



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE





SHEET NO. DESCRIPTION

C1.01	ZONING COMPLIANCE PLAN
C2.01	DEMOLITION PLAN
C3.01	GRADING PLAN
C3.02	EROSION CONTROL PLAN
C3.03	EROSION CONTROL NOTES
C3.04	EROSION CONTROL DETAILS
C3.05	CUT/FILL PLAN
C4.01	UTILITY PLAN
C5.01	SITE PLAN
C5.02	PAVING PLAN
C5.03	SPOT ELEVATIONS
C6.01	CONSTRUCTION DETAILS

REVISIONS

NUMBER	DATE	DESCRIPTION
R1	05/09/2025	BUILDING UPDATES

L&J Valley - Lots 2-4

Valley, NE

FSE: CA-4197
FSE #: 014.005

February 18, 2025



Zoning Compliance Plan

C1.01

PARKING REQUIREMENTS			
PARKING REQUIREMENT	BUILDING AREA	REQUIRED PARKING	PROPOSED PARKING
LOT 2 (1 STALL/500 SF)	11,884 SF	24 STALLS	24 STALLS (INCLUDES 1 ADA STALL)
LOT 3 (1 STALL/500 SF)	9,165 SF	19 STALLS	23 STALLS (INCLUDES 1 ADA STALL)
LOT 4 (1 STALL/500 SF)	9,165 SF	19 STALLS	28 STALLS (INCLUDES 2 ADA STALLS)

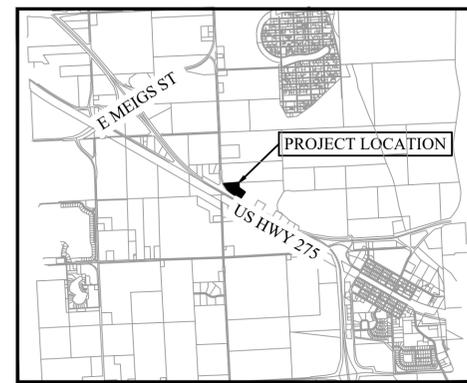
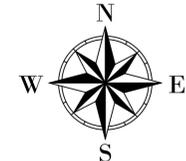
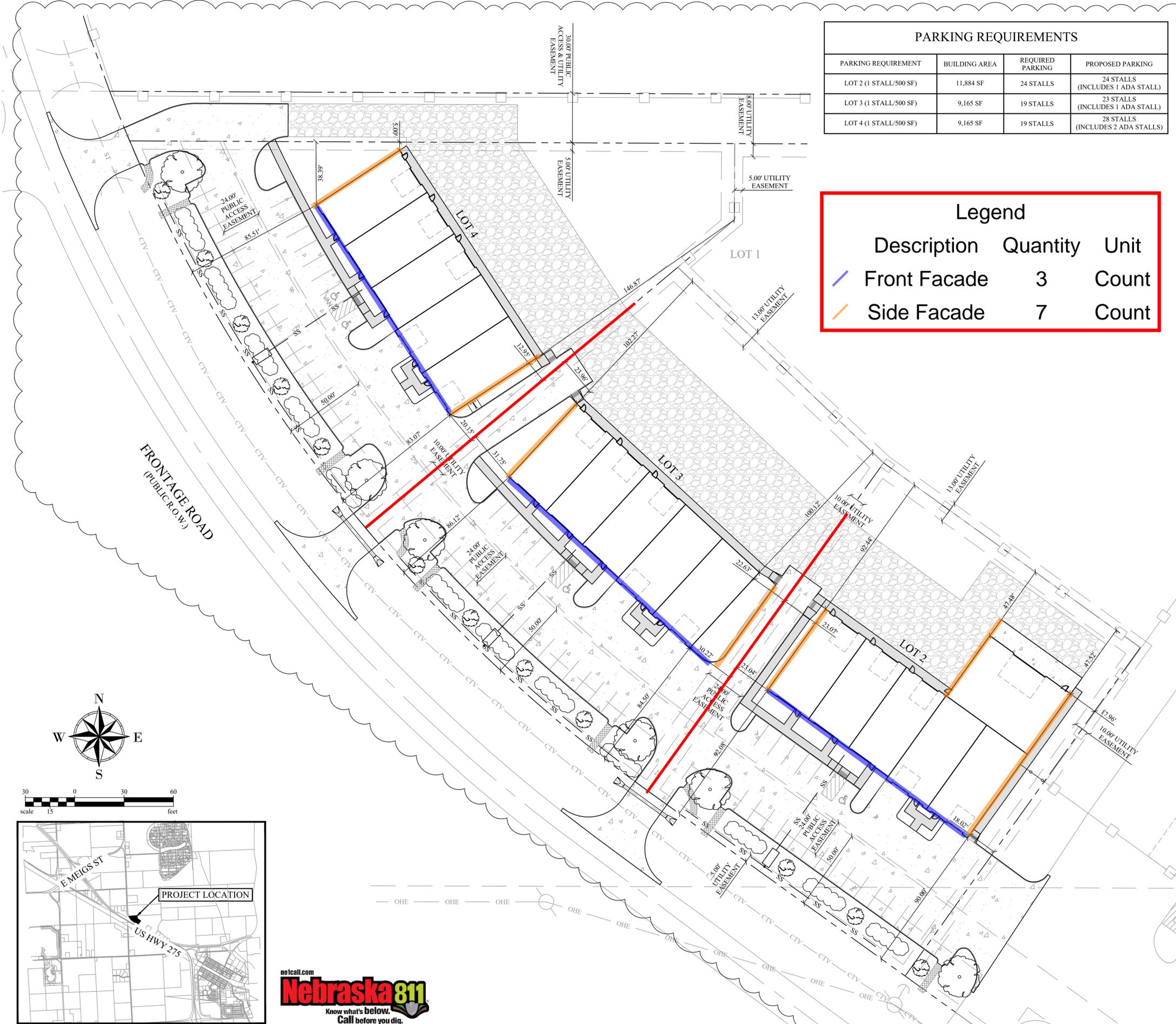
Legend			
Description	Quantity	Unit	
Front Facade	3	Count	
Side Facade	7	Count	

LEGEND	
ST	EXISTING PAVEMENT
SS	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
CTV	EXISTING PROPERTY LINE
CTV	EXISTING COMMUNICATION LINE
□	EXISTING FENCE
○	EXISTING EASEMENT
○	EXISTING LIGHT POLE
○	EXISTING CONCRETE SIDEWALK
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED CURB LINE
---	PROPOSED SIDEWALK
---	PROPOSED SEWER CLEANOUT
○	FLARED END SECTION
□	PROPOSED 6" PCC PAVEMENT
□	PROPOSED 5" PCC SIDEWALK
□	PROPOSED RIVER ROCK
□	PROPOSED 6" TH. GRAVEL SURFACING
---	PROJECT BOUNDARY
□	PROPOSED FENCE/GATE

