Comprehensive Plan Update

City of Spring Valley

November 2022

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BOLTON & MENK

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Table of Contents

I. Introduction 1
Purpose of the Plan 1
Process 1
Vision 9
Goals 9
History of Spring Valley 9
Regional Setting 9
II. Demographics and Data Analysis 10
Historic Population 10
Projections 11
Household Size and Quantity 11
Current Age Cohort 12
Household Income 12
Race and Ethnicity 13
Education 14
III. Land Use 16
Introduction 16
Goals 16
Zoning 16
Current Uses 19
Current Land Use 19
IV. Housing 23
Introduction 23
Goals 23
Tenure 24
Housing Units by Type 24
Year Householder Moved Into Unit 24
Housing Units by Date of Construction 25
Amount Spent on Rent 26
Rent Burdened 27
Owner Occupied Housing Value 27
Housing Form 28
V. Parks and Recreation 29
Introduction 29
Goals 29

Existing Parks and Trails 30
Proposed Parks and Trails 30
VI. Transportation 32
Introduction 32
Goals 32
Existing Roadway Conditions 33
Existing Traffic Volumes 38
Future Roadway Conditions 38
Public Transportation 38
VII. Utility Infrastructure 40
Introduction 40
Goals 40
Wastewater 41
Water Supply 43
Stormwater Management 45
VIII. Economic Development 48
Introduction 48
Goals 48
Employment of Spring Valley 50
Employment by Age Group 50
Poverty Rate 51
Place of Employment Map 51
Employment Inflow & Outflow 52
Commuting Time 53
Current Economic Conditions 54
IX. Implementation 55
Overview 55
Official Controls 55
Action Plan 556

Figures

Figure 1.1 – Spring Valley Character Word Cloud 2
Figure 1.2 – Favorite Component of Spring Valley 3
Figure 1.3 – What is Spring Valley Missing 3
Figure 1.4 – Top Priorities for Spring Valley 4
Figure 1.5 – Perception of Affordable Housing 4
Figure 1.6 – Necessity of Affordable Housing 5
Figure 1.7 – Proximity to Parks 5
Figure 1.8 – Future Population Changes 6
Figure 1.9 – City Role in Development 6
Figure 1.10 – Basic Goods in Spring Valley 7
Figure 1.11 – Spring Valley Healthcare 7
Figure 1.12 – Proximity to Arts and Cultural Facilities 8
Figure 1.13 – Perception of Childcare 8
Figure 2.1 – Percentage Population Change 10
Figure 2.2 – Population Projections 11
Figure 2.3 – Age Cohort 12
Figure 2.4 – Median Household Income 13
Figure 2.5 – Race 14
Figure 2.6 – Educational Attainment 15
Figure 3.1 – Zoning 18
Figure 3.2 – Current Land Use Future Uses 20
Figure 3.3 – Future Land Use 22
Figure 4.1 - Year Household Moved Into Unit 25
Figure 4.2 – Housing by Year Built 25
Figure 4.3 - Housing by Year Built; Condensed 26
Figure 4.4 - Monthly Rental Costs 26
Figure 4.5 - Rent Burdened 27
Figure 4.6 – Owner Occupied Housing Value 27
Figure 4.7 – Missing Middle Housing 28
Figure 4.7 – Missing Middle Housing 28
Figure 5.1 – Existing Parks and Trails 31
Figure 6.1 – Roadways Functional Classifications Map Jurisdictional Classification 35
Figure 6.2 – Roadway Jurisdictional Ownership Map 37
Figure 6.3 – Traffic Counts Map 39
Figure 7.1 – Sanitary Sewer System Map 42

Figure 7.2 – Storm Sewer System Map 46
Figure 7.3 – Water System Map 44
Figure 8.1 - Employment Sector 50
Figure 8.2 - Employment Age 50
Figure 8.3 - Poverty Rate 51
Figure 8.4 - Employment Locations 51
Figure 8.5 - Inflow & Outflow Patterns 52
Figure 8.6 - Inflow & Outflow Patterns 53
Figure 8.7 - Commuting Patterns 53

Tables

Table 2.4 – Household Size and Quantity 11
Table 4.1 - Housing Tenure 24
Table 4.2 - Housing Units by Type 24
Table 6.1 – Principal Arterial Roadways 33
Table 6.2 – Minor Arterial Roadways 33
Table 6.3 – Major & Minor Collector Roadways 33
Table 7.1 – Well Data 43
Table 8.1 - Occupation 49
Table 9.1 - Current Zoning Districts 55

Appendix

Appendix A: Community Survey

I. Introduction

Spring Valley's Comprehensive Plan is a long-range planning document intended to be the foundation for future growth and development in the City of Spring Valley. Within the plan is an analysis of present conditions and a framework for how resources should be allocated for the projected future. The plan combines data with a community vision to guide Spring Valley into becoming a more beautiful, functional, equitable, and efficient city. Spring Valley has no existing or historical comprehensive plans, which makes the present plan vital for planning the future.

Spring Valley's comprehensive plan is meant to be used in conjunction with policy decisions and county or regional plans. The plan should be used in unison when crafting yearly budgets, for planned infrastructure upgrades, and changes in regulations. The purpose of the comprehensive plan is to provide a consistent vision for city functions that aims to improve the physical, social, and economic aspects of Spring Valley. The Spring Valley comprehensive plan will:

- Outline the collectively established city-wide goals.
- Prepare for anticipated change.
- Guide future development of land.
- Provide a unified vision for all city departments and the public
- Enable political decisions to take into account consensus-driven goals with professional and technical considerations.

Purpose of the Plan

This Comprehensive Plan follows Minnesota Planning and Zoning Statutes, Section 462.353. The plan is intended to guide future land use development, redevelopment, and other planning and policy concerns for the City of Spring Valley.

Process

The comprehensive planning process started in the Fall of 2021 and was completed in [Insert Adoption Date].

Data about the City of Spring Valley was gathered from a variety of sources including a community survey, communication with city staff, census data, and a variety of other sources. The merging of local knowledge with historical data allowed for documentation of community assets, weaknesses, values, and goals.

Survey

The overall results of the survey provided valuable input into what the community has concerns about, what they valued, and what they thought would improve their community. The survey had 73 completed responses. The overall results and findings from this survey effectively guided the planning process and allowed the project team to find themes and trends relating to the community's needs and values. The surveyed asked how respondents would describe the character or personality of Spring Valley. The most popular responses were friendly, small-town feel, and welcoming.

Figure 1.1 – Spring Valley Character Word Cloud

When asked what their favorite component of Spring Valley was, home, downtown, and trails were the most common answers.

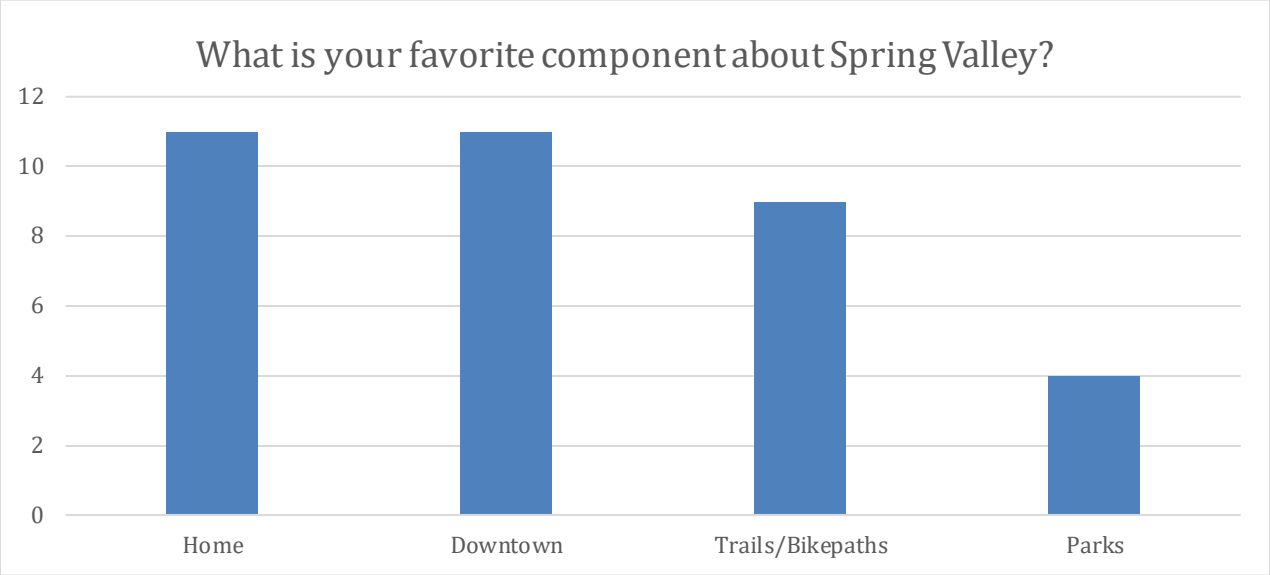

Figure 1.2 – Favorite Component of Spring Valley

Respondents think that Spring Valley is missing places to shop, a car wash, additional bike trails, and biking connections. The largest priorities for the future of Spring Valley are commercial development, residential development, and community connection.