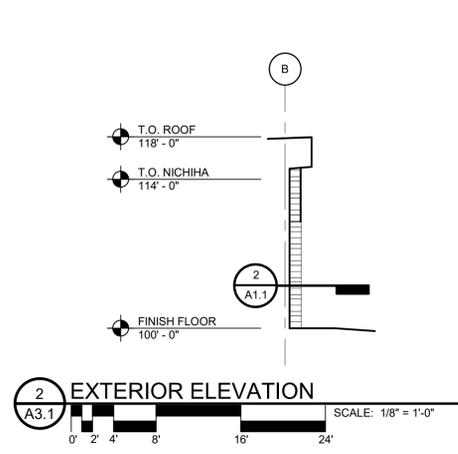
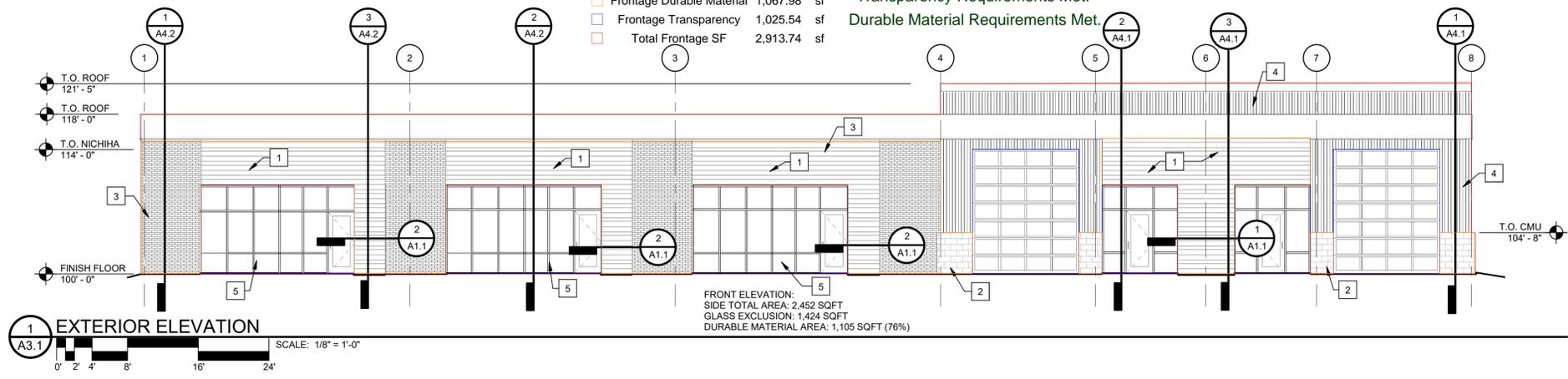
ZONING COMPLIANCE TABLE - LOT 2		
ZONE REGULATORY	REQUIREMENT	PER SITE PLAN
LOT AREA	N/A	46,999 SF
HEIGHT	45 FT	25.08 FT
BUILDING COVERAGE	40% MAXIMUM	25%
IMPERVIOUS COVERAGE	75% MAXIMUM	74%
GROSS FLOOR AREA	N/A	11,884 SF
FRONT YARD LANDSCAPING	35% OF FRONT YARD SETBACK (17.5 FT)	20 FT
FRONT YARD	50 FT	90 FT
STREET SIDE YARD	N/A	N/A
INTERIOR SIDE YARD	N/A	17.96 FT
REAR YARD	N/A	47.48 FT

ZONING COMPLIANCE TABLE - LOT 3		
ZONE REGULATORY	REQUIREMENT	PER SITE PLAN
LOT AREA	N/A	50,677 SF
HEIGHT	45 FT	25.08 FT
BUILDING COVERAGE	40% MAXIMUM	18%
IMPERVIOUS COVERAGE	75% MAXIMUM	70%
GROSS FLOOR AREA	N/A	9,165 SF
FRONT YARD LANDSCAPING	35% OF FRONT YARD SETBACK (17.5 FT)	20 FT
FRONT YARD	50 FT	84.50 FT
STREET SIDE YARD	N/A	N/A
INTERIOR SIDE YARD	N/A	22.63 FT
REAR YARD	N/A	100.12 FT

ZONING COMPLIANCE TABLE - LOT 4		
ZONE REGULATORY	REQUIREMENT	PER SITE PLAN
LOT AREA	N/A	50,094 SF
HEIGHT	45 FT	25.08 FT
BUILDING COVERAGE	40% MAXIMUM	18%
IMPERVIOUS COVERAGE	75% MAXIMUM	66%
GROSS FLOOR AREA	N/A	9,165 SF
FRONT YARD LANDSCAPING	35% OF FRONT YARD SETBACK (17.5 FT)	20 FT
FRONT YARD	50 FT	83.07 FT
STREET SIDE YARD	N/A	N/A
INTERIOR SIDE YARD	N/A	5.00 FT
REAR YARD	N/A	146.87 FT

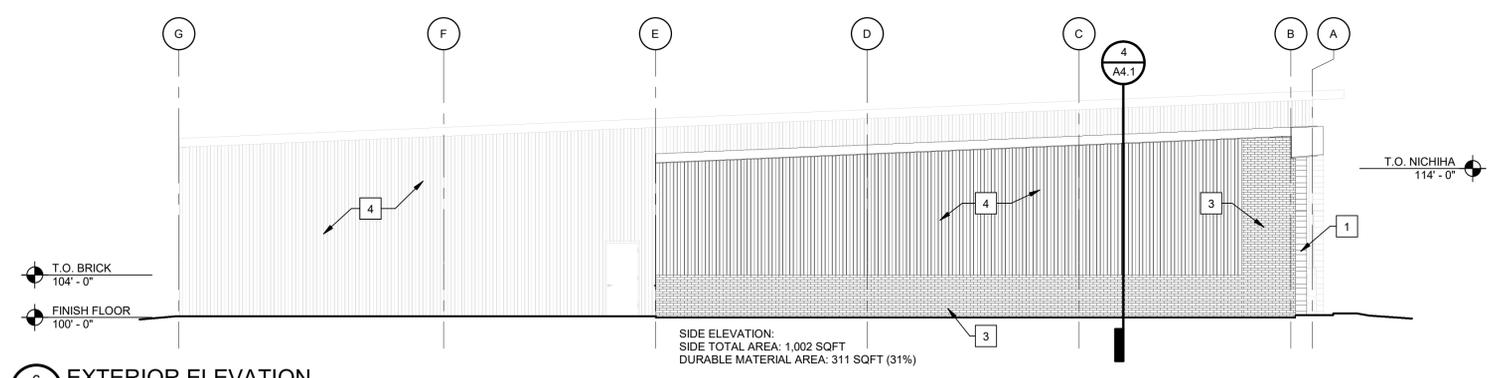
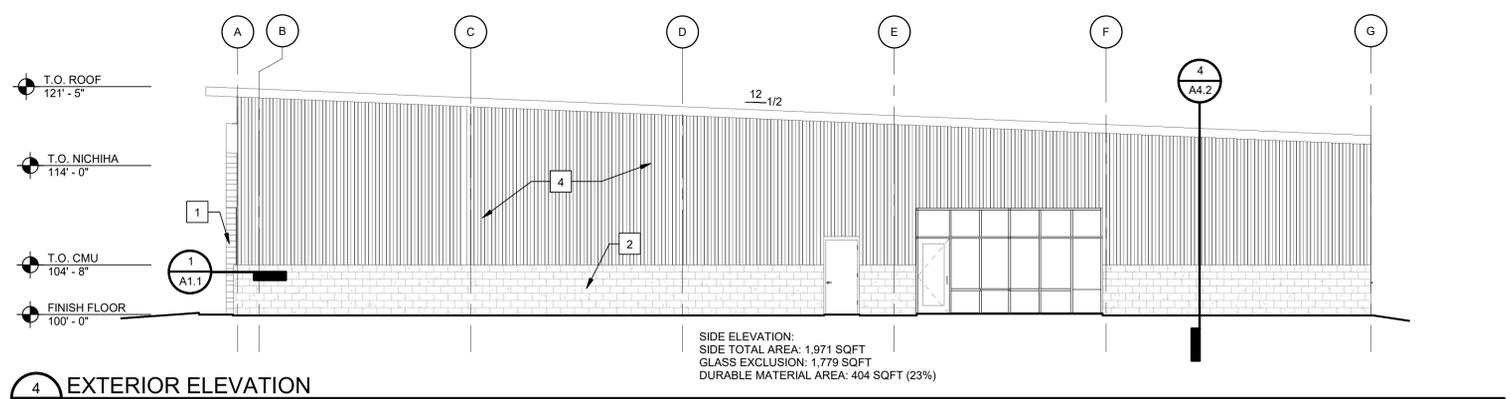
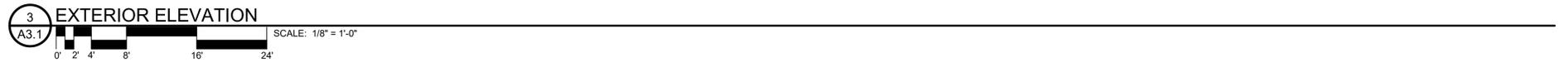
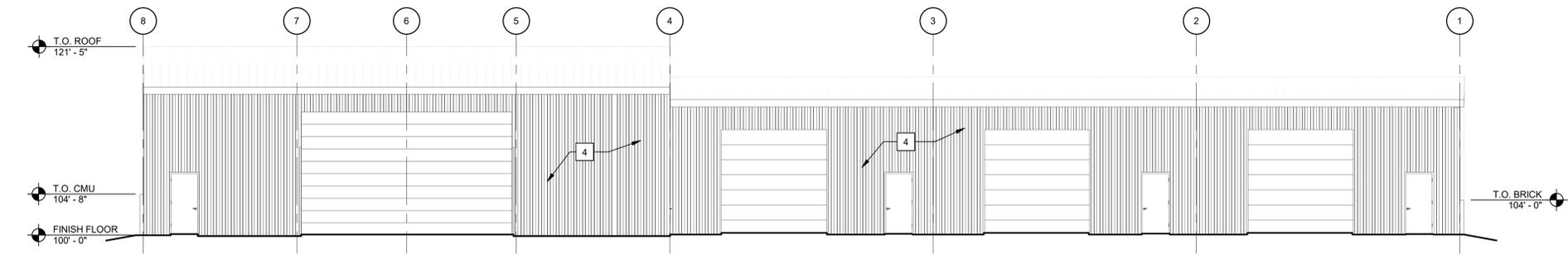