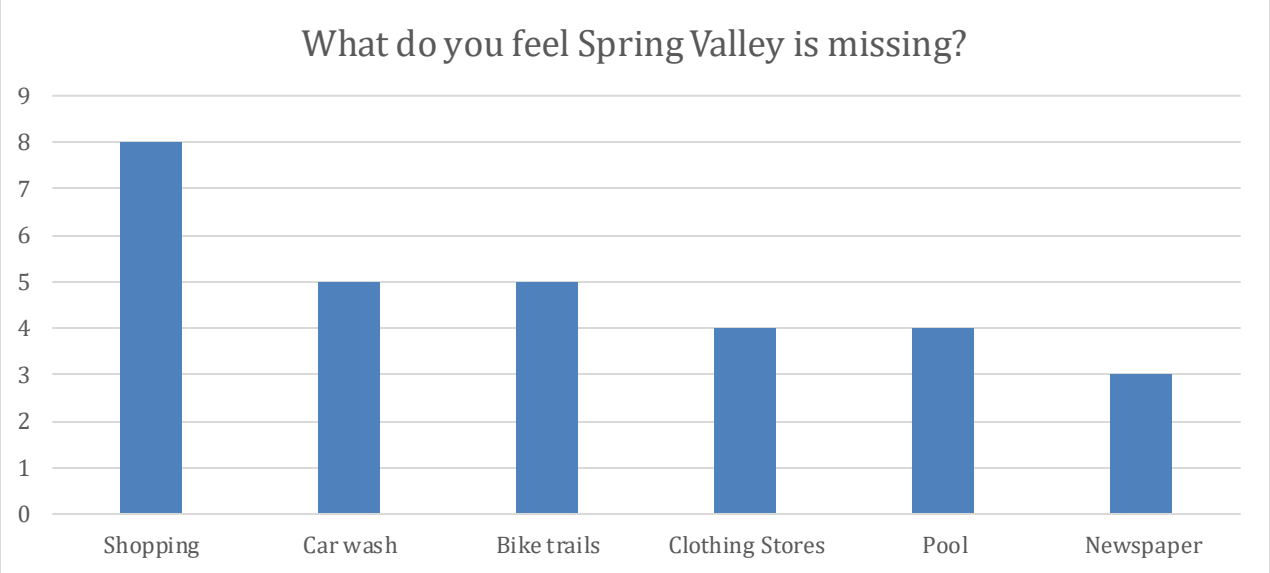

Figure 1.3 – What is Spring Valley Missing

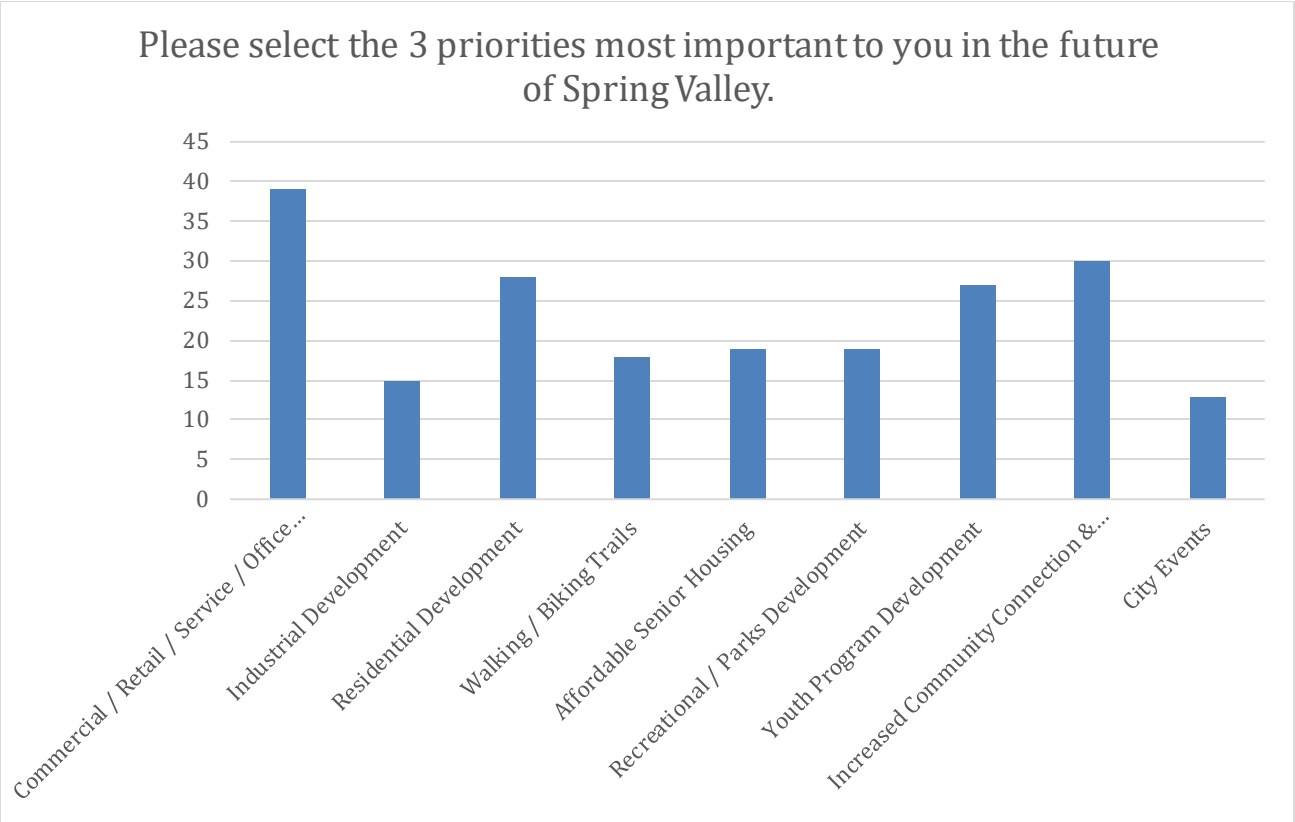

Figure 1.4 – Top Priorities for Spring Valley

The majority of respondents did not agree that there is currently an adequate supply of quality housing for all incomes. A larger portion of respondents agreed that more affordable housing options are needed.

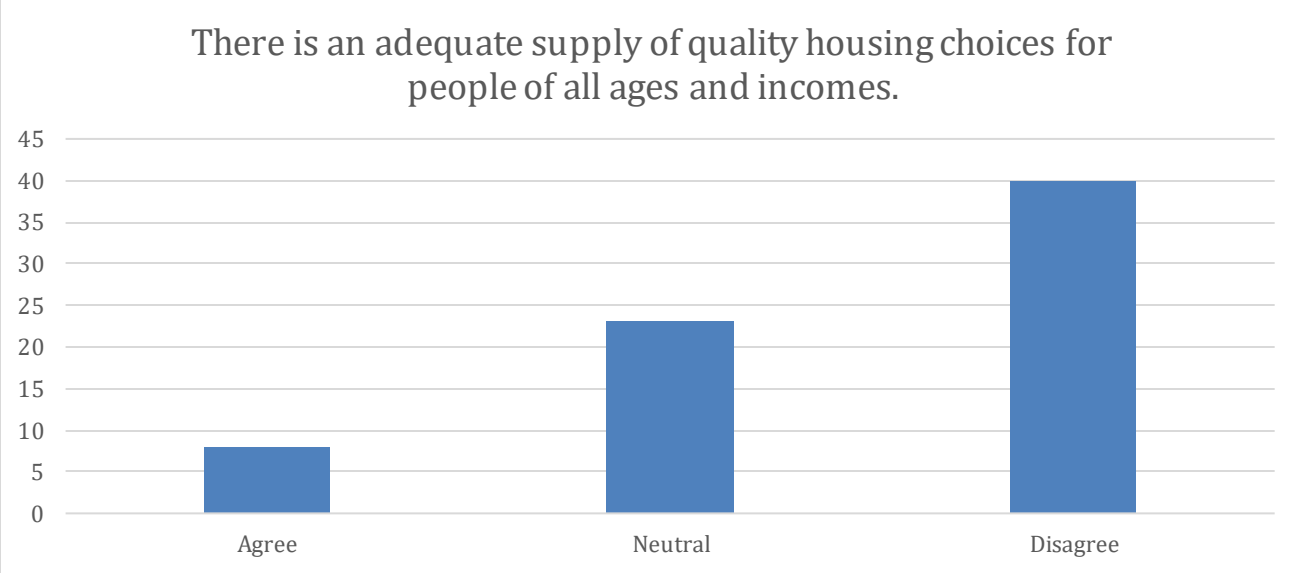

Figure 1.5 – Perception of Affordable Housing

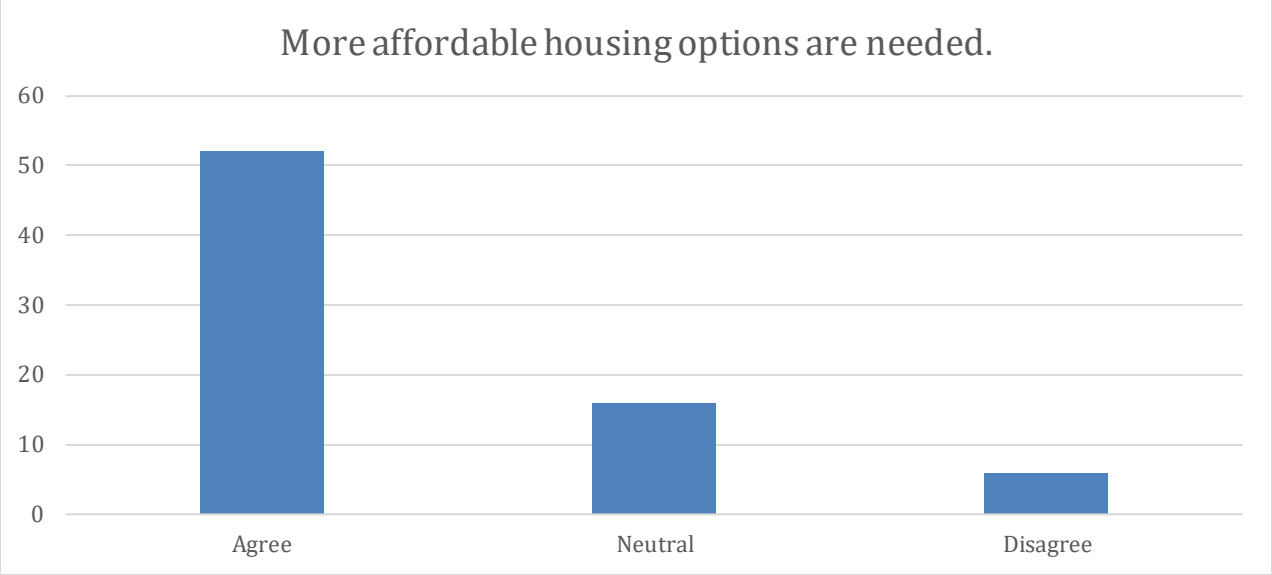

Figure 1.6 – Necessity of Affordable Housing

Most respondents say that they are within walking distance to some sort of green space.

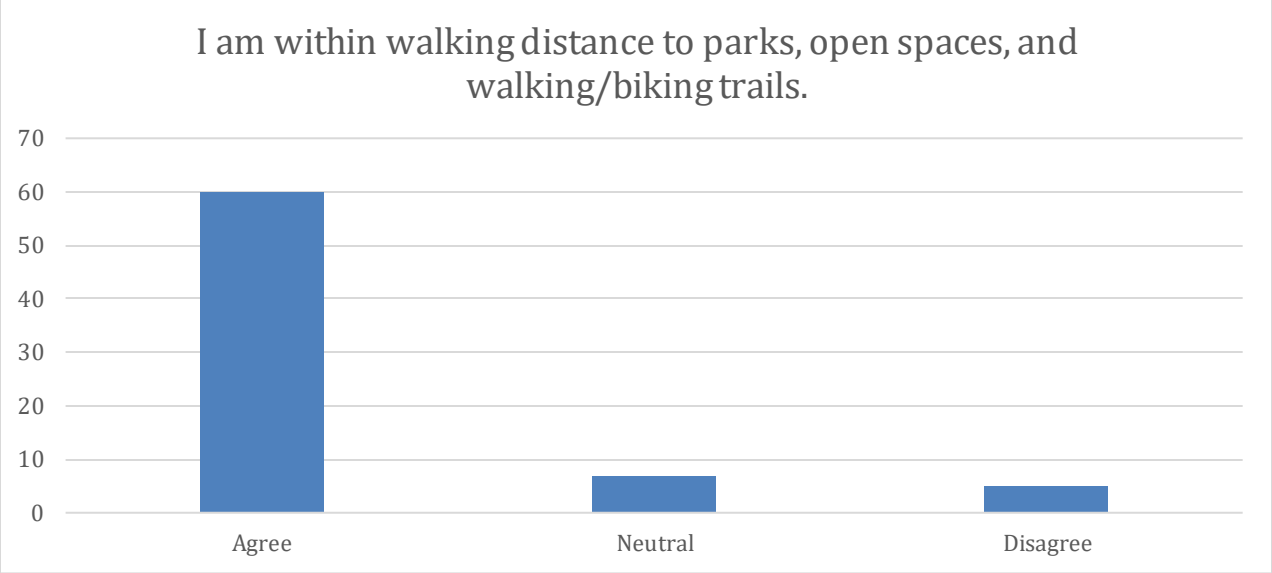

Figure 1.7 – Proximity to Parks

The majority of residents would like to see Spring Valley expand than stay the same. When asked if the expansion should be in population growth, geographical growth, or both, slightly more respondents were okay with growth without geographical growth.