Legend			Frontage Facade Requirements	
Orange	Frontage Durable Material	1,067.98 sf	Transparency Requirements Met.	
Blue	Frontage Transparency	1,025.54 sf	Durable Material Requirements Met.	
Red	Total Frontage SF	2,913.74 sf		



KEYED NOTES	
1	NICHIHA "VINTAGEWOOD" CEDAR (CP-1)
2	SPLIT FACE CMU
3	BRICK VENEER
4	METAL BUILDING WALL PANEL
5	EXISTING CEILING TO REMAIN

Acceptable durable materials.



Lot 4 Development
Core & Shell

Valley, Ne

EXTERIOR ELEVATIONS

trb ARCHITECTURE

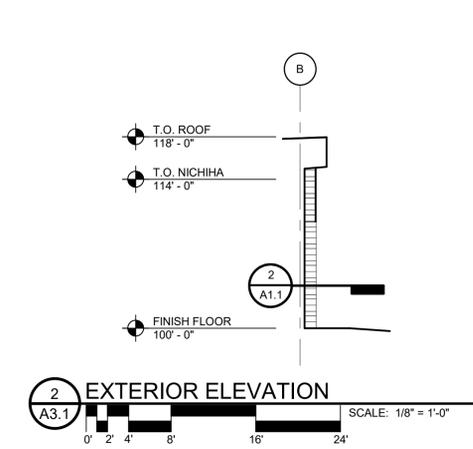
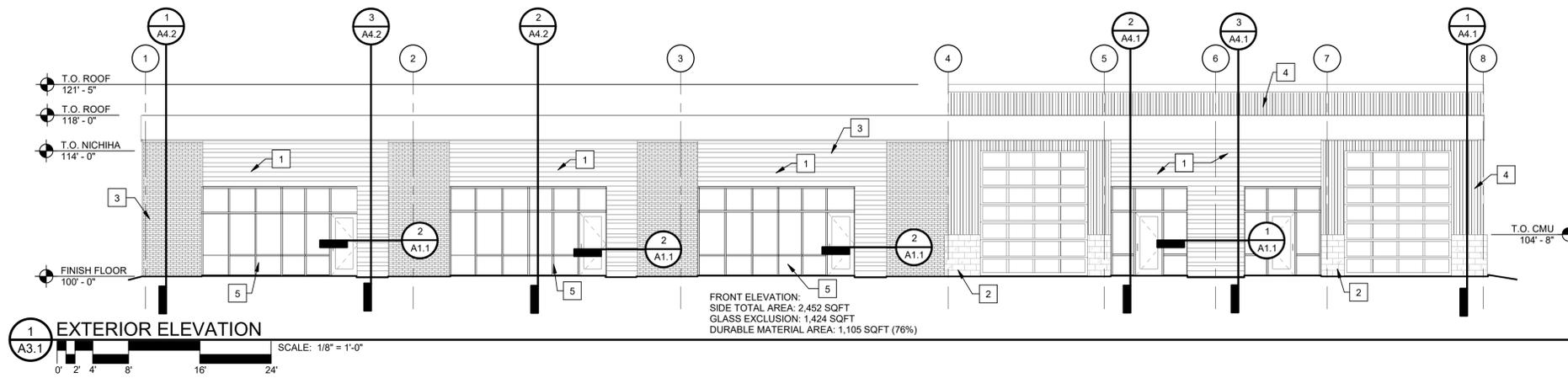
440 regency pkwy, suite 138
 omaha, nebraska 68114
 phone: 402.973.1012
 www.trbARCHITECTURE.com

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PROJECT: 24057
 DATE: 1/8/25

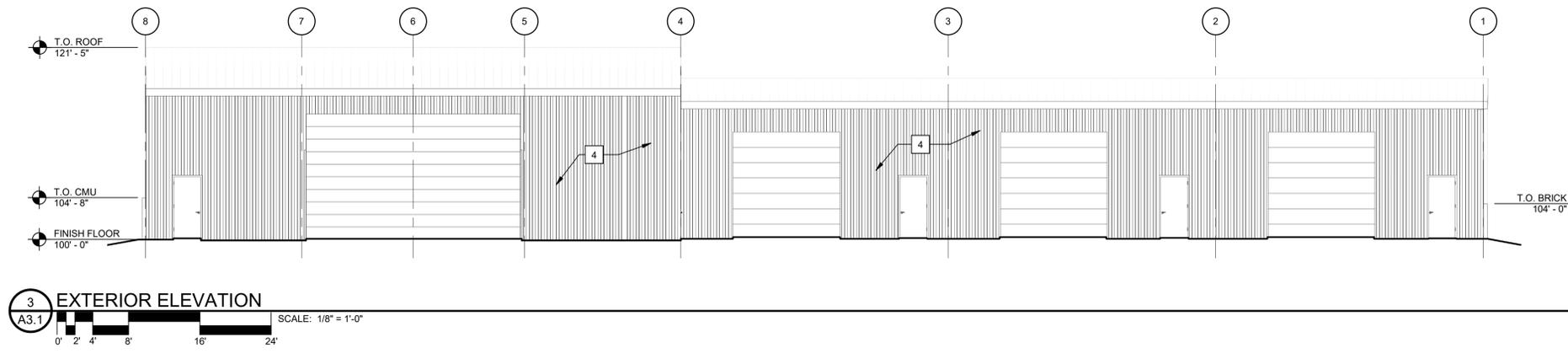
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KEYED NOTES	
1	NICHIHA "VINTAGEWOOD" CEDAR (CP-1)
2	SPLIT FACE CMU
3	BRICK VENEER
4	METAL BUILDING WALL PANEL
5	EXISTING CEILING TO REMAIN

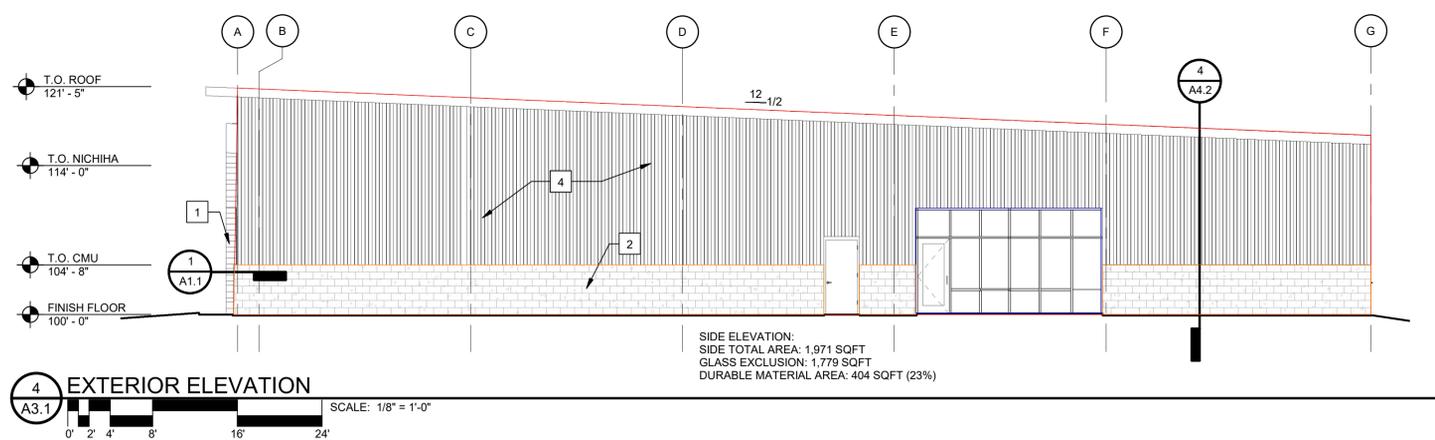
Acceptable durable materials.



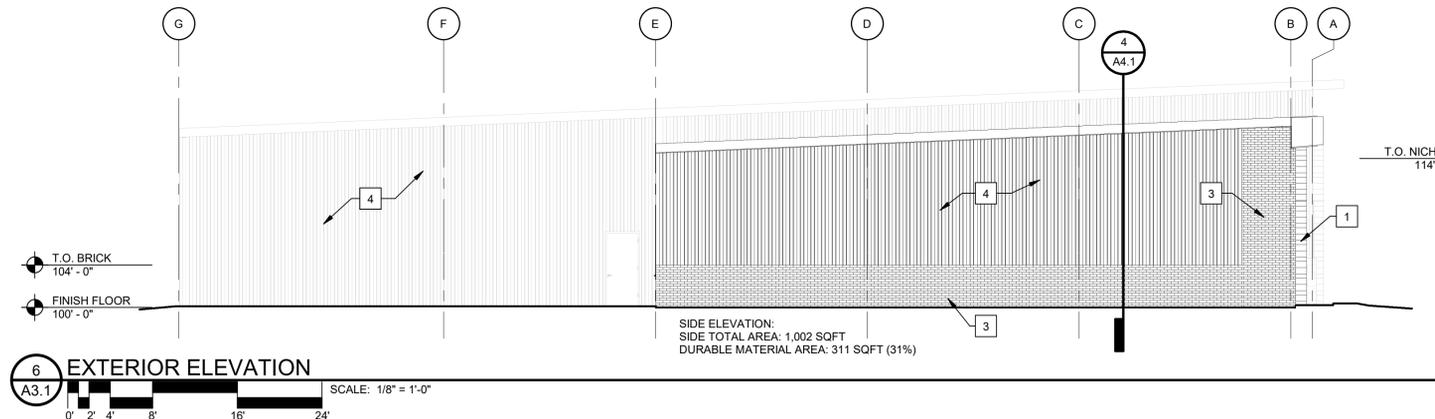
Legend		
Description	Quantity	Unit
Side Facade Durable Material	402.48	sf
Side Facade Transparency	172.60	sf
Total Frontage SF	2,042.36	sf

$2042sf - 172sf = 1870sf * 25\% = 467sf$ Required Side Facade Durable Material

Side Facade Requirements
Durable Material Requirements **NOT** Met.



Side Facade Requirements
Durable Material Requirements **NOT** Met.
25% required for entire length of side facade.
See site plan.



Lot 4 Development Core & Shell

Valley, Ne

EXTERIOR ELEVATIONS

trb ARCHITECTURE
 440 regency pkwy, suite 138
 omaha, nebraska 68114
 phone: 402.973.1012
 www.trbARCHITECTURE.com

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ORDINANCE NO. _____

AN ORDINANCE TO AMEND EXISTING SECTIONS OF THE CITY OF VALLEY ZONING REGULATIONS RELATING TO USE LIMITATIONS WITHIN I-1 LIGHT INDUSTRIAL DISTRICT; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. That existing Section 5.16.07 of the City of Valley Zoning Regulations is hereby repealed.

Section 2. That a new Section 5.16.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

5.16.07 USE LIMITATIONS:

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 30 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. Motor vehicle, boat, trailer rental/sales lots and construction yard lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape area.

Section 3. This Ordinance shall take effect and be in force after its passage and approval, as provided by law.

Section 4. If any section, clause, provision or part or portion of any section, clause or provision of this ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, clause, provision or part or portion of this ordinance.

Section 5. All ordinances, sections, or parts thereof in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 8th DAY OF JULY, 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

2025

City of Valley Flatwater Area Blight Study

Adopted XXX, XX, 2025 – Resolution XX-XXXX



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Flatwater Area Blight and Substandard Study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Valley's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Valley finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Flatwater Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

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

Nebraska Revised State Statutes

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

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

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

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

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

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

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

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

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

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

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

Blighted area means an area, which

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

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

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses.

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

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property within the corporate limits for evaluation pursuant to the Community Development Law. The area is generally a delict industrial site. The designated study area was selected for a number of reasons, including:

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

Once declared substandard and blighted, the City of Valley can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

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

Substandard and Blight Conditions

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

1. **Dilapidation/deterioration***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Age or obsolescence**
Estimate age of structures (40+ years criteria)
3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**
Overall sight conditions
 - Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. **Other substandard conditions**
 - (a) High density of population and overcrowding (census); or
 - (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or
 - (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

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

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**
Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
- 11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**
- Economic and/or socially undesirable land uses
- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
- 12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
 - (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
 - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
 - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
 - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