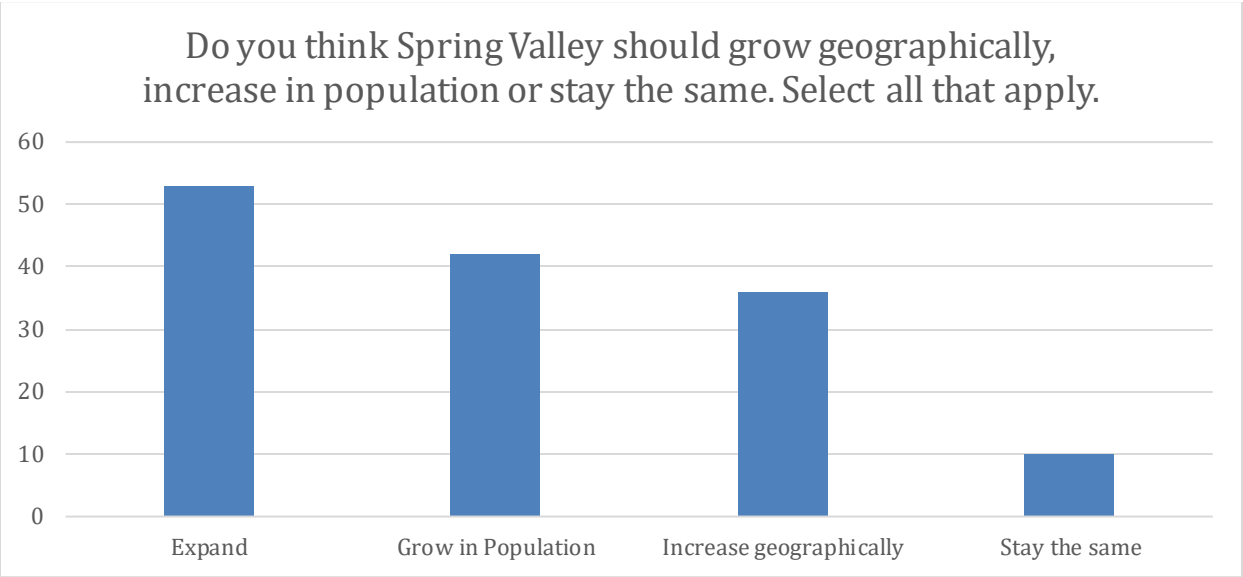

Figure 1.8 – Future Population Changes

Most responded that they believe Spring Valley should assist in infrastructure updates and should partner with other organizations for recruitment and retention. A smaller number of people believe that Spring Valley should assist with purchasing property.

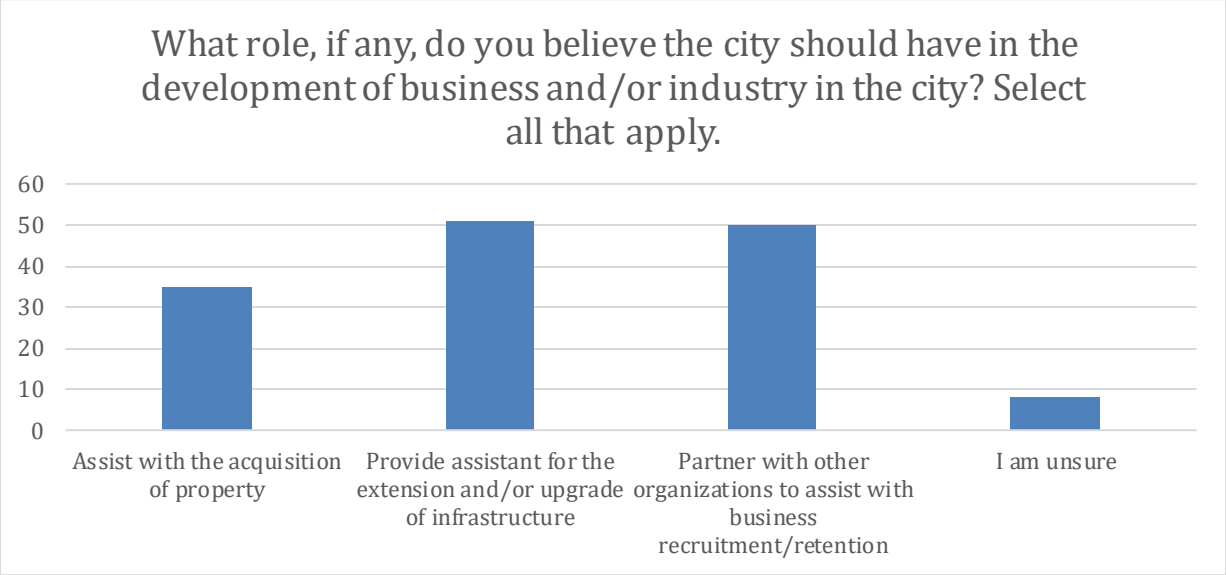

Figure 1.9 – City Role in Development

The survey found that most people can have their daily needs met within Spring Valley.

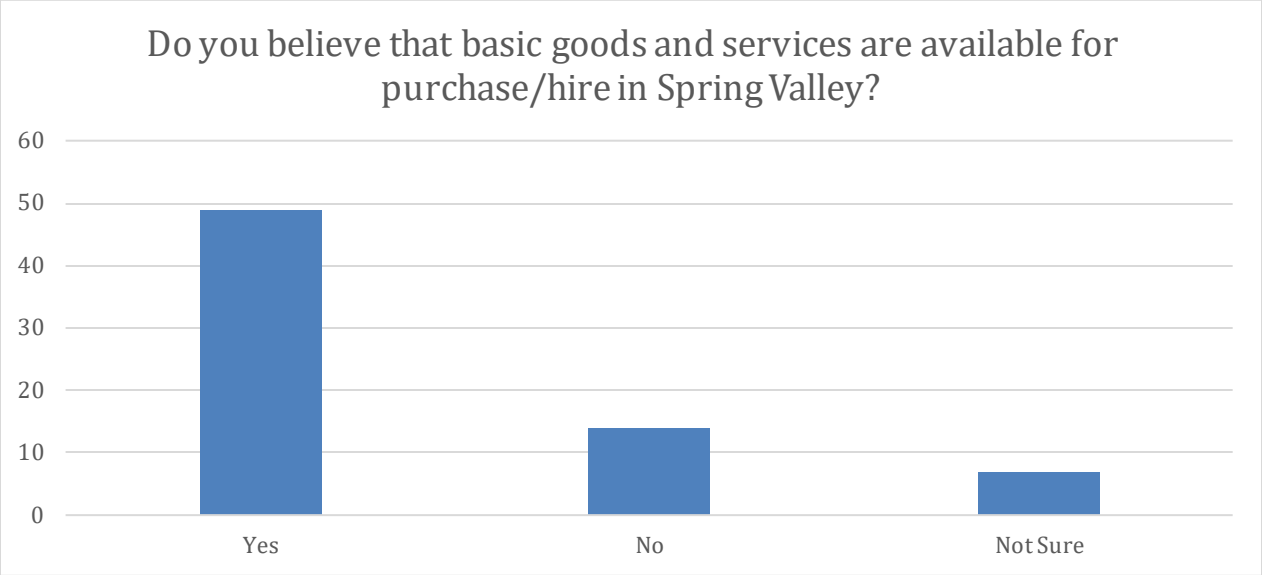

Figure 1.10 – Basic Goods in Spring Valley

A large number of respondents have healthcare that meets their needs.

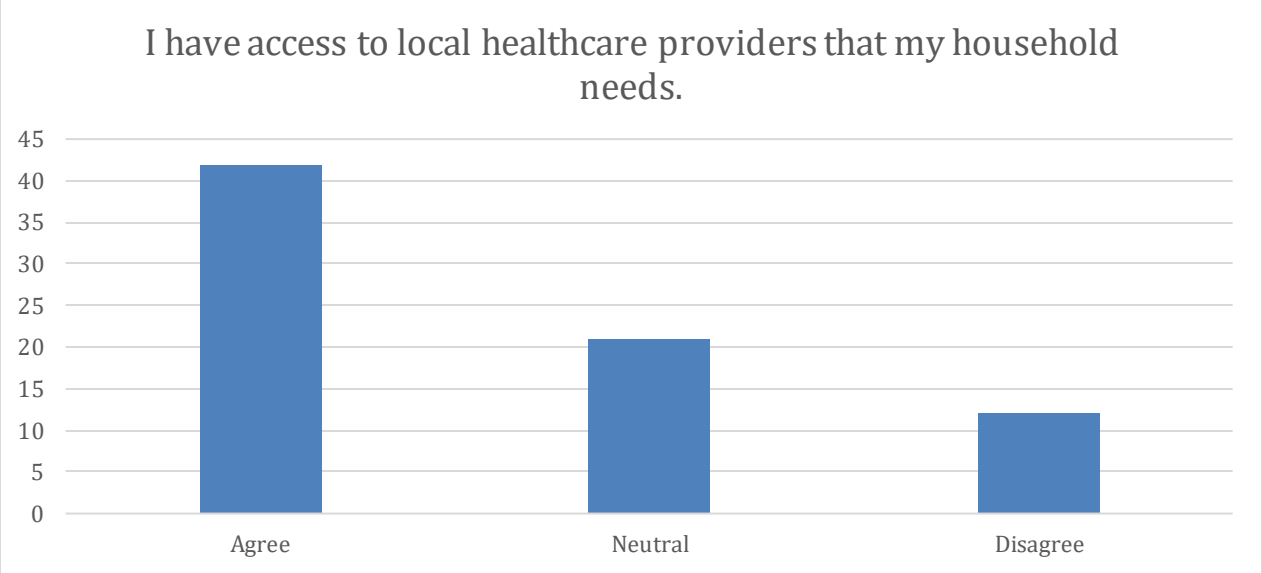

Figure 1.11 – Spring Valley Healthcare

The majority of respondents were either neutral or disagreed with the statement that they have access to arts and cultural facilities within Spring Valley.

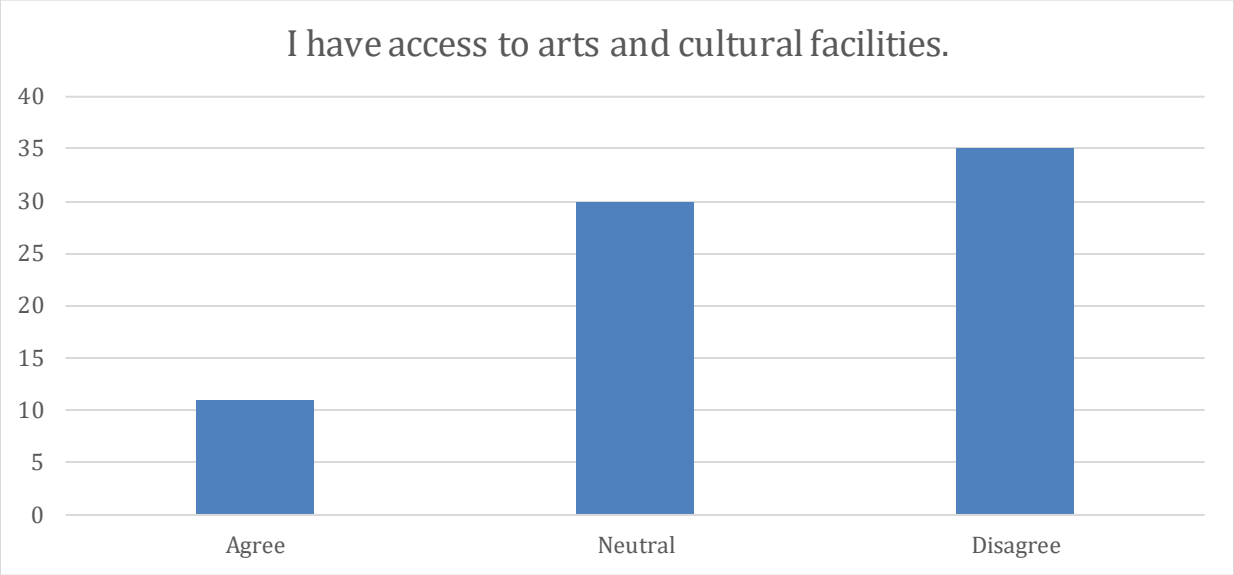

Figure 1.12 – Proximity to Arts and Cultural Facilities

Most respondents did not believe that there are adequate amounts of childcare options within Spring Valley currently.

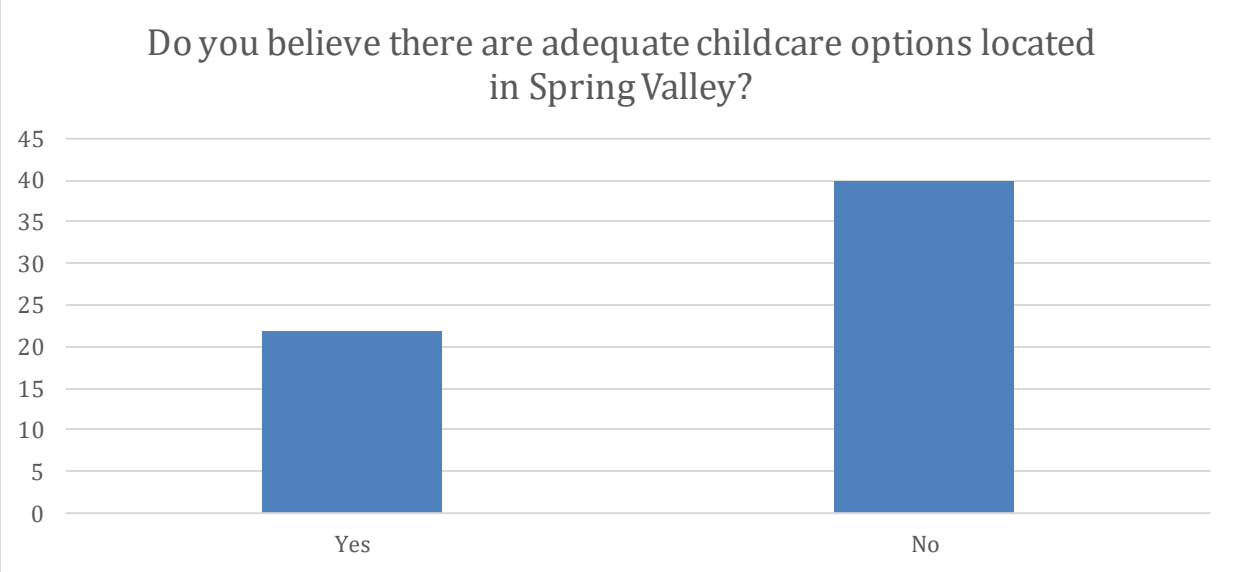

Figure 1.13 – Perception of Childcare

Vision

"Spring Valley will maintain and uphold its small-town charm and history. We are a welcoming farm community by natural resources, with a vibrant downtown and diverse population. We will expand housing options for our citizens and maintain our distinct character."

Goals

Comprehensive plans look at both tangible and aspirational goals. The following goals are ideals that were heard from the community. They are feelings, thoughts, and statements of what all of the measurable goals are meant to cumulate to. On page 56, the vision and goals are placed in an Action Plan to coordinate when and where investments should be made. This gives stakeholders clear steps to complete goals outlined in the Comprehensive Plan. Within the Action Plan, the Implementation Matrix presents a concise summary of the goals along with specific action steps and timelines, all organized by chapter.

- Goal 1: Maintain the small town feel and welcoming community.
- Goal 2: Create a better sense of community between newer and long-term residents.
- Goal 3: Invest in parks and recreational places and trail that promote active lifestyles.
- Goal 4: Create local gathering spaces and community events.
- Goal 5: Promote diversity by creating a strong and inclusion plan that provides equitable opportunities for all.
- Goal 6: Provide housing opportunities for people of all incomes, ages, and needs.
- Goal 7: Encourage the development of retail and commercial services.
- Goal 8: Invest in local businesses and enhance the commercial core's economic viability.
- Goal 9: Support economic development opportunities that strengthen and diversify the tax base.

History of Spring Valley

Spring Valley is located within Fillmore County and was first settled by European immigrants in 1852. In 1855, the City was founded, and the first post office established. Spring Valley was officially incorporated in 1872 and was named due to the proximity of many natural springs in the area.[1] Historically, The Chicago Great Western Railway and The Chicago, Milwaukee, St. Paul and Pacific Railroad operated railway lines though the City.[2] By 1880, the census had recorded that 1,256 people called Spring Valley home. The population has fluctuated in the passing years and as of 2020, 2,410 people live in Spring Valley.

Regional Setting

Spring Valley is located on the western edge of Fillmore County. Spring Valley is approximately fifteen miles west of Preston, the county seat, and approximately twenty-five miles south of the city of Rochester. The City occupies just shy of three-square miles. Highway 63 runs though the City, along with County Road 1 and the Historic Bluff County Scenic Byway which connects Dexter, MN to La Crosse, WI.

[1] Warren Upham, *Minnesota Geographic Names; Their Origin and Historic Significance,* 195.

[2] State of Minnesota, *Annual Report of the Railroad and Warehouse Commission of Minnesota,* 153-162, 236-258.

II. Demographics and Data Analysis

Historic Population

Spring Valley has remained consistent for the past seventy years in terms of total population. As seen in Table 3.1, the population from 1950 to 2020 is a difference of only 20 people. Table 3.2 shows the population change in Spring Valley, Fillmore County, and the State of Minnesota. The population trends of Spring Valley mirror that of Fillmore County, while the State of Minnesota has consistently gained population over the past fifty years. Figure 3.1 below illustrates the percentage population change in Spring Valley, Fillmore County, and the State of Minnesota.

Table 2.1 – Historical Population and Households								
	1950	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**2020**
Population	2,467	2,628	2,572	2,616	2,461	2,518	2,479	2,447
Households	791	836	901	1,005	1,037	1,090	1,172	1,039

Table 2.1
Source: Decennial US Census Data

Table 2.2 – Comparative Historical Population						
	1970	**1980**	**1990**	**2000**	**2010**	**2020**
Spring Valley	2,572	2,616	2,461	2,518	2,479	2,447
Fillmore County	21,916	21,930	20,777	21,122	20,866	21,228
State of Minnesota	3,806,103	4,075,970	4,375,099	4,651,160	4,863,060	5,056,320

Table 2.2
Source: Decennial US Census Data

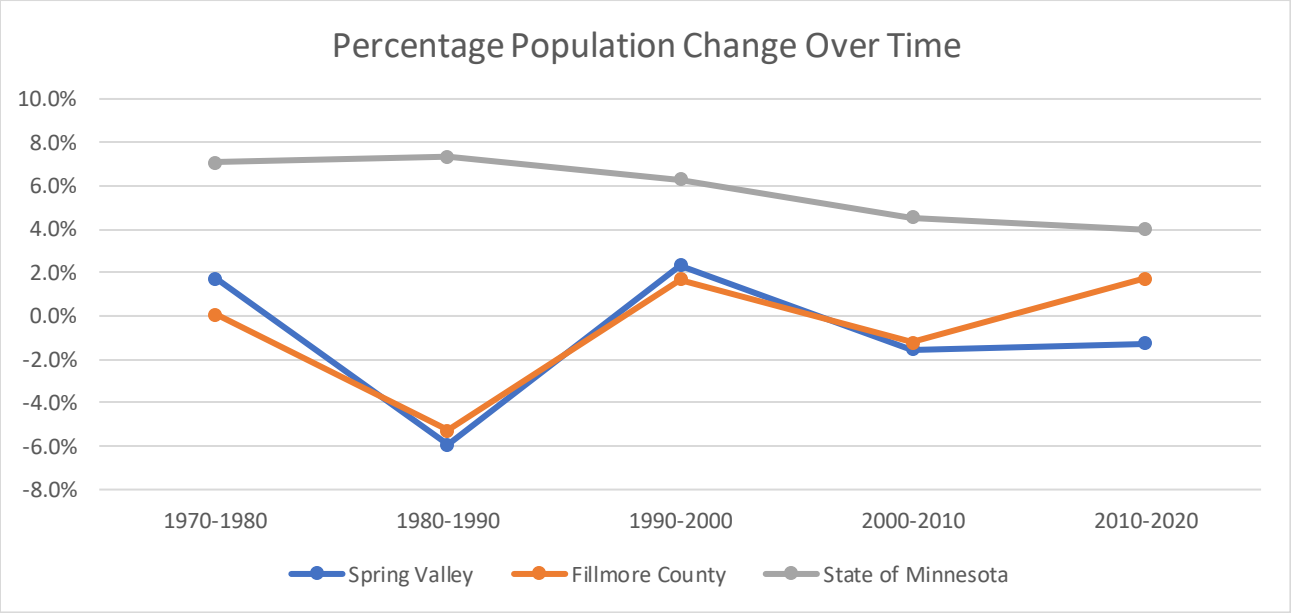

Figure 2.1 – Percentage Population Change
Source: 2019 5yr Estimate US Census

Projections

Spring Valley has remained relatively consistent in its population for the past seventy years with the population peaking in 1960 and then trending downward with a small amount of population growth and loss. With this information, a linear trend was created to project the future population to help guide development and housing plans. Linear projections use the past population to estimate the future by averaging all changes and using that rate for future changes. With this project, Spring Valley is projected to lose approximately 18 residents by 2050.