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

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

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

Deteriorating Condition

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

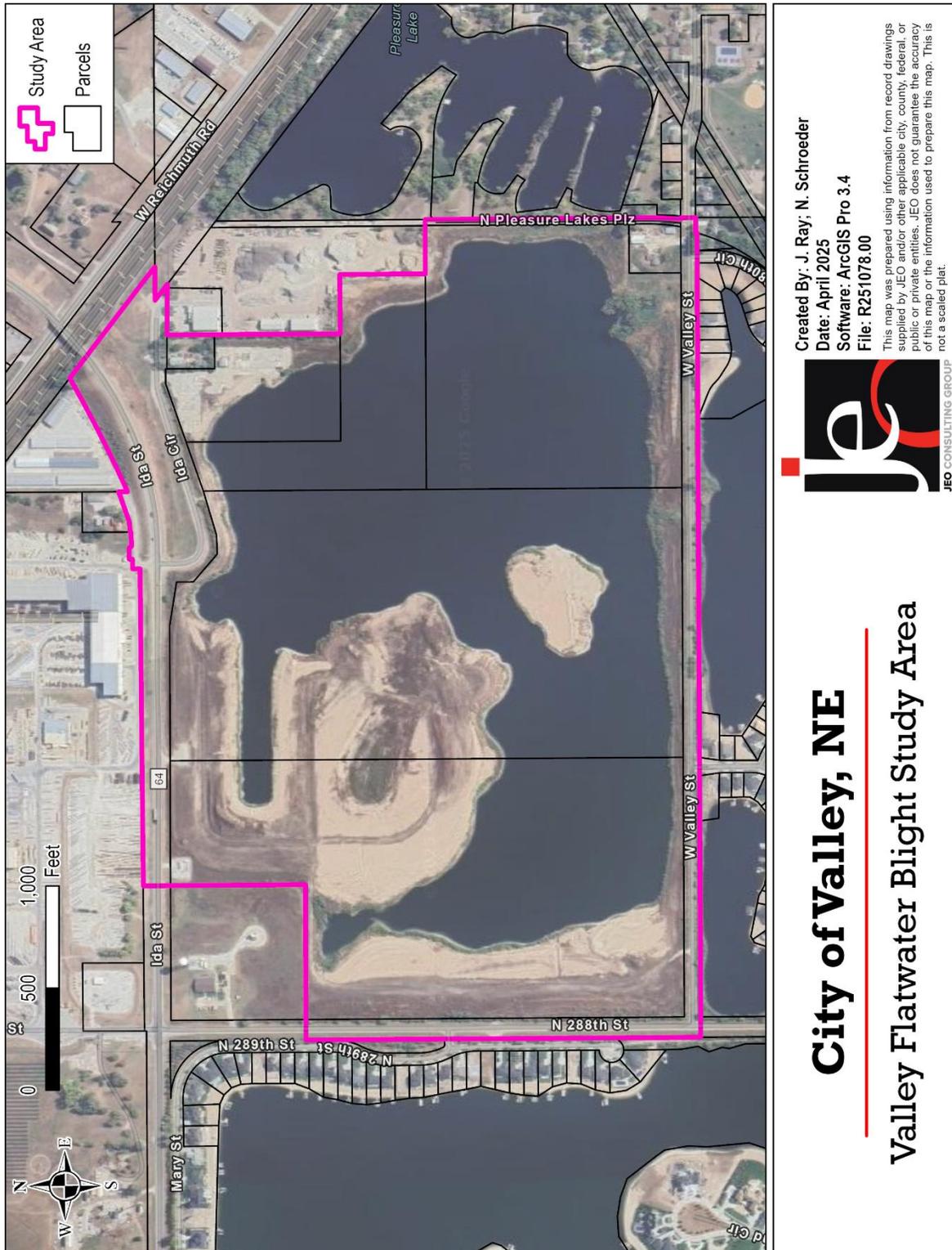
Dilapidated Condition

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

Designated Study Area

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

Figure 1: Designated Study Area



Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 227.9 acres. The following boundary description delineates the Recommended Area:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this study is to determine whether the Flatwater Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Wednesday, April 16, 2025, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Flatwater Area Blight Study Area.

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

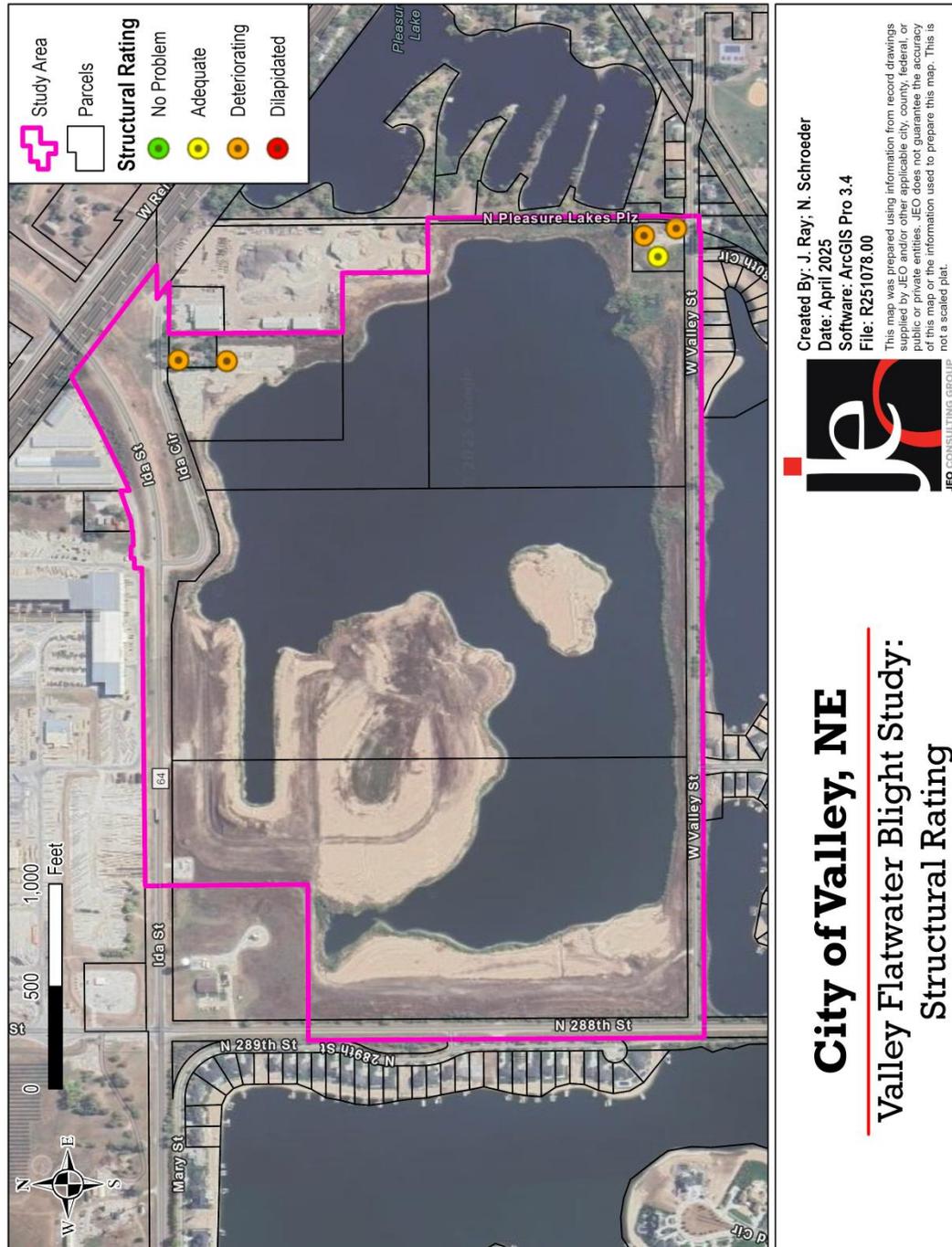
BLIGHTED CRITERIA CONDITIONS

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

Substantial Number of Deteriorated or Deteriorating Structures

The structures for each parcel within the Flatwater Area Blight Study Area were examined. A total of 4 of 5 structures or 80% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

Figure 2, Structural Rating



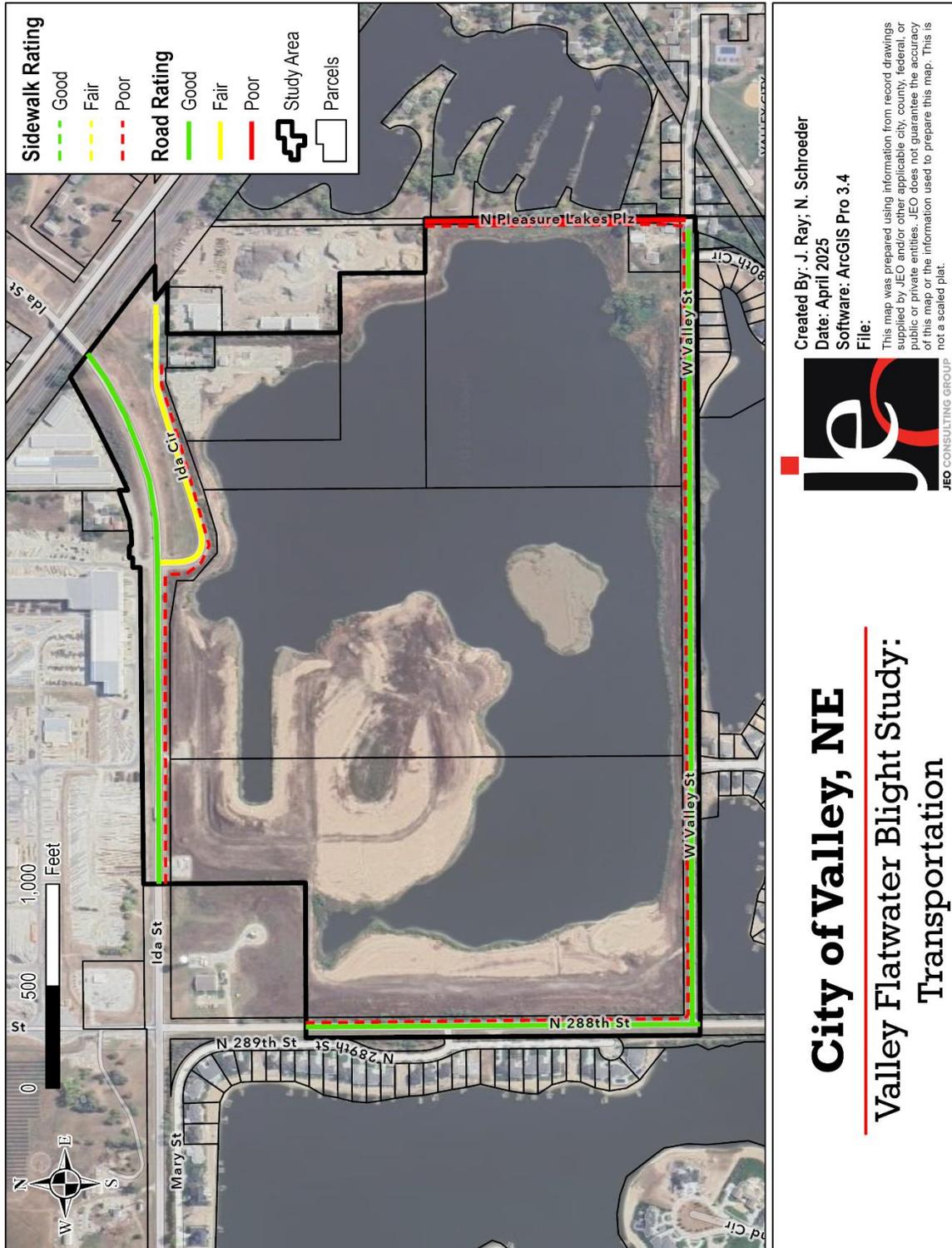
City of Valley, NE
Valley Flatwater Blight Study:
Structural Rating

Defective or Inadequate Street Layout

Street Conditions and Accessibility

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

Figure 3, Transportation

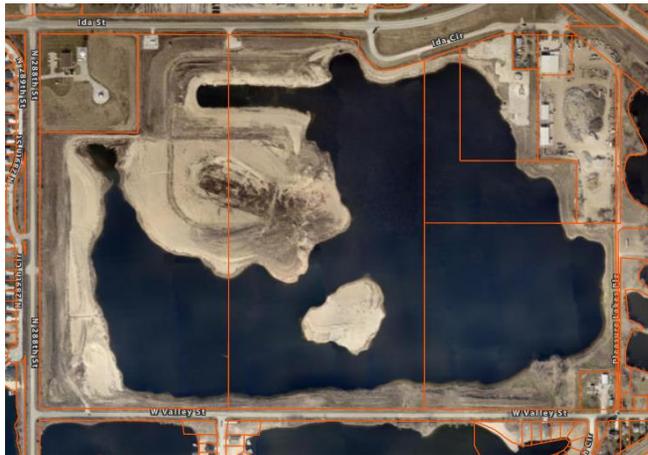
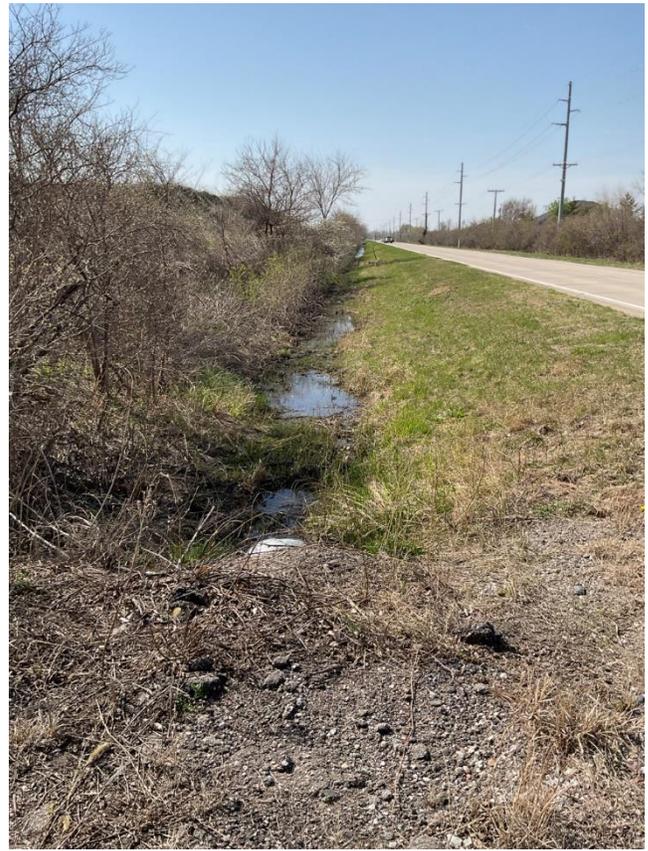


While the surface of the streets are generally in good condition, all are rural section roads and lack sidewalks and curb and gutter. As a result, the majority of the transportation infrastructure is considered defective and/or inadequate for an urban environment. This is considered a contributing factor.

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

Throughout the Flatwater Area Blight Study Area, the lot sizes and shapes vary. The defunct mining operations altered the topography and created a large lake area that does not correspond to the lot lines and renders portions inaccessible. These characteristics diminish the usefulness to adequately accommodate building standards. In addition, the lots too large for urban residential development use.

Overall, this factor is considered to be a contributing factor.



Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Drainage

The majority of 288th Street has a steep slope and lacks proper drainage. Standing water was documented in the ditch. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Steep Slope

The former sand and gravel mining operation left steep slopes along the lakes shoreline that may collapse and pose a threat to people walking in that area.

Sidewalks

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

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

As a result, this factor is considered to be contributing the recommended blight designation.



Deterioration of site or other improvements

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

Parking and driveways

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

Drainage

The majority of 288th Street has a steep slope and lacks proper drainage. In addition, standing water was documented in the ditch. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Sidewalks

The lack of sidewalks through the study area and broken and displaced pavement on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway. Standing water was documented as ponding on the parking and drive areas. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans. In addition, eroded ruts were noted on deteriorated driveways.

Sidewalks

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

As a result, this factor is considered to be contributing the recommended blight designation.



Diversity of ownership

The diversity of ownership is not evident in the Flatwater Area Blight Study Area. There are two unique private property owners for the properties in the Flatwater Area Blight Study Area. As a result, this factor is not considered to be contributing to the recommended blight designation.

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

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

Defective or unusual conditions of title

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

Improper subdivision or obsolete platting

Obsolete platting

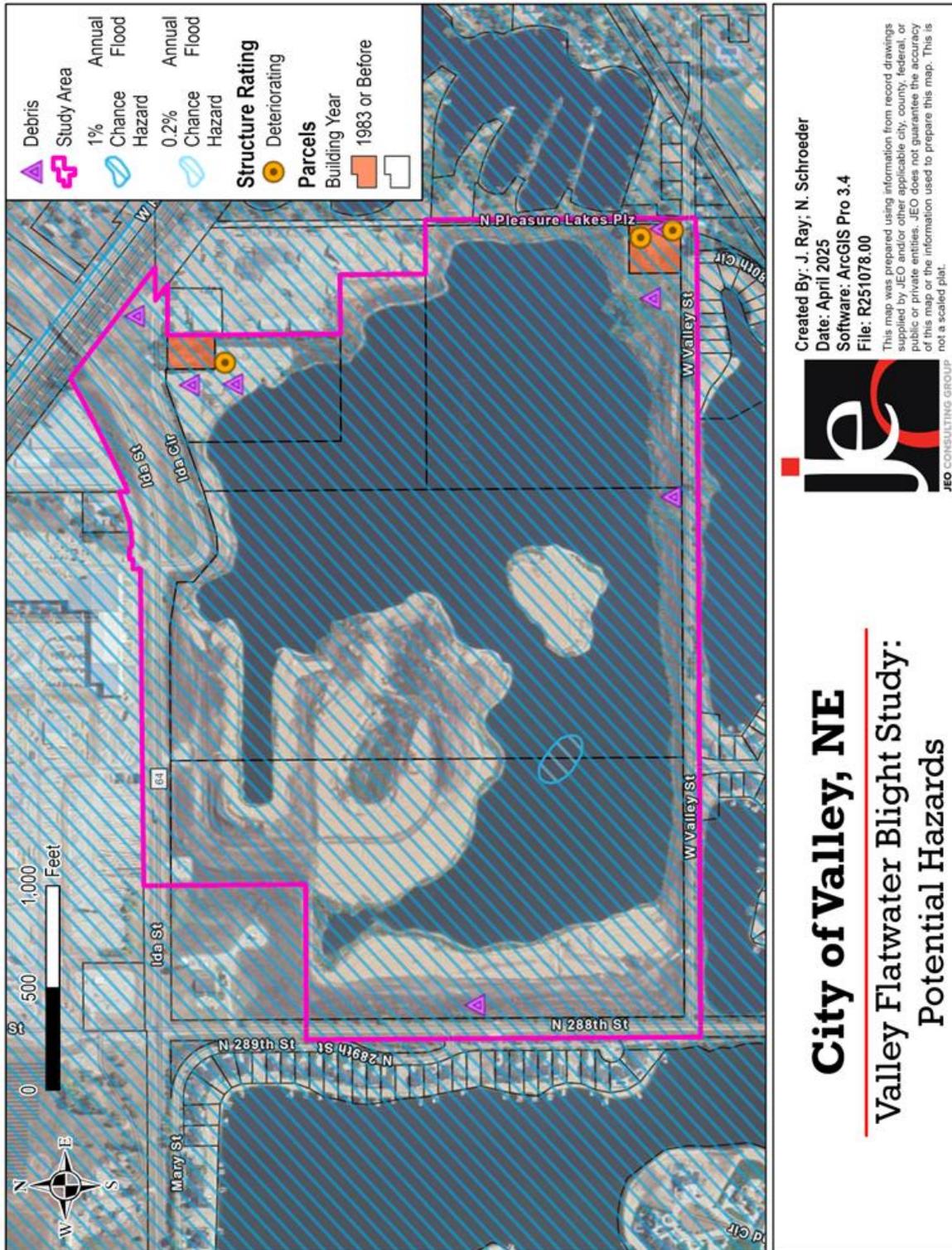
The existing parcel boundaries are obsolete and do not reflect the existing land use and render portions of parcels inaccessible and too large for urban development.