Table 2.3 – Population Projections											
	1950	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**2020**	**2030**	**2040**	**2050**
Population	2,467	2,628	2,572	2,616	2,461	2,518	2,479	2,447	*	*	*
Linear Trend	-	-	-	-	-	-	-	-	2,458	2,444	2,429

Source: Decennial US Census Data
**Data not available*

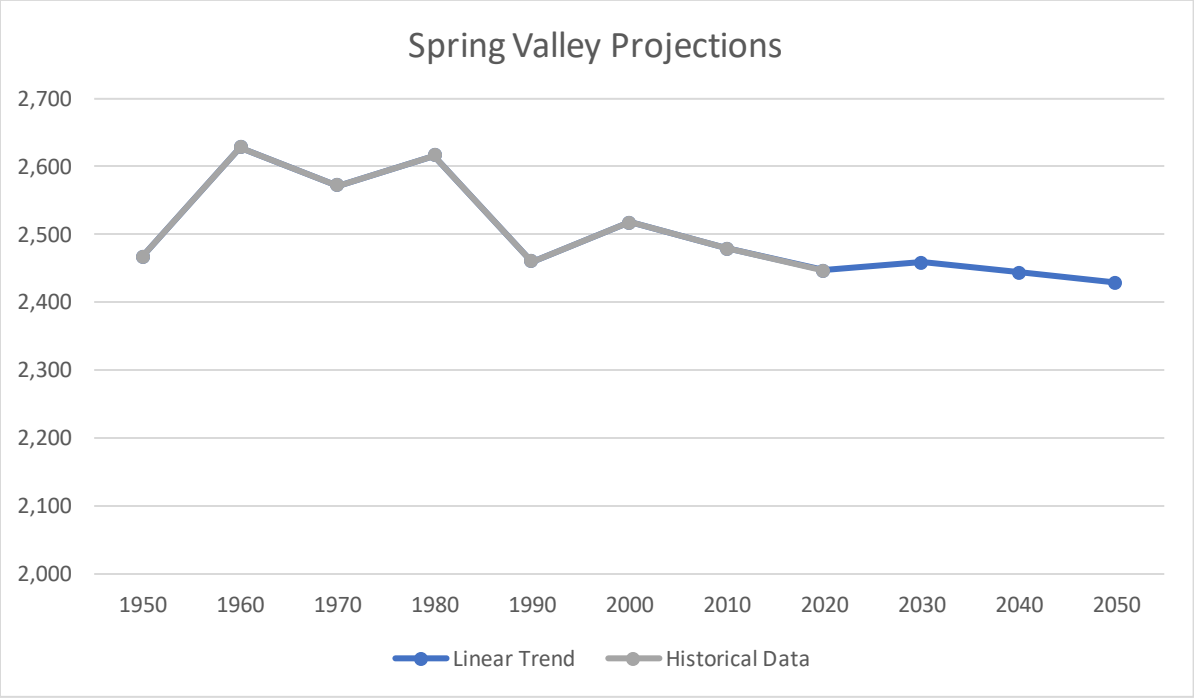

Figure 2.2 – Population Projections
Source: 2019 5yr Estimate US Census

Household Size and Quantity

Table 3.4 demonstrates an increase in the number of households, while having a reduction in people per household. The number of households has risen from 901 in 1970 to 1,172 in 2010. The average number of people per household slowly shrank from 2.84 to 2.27 from 1970 to 2010.

Table 2.4 – Household Size and Quantity						
Year	**1970**	**1980**	**1990**	**2000**	**2010**	**2020**
Households	901	1,005	1,037	1,090	1,172	1,039
Person Per Household	2.84	2.55	2.41	2.40	2.27	2.26

Source: Decennial US Census Data

Current Age Cohort

Figure 3.3 shows the population of Spring Valley separated by age and sex. The largest age group is under 5 years old, which accounts for 7.7% of the total population. The median age of the population is 41.2, which is younger than the median age of 42.3 in Fillmore County and higher than the median age of 38.4 in Minnesota.

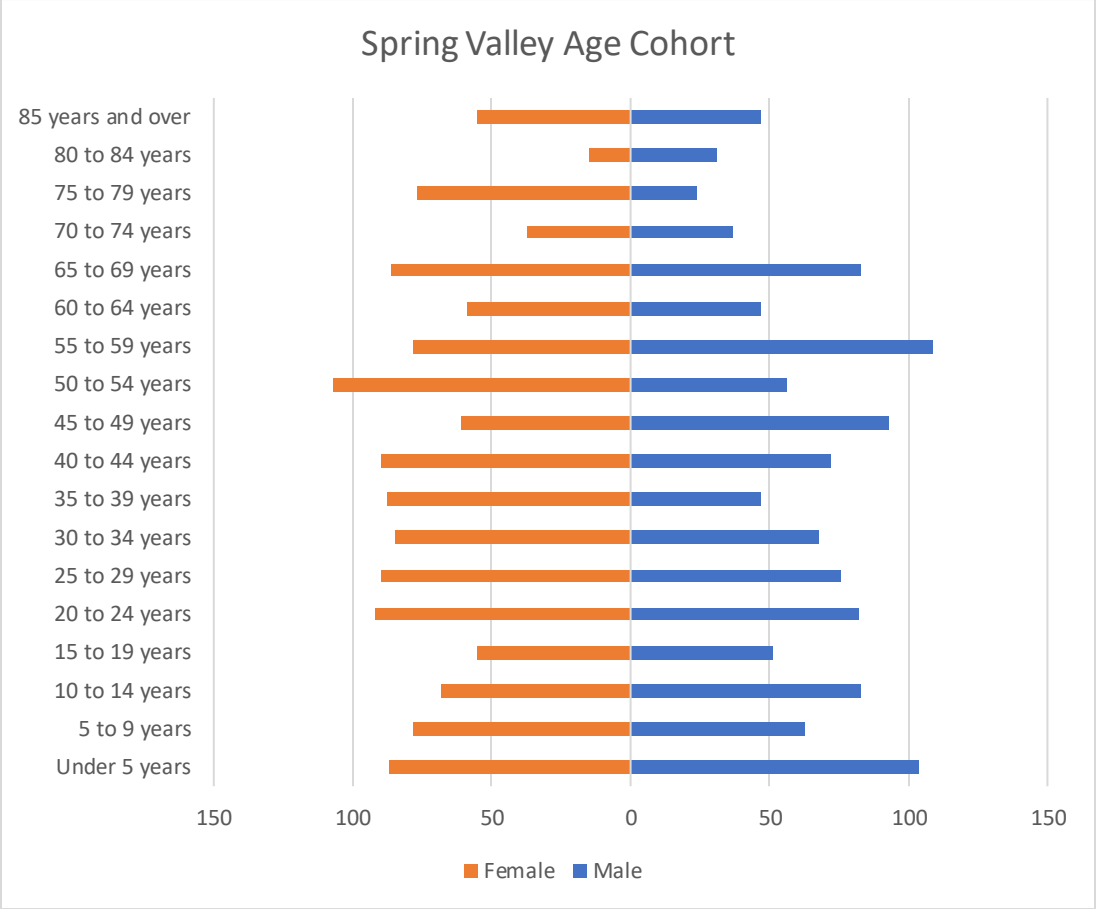

Figure 2.3 – Age Cohort

Source: 2019 5yr Estimate US Census

Household Income

Figure 3.4 illustrates the income of Spring Valley, two local comparative towns, its county and surrounding counties, and the State of Minnesota as a whole. Spring Valley had the lowest median household income at $46,121, which was less than peer towns, all counties, and the state. The 2020 poverty rate in Spring Valley was 10.6% which was similar to Fillmore County's rate of 10.7% and the State's rate of 9.7%.

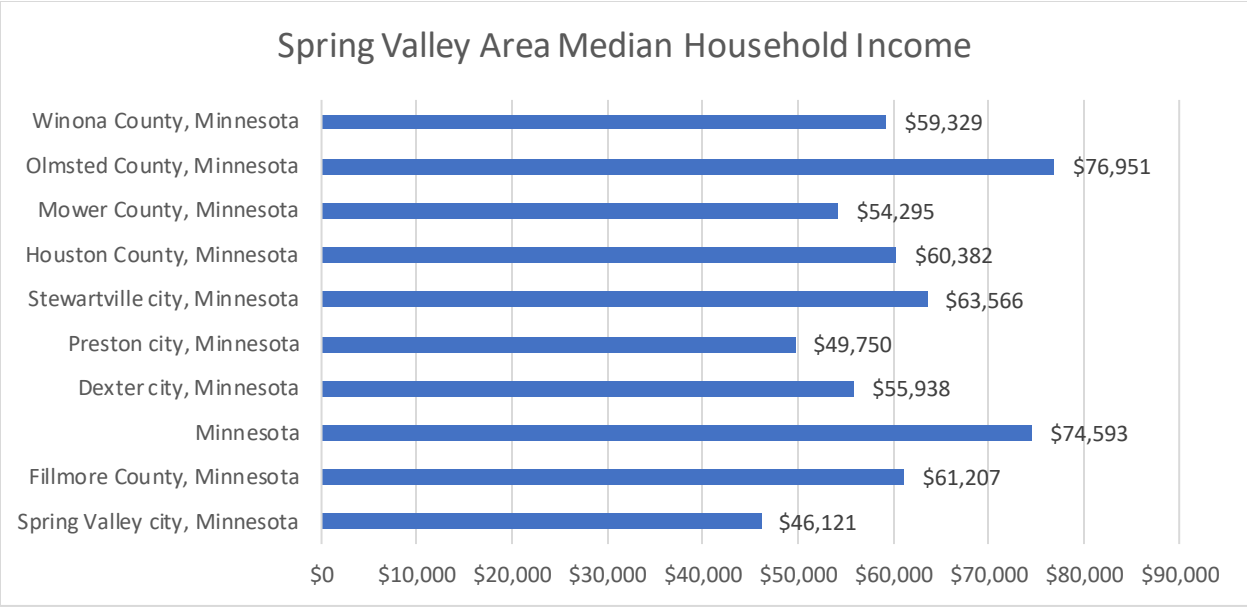

Figure 2.4 – Median Household Income

Source: 2019 5yr Estimate US Census

Race and Ethnicity

Figure 3.5 shows the racial composition of Spring Valley along with the State of Minnesota, surrounding counties, and peer towns. The western counites of Mower and Olmsted County were more diverse and similar to the State of Minnesota than the other counites. 94.5% of Spring Valley residents identify as "White," similar to its peer cities of Preston at 94.4% and Stewartville at 96.0%, and Fillmore county at 95.5%. Spring Valley is less diverse than the State of Minnesota and the two nearby western counties of Olmsted and Mower, which both have the larger cities of Rochester and Austin respectively, and account for the more diverse population.

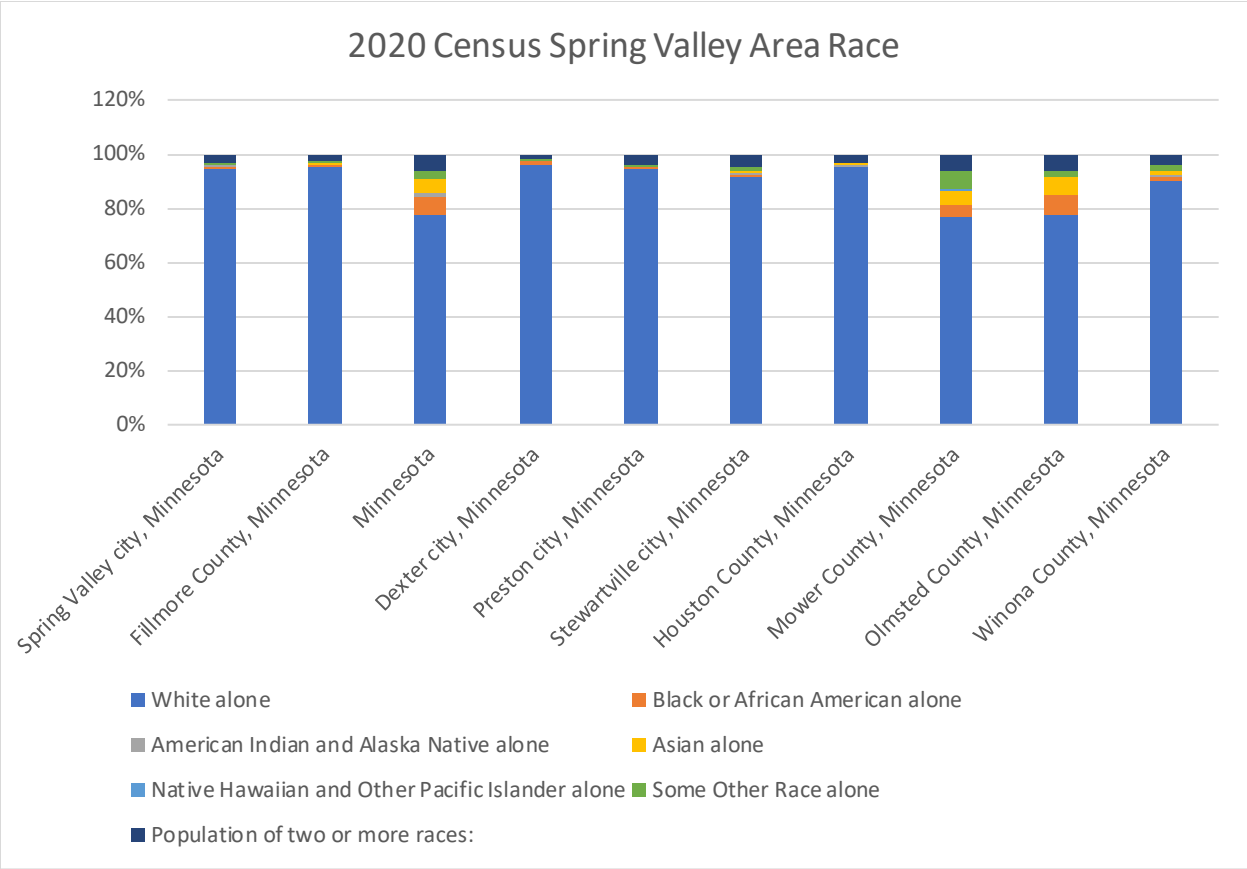

Figure 2.5 – Race

Source: 2020 Decennial US Census

Education

Figure 3.6 displays the educational attainment of Spring Valley. As of 2019, approximately 52.0% of Spring Valley's residents aged 25 or older had either some college or more. The majority of Spring Valley's residents have graduated high school or the equivalent with a rate of 92.4%. 7.6% percent of Spring Valley residents have less than a high school education.

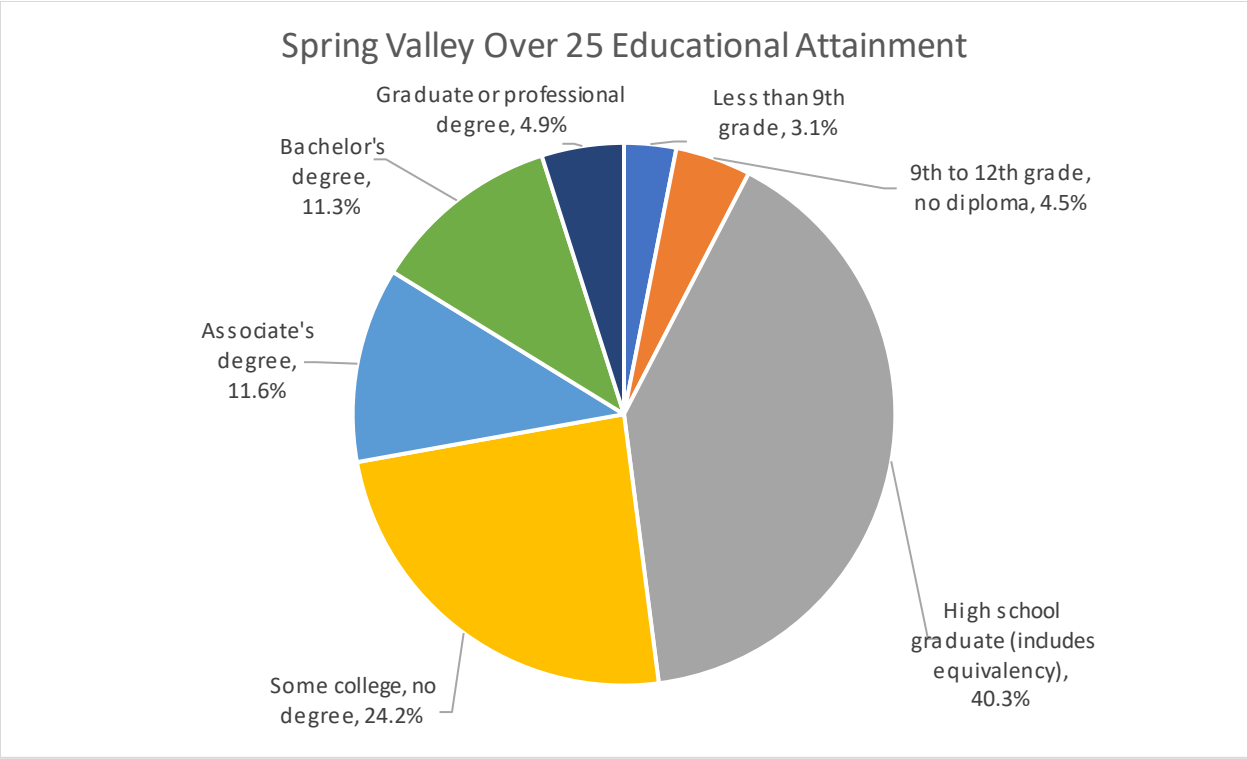

Figure 2.6 – Educational Attainment

Source: 2019 5yr Estimate US Census

III. Land Use

Introduction

The built environment is often the first thing that comes to mind when community is mentioned. Communities have parks, religious institutions, homes, restaurants, and places of business, along with a host of other places. This section will analyze what is allowed to be built, what currently exists, and what Spring Valley wants in the future. This chapter will review how zoning, current land use, and future land use shape the City. There are many priorities such as tax base, character, and livability that must be balanced and planned for. How and where Spring Valley should change is of the utmost importance. Through the comprehensive planning process, Spring Valley has mapped how the community would like to see itself change.

Goals

- Goal 1: Align zoning with the future needs of the community and identify areas of new growth
  - Policy 1: Ensure that there is adequate land properly zoned for commercial and residential expansion.
  - Policy 2: Verify that language in zoning allows for modern uses, accommodates current use needs, and amend as needed.
- Goal 2: Identify missing amenities and places lacking access to amenities
  - Policy 1: Map out where current parks and commercial areas are, along with what percentage of the town is made up of them.
  - Policy 2: Encourage walkable communities with pedestrian connections between new and existing developments.
- Goal 3: Support existing economic centers and agricultural areas
  - Policy 1: Update current city ordinances and regulations to discourage greenfield development and encourage infill.
  - Policy 2: Better define uses allowed in agricultural areas.
  - Policy 3: Promote the addition of affordable childcare facilities.

Zoning

Zoning and land use are similar but two separate tools used when documenting and developing parcels. The present zoning is a classification that sets what can and cannot be built on a parcel from the time the zoning ordinance is passed until the zoning ordinance is changed or the specific classification in the ordinance is changed. The zoning of a parcel regulates the height, size, setback and other development requirements of the property. Map 4.1 shows an overall map of zoning within Spring Valley.

Existing Zoning

Presently Spring Valley has nine zoning districts across the city which can be seen in Map 4.1. The current zoning is broken down into the following groups:

- **Agricultural District (A)** – Existing agricultural and conservation areas on the outskirts of the town that primarily lack sewer.
- **Suburban Residential District (R-1**) – Low-density, single-family dwelling units that have sewer and water.

- **Urban Residential District (R-2)** – Low- and medium-density residential units that are primarily small lot single-family that have sewer and water connection.
- **Multi-Family Residential District (R-3)** - Medium-density residential units such as townhomes and small apartments.
- **Mobile/Manufactured Home Park District (R-4)** – An area for mobile/manufactured home parks.
- **Central Business District (C-1)** – Pedestrian-oriented commercial and mixed-use developments at the center of downtown.
- **Highway Commercial District (C-2)** – Auto-oriented development with access to the highway.
- **Industrial District (I-1)** – Commercial uses that often involve manufacturing, logistics, and warehousing with heightened amounts of truck traffic.
- **Floodplain District (F)** – Areas that are prone to flooding.