Improper Subdivision

A review of the Douglas County Assessor’s records did not reveal any improper subdivisions.

As a result of the obsolete platting, this factor is considered to be contributing to the recommended blight designation.

Figure 4: Potentially Hazardous Conditions



The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Debris

Piles of debris were noted during the visual analysis as well as a heavily overgrown area near a residential structure. These conditions can create a potential fire threat as well as an area to harbor vermin and rodents.

Drainage

The majority of 288th Street has a steep slope and lacks proper drainage. Standing water was documented in the ditch. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Steep Slope on Lake Area

The former sand and gravel mining operation left steep slopes along the lake's shoreline that may collapse and pose a threat to people walking in that area.

Sidewalks

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

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

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

The combination of deterioration of the structures, the condition of site improvements, former sand and gravel operations land and water conditions and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is a significant factor impacting growth.

As a result, it is considered a substantial contributor to the Flatwater Area Blight Study Area to be considered blighted.

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

The average age of the industrial structures in the area is 45 years and the residential property is 75 years of age. This is considered a substantial contributor to the Flatwater Area Blight Study Area to be considered blighted.

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

Poor Drainage and Sanitation

The Flatwater Area Blight Study Area contains areas of trash and debris as well as some inadequate drainage. However, this alone is not considered significant to be considered a contributing factor.

Other Substandard Conditions

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

Debris

Piles of debris were noted during the visual analysis as well as a heavily overgrown area near a residential structure. These conditions can create a potential fire threat as well as an area to harbor vermin and rodents.

Drainage

The majority of 288th Street has a steep slope and lacks proper drainage. Standing water was documented in the ditch. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

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Sidewalks

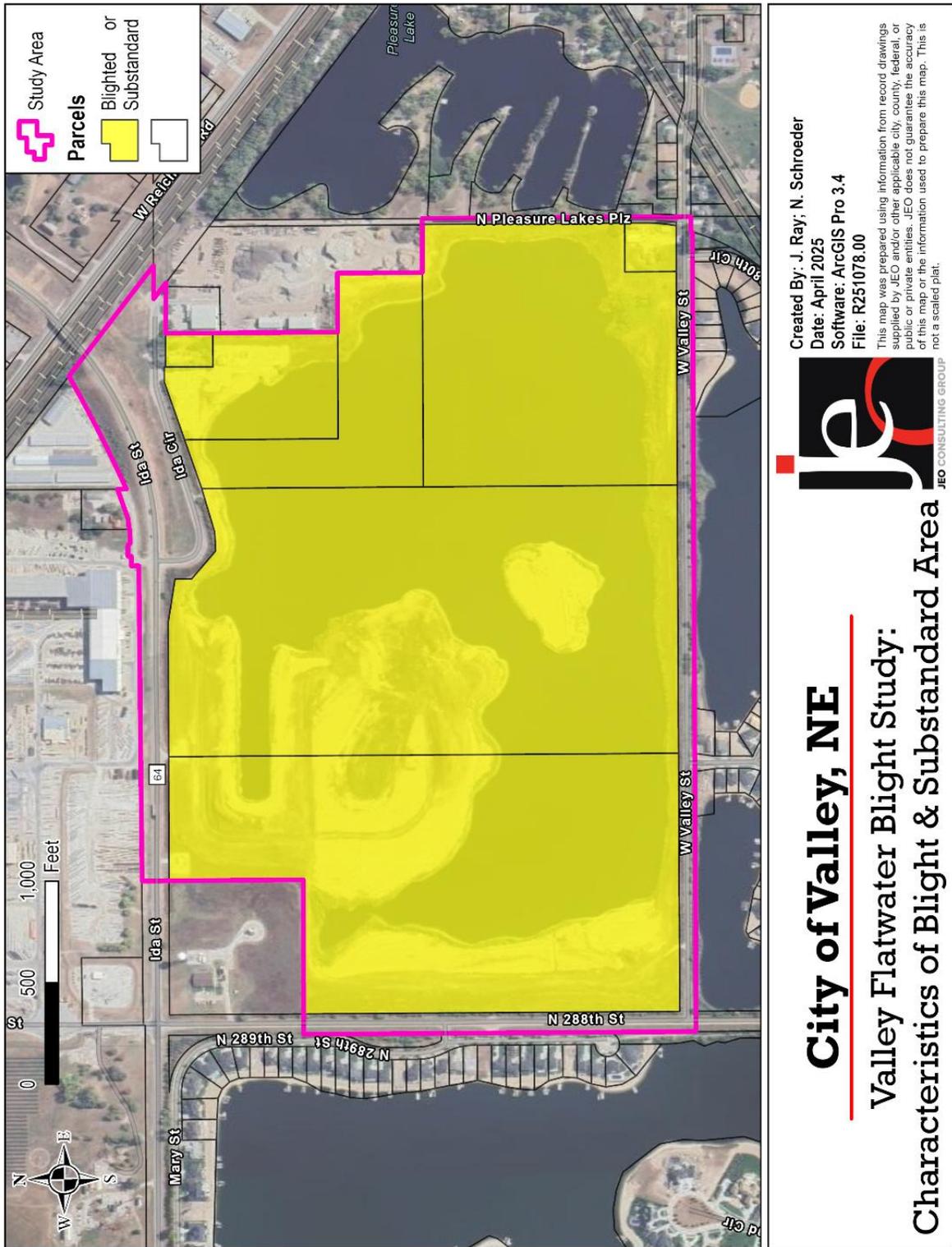
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Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

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

Figure 5: Parcels Showing Blight and Substandard Criteria



City of Valley, NE
Valley Flatwater Blight Study:
Characteristics of Blight & Substandard Area