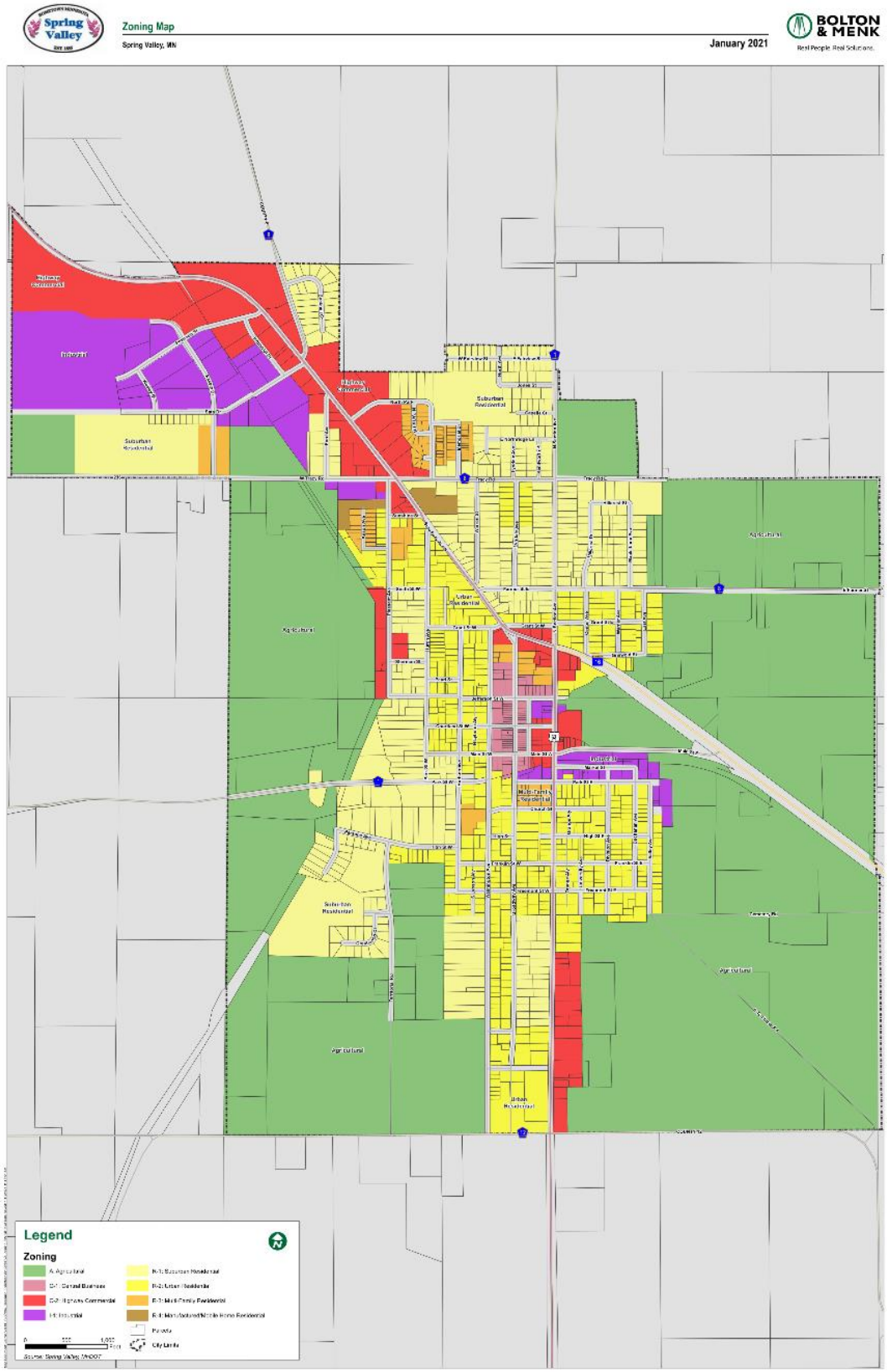

Figure 3.1 – Zoning

Current Uses

The existing land use map generally shows how parcels are presently being used, in terms of 'commercial', 'industrial', and other general designations. Existing land use can differ from the present zoning or can be a result of a zoning ordinance. In many cases, there are legal non-conforming uses that occurred prior to the establishment of zoning in Spring Valley. This means that what use is present on a property can continue but cannot be expanded or changed unless the use is allowed under current zoning. Map 4.2 below shows where different use classifications are presently located in Spring Valley.

Although an existing land use map is similar to a future land use map, they are separate documents and concepts. Existing land use depicts how properties are currently used, while future land use is a projection of what the land should be used for in the future.

Current Land Use

Spring Valley is built on a grid system with a mixture of commercial and residential at its downtown core. Next to the core is a variety of housing, with most commercial and industrial uses located along Highway 16. The following land use descriptions will be used for planning purposes to delineate the current land uses:

- **Agricultural** – Land intended to remain greenspace and preserve its agricultural nature
- **Low Density Residential** – Development which is primarily made up of low-density housing such as single-family, two-family units, or townhomes that have connection to city water and sewer.
- **Medium Density Residential** – Development which is primarily made up of moderate density housing such as one to four family units, small apartment buildings, or townhomes that have connection to city water and sewer. There will be a variety of housing options to allow a variety of incomes and ages to live within Spring Valley.
- **Mixed Use** – A mix of commercial, civic, public, and residential uses on one, or across several, properties.
- **Commercial** – All types of services and retail establishments where goods and services can be purchased.
- **Industrial** – Heavy and light industrial uses on the outskirts of town.
- **Civic** – Public or institutional buildings such as City, County, School District, or other quasi-public buildings.
- **Parks & Open Space –** Properties for recreational purposes or protection of natural areas.

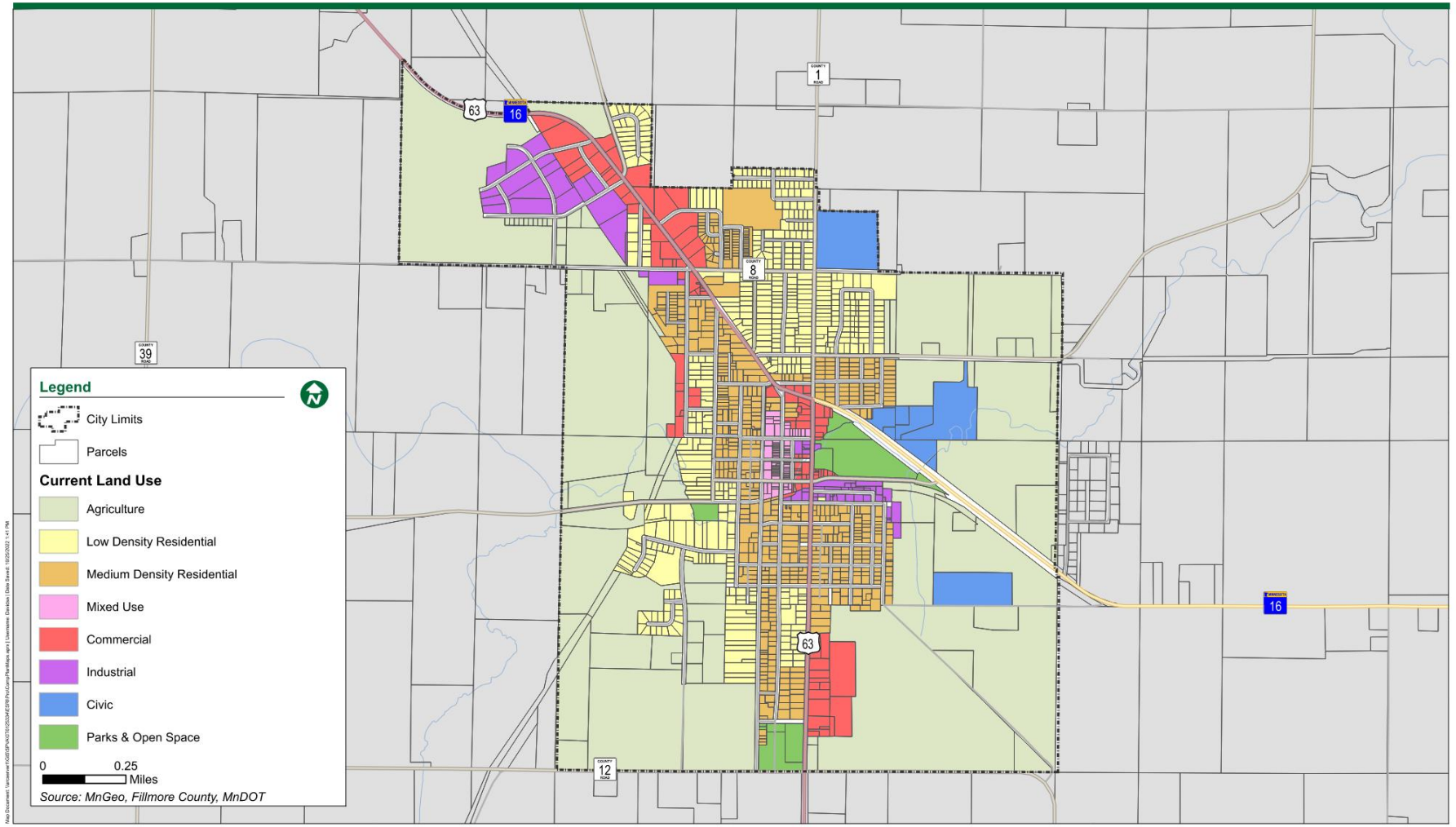

Figure 3.2 – Current Land Use Future Uses

Future land use is the proposed designation that provides a projection of the type of use deemed most appropriate in both the near and distant futures. The presented future land use map takes careful consideration of social and economic needs, demographic considerations, housing and commercial trends, and market information. The map is intended to be flexible, with the City reviewing and updating designations on properties periodically in response to changing conditions within Spring Valley. The future land use map should align zoning with the future needs of the community, but zoning should not dictate the future land use of a property. Map 4.3 shows an updated future land use map based on community goals and needs. The survey showed a growing need for increased shopping and job locations within the city limits. The survey also reflected a growing need for a more diverse housing stock to allow for affordability at all income levels.

Future Land Use

Map 4.3 shows the future land use of Spring Valley. The addition of more commercial and industrial land reflects the current desire for services and employment along with increasing demand for these sectors. These uses are focused along Highway 16, near similar businesses and allow easy access to employment and services. Centrally located residential districts may evolve into more diverse housing types to allow more affordable and walkable environments. The following descriptions will be used for planning purposes and guiding future land uses:

- **Agricultural** – Land intended to remain greenspace and preserve its agricultural nature
- **Low Density Residential** – Development which is primarily made up of low-density housing such as single-family, two-family units, or townhomes that have connections to city water and sewer.
- **Medium Density Residential** – Development which is primarily made up of moderate density housing such as one to four-family units, small apartment buildings, or townhomes that have connections to city water and sewer. There will be a variety of housing options to allow a variety of incomes and ages to live within Spring Valley.
- **Parks & Open Space** - Properties for recreational purposes or protection of natural areas.
- **Highway Commercial** – Commercial developments that are primarily used for automobiles.
- **Central Business District** – A mix of commercial, civic, public, and mixed uses near downtown Spring Valley.
- **Industrial** – Heavy and light industrial uses on the outskirts of town.