Blighted and Substandard Findings

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

Table 1: Summary Matrix

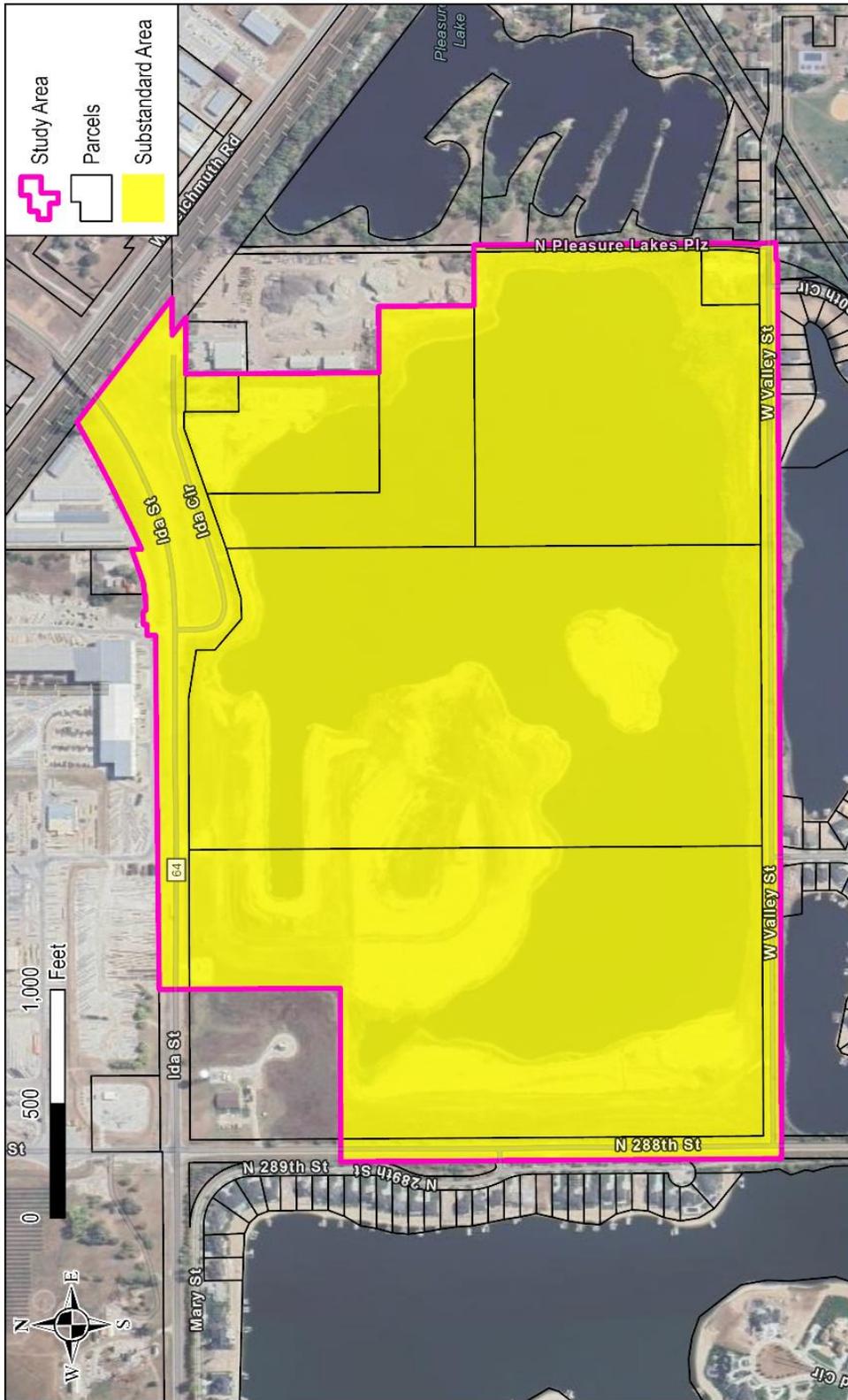
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
BLIGHT TOTALS	9/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	12/16

Conclusion

Several conditions within the Flatwater Area were observed during the field survey which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Flatwater Area Blight Study Area, and as such, parcels within the boundaries of the Flatwater Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Flatwater Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Valley and the Community Development Agency. The City of Valley should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Flatwater Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



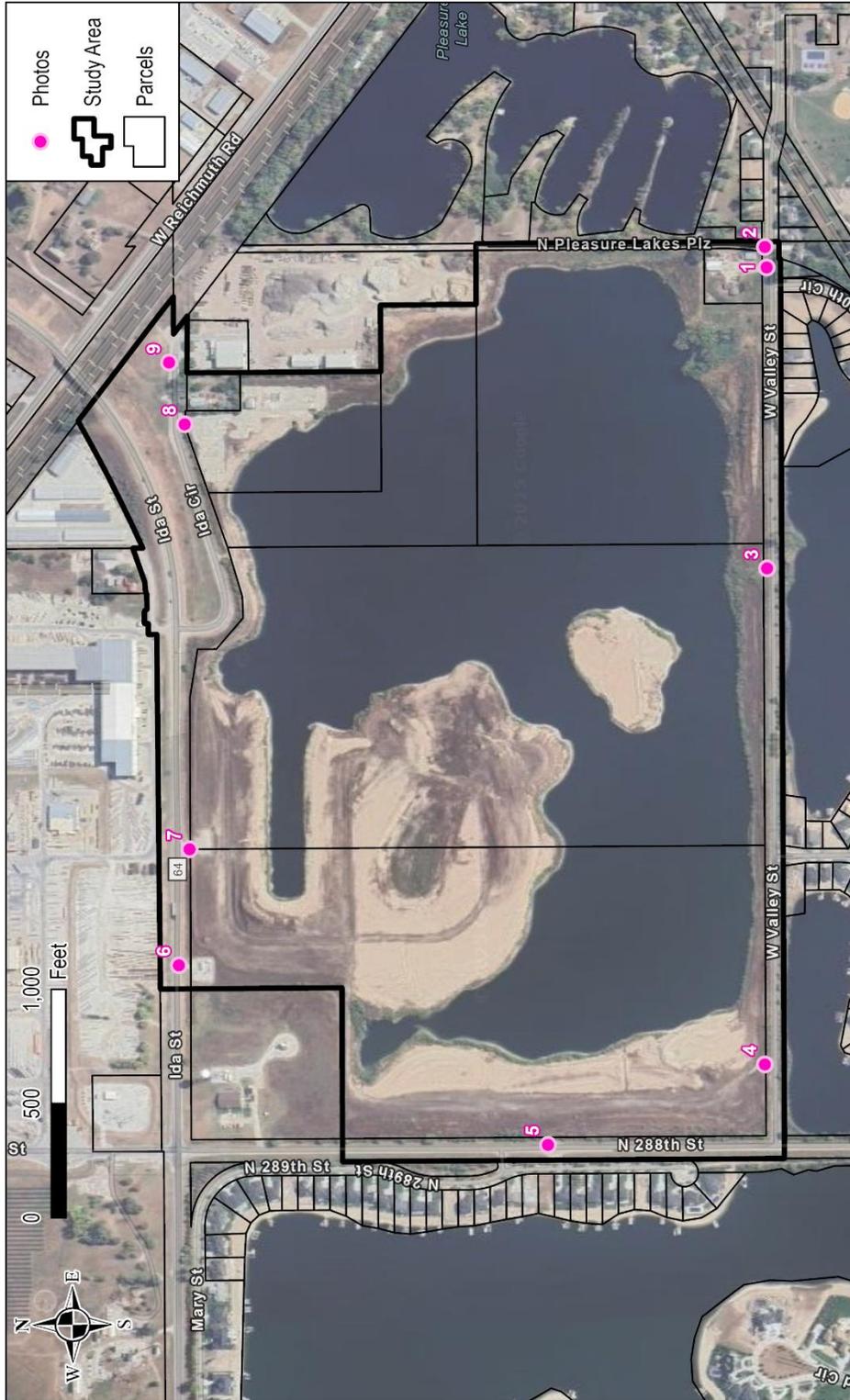
Created By: J. Ray; N. Schroeder
 Date: April 2025
 Software: ArcGIS Pro 3.4
 File:



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City of Valley, NE
 Valley Flatwater Blight Study:
 Recommended Blight & Substandard Area

Appendix A
Photo Exhibit



Created By: J. Ray; N. Schroeder
Date: April 2025
Software: ArcGIS Pro 3.4
File:



City of Valley, NE

Valley Flatwater Blight Study:

Photo Guide

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Location 1



Location 1



Location 1



Location 2



Location 3



Location 3



Location 4



Location 5



Location 5



Location 5



Location 6



Location 6



Location 7



Location 8



Location 8



Location 9