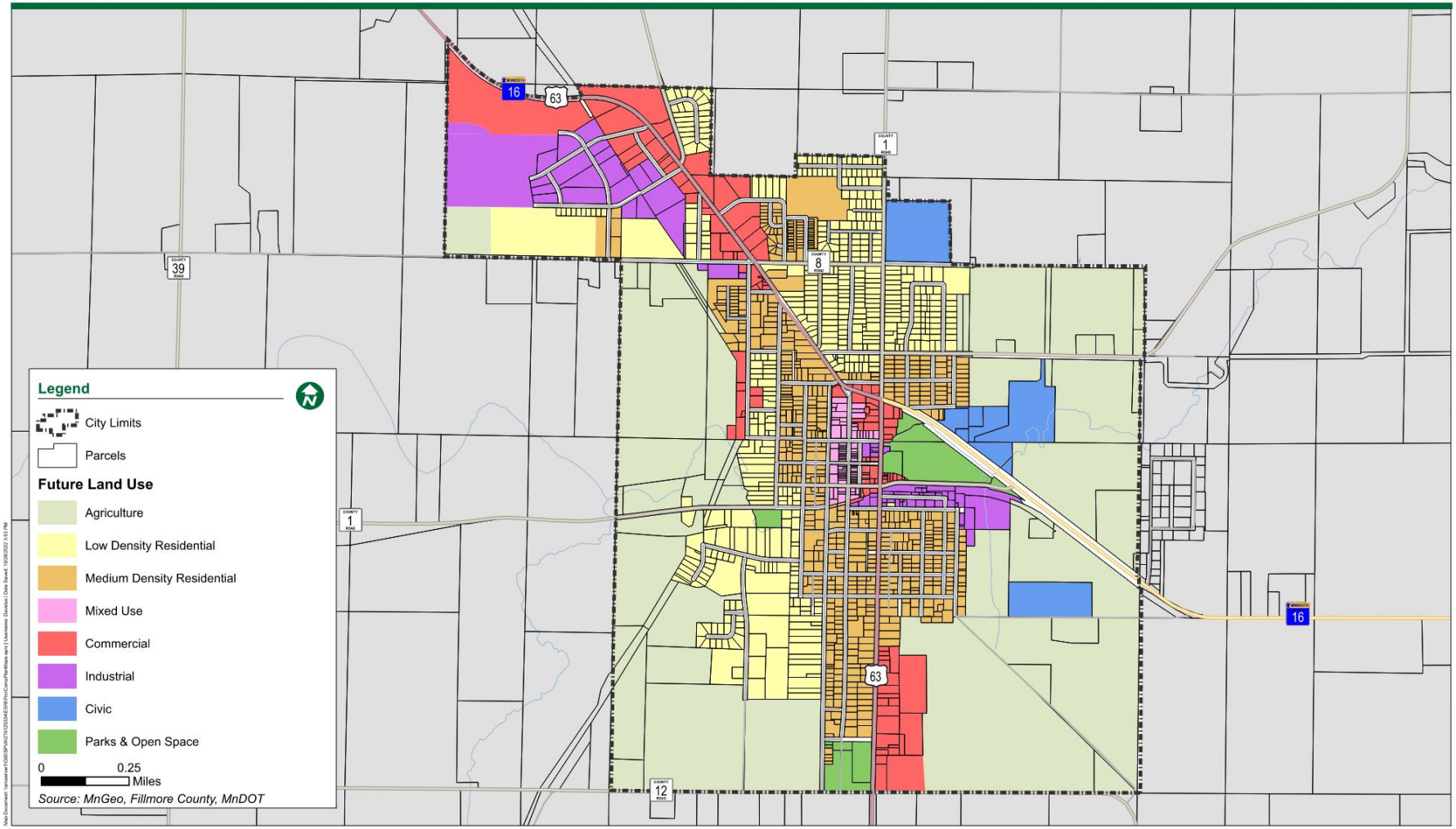

Figure 3.3 – Future Land Use

IV. Housing

Introduction

Housing is a critical, national topic with very local reasons and nuances. It is essential that there is enough housing for people of all ages and income levels in Spring Valley. This chapter reviews Spring Valley's current housing stock and plans for the future as the population changes and housing stock continues to age. Decision-makers should evaluate all options for new and existing development and continue to monitor the housing stock over time.

Housing plays a large role in who lives in Spring Valley. If costs are too high, many lower-income people won't be able to afford to live here. If most homes aren't ADA accessible, many aren't able to age in place and will be forced to move away. When there is a mismatch of homes and residents such as limited small homes available, it makes it difficult for older generations of residents to downsize or for younger generations to purchase their first home.

Goals

- Goal 1: Increase affordable housing and housing options
  - Policy 1: Allow for a variety of housing options to allow residents to age in place.
  - Policy 2: Preserve existing affordable housing and direct residents to weatherization programs to keep their homes updated.
  - Policy 3: Evaluate areas that can support moderate density housing.
  - Policy 4: Promote new developments to have a mixture of housing options such as townhomes and starter homes.
  - Policy 5: Analyze surrounding areas for potential annexations.
- Goal 2: Promote infill development and missing middle housing.
  - Policy 1: Direct growth to underutilized areas within the city.
  - Policy 2: Decrease cumbersome development standards for redevelopment.
- Goal 3: Increase livability of existing housing stock and neighborhoods
  - Policy 1: Continue to support the efforts of property owner to enhance their homes such as weatherization or exterior improvements.
  - Policy 2: Consider providing benefits to households that modernize their homes.
  - Policy 3: Promote walkable neighborhoods to help foster community and active lifestyles.

Tenure

Most people who live within Spring Valley own their place of residence.

Table 4.1 - Housing Tenure		
Housing Units	**Number of Units**	**Percent of Total**
Total Housing Units	1,140	100.0%
Occupied Housing Units	1,039	91.1%
– Owner Occupied	789	69.2%
– Renter Occupied	250	21.9%
Vacant Units	101	8.9%

Source: 2020 US Census

Housing Units by Type

Spring Valley is primarily made up of single-family homes. There is a notable amount of both duplexes and apartments that are above 10 units per building.

Table 4.2 - Housing Units by Type		
Housing Units	**Number of Units**	**Percent of Total**
Single Family Homes	850	74.6%
1-unit, attached	51	4.5%
2 units	80	7.0%
3 or 4 units	25	2.2%
5 to 9 units	0	0.0%
10 to 19 units	66	5.8%
20 or more units	36	3.2%

Source: 2020 US Census

Year Householder Moved Into Unit

More residents of Spring Valley have lived in their current residence less than 10 years than all other groups combined.

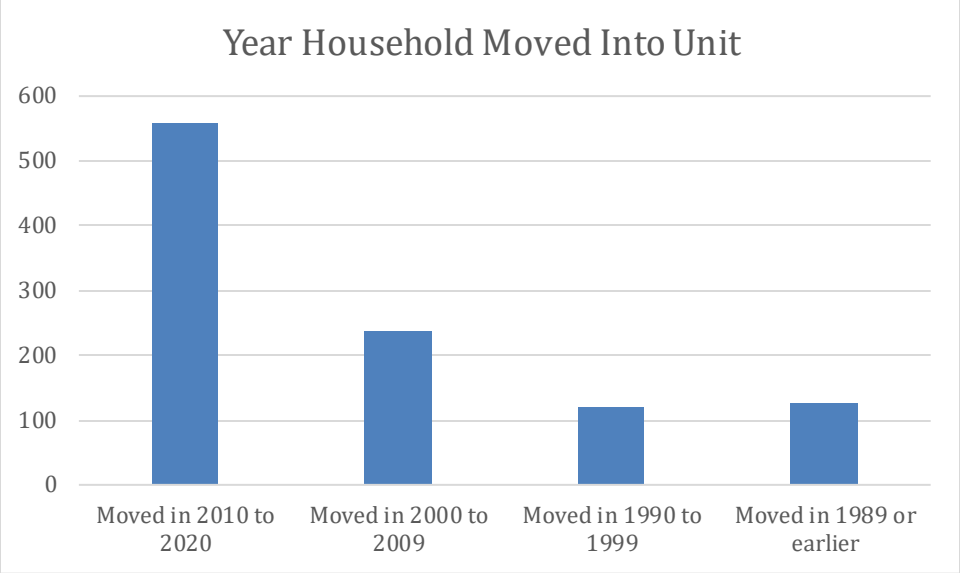

Figure 4.1 - Year Household Moved Into Unit
Source: 2020 US Census

Housing Units by Date of Construction

Over 75% of all housing within Spring Valley was built before 1979.

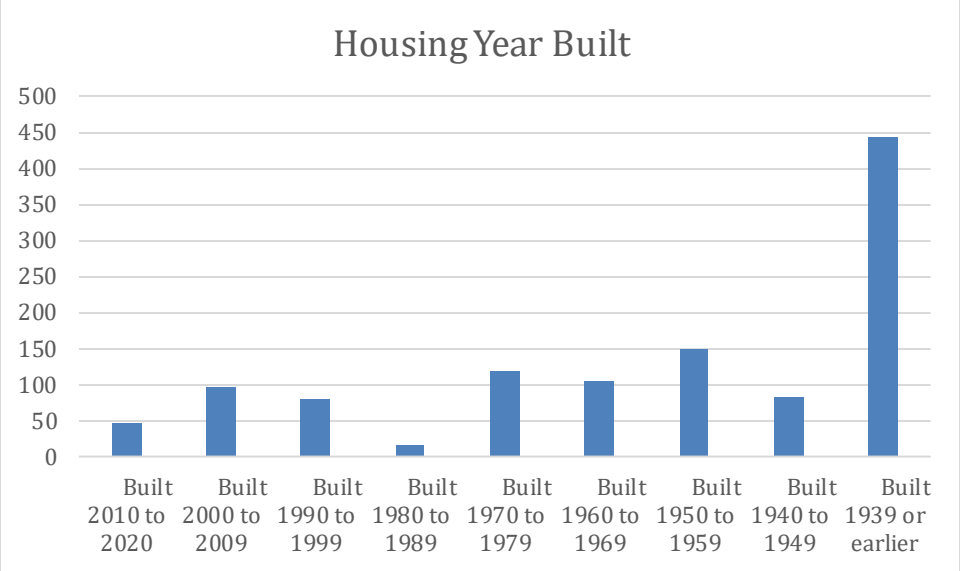

Figure 4.2 – Housing by Year Built
Source: 2020 US Census

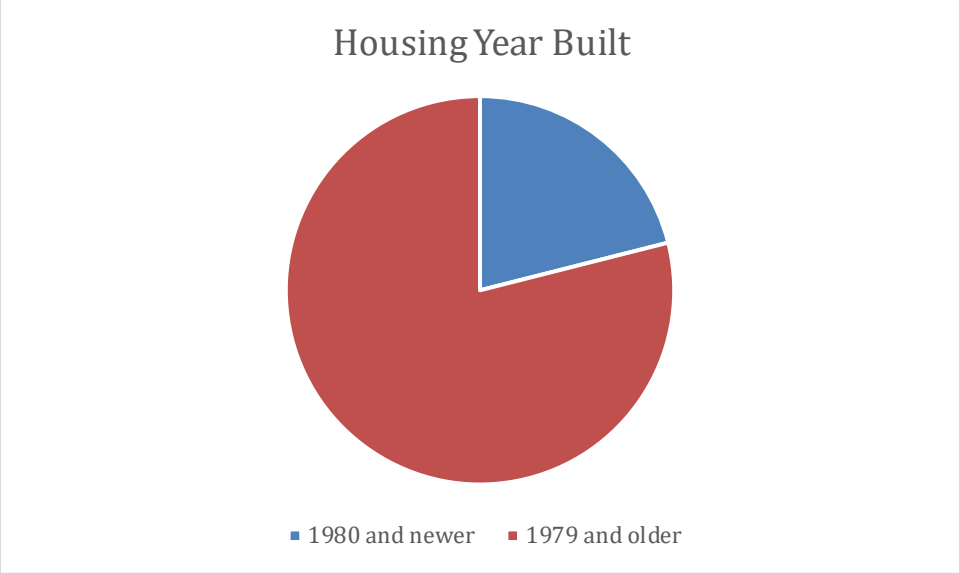

Figure 4.3 - Housing by Year Built; Condensed
Source: 2020 US Census

Amount Spent on Rent

The monthly rental costs include all costs related to housing such as utilities. The median amount spent on rental housing is $611 a month. There are no reported rents of $1,500 or more.

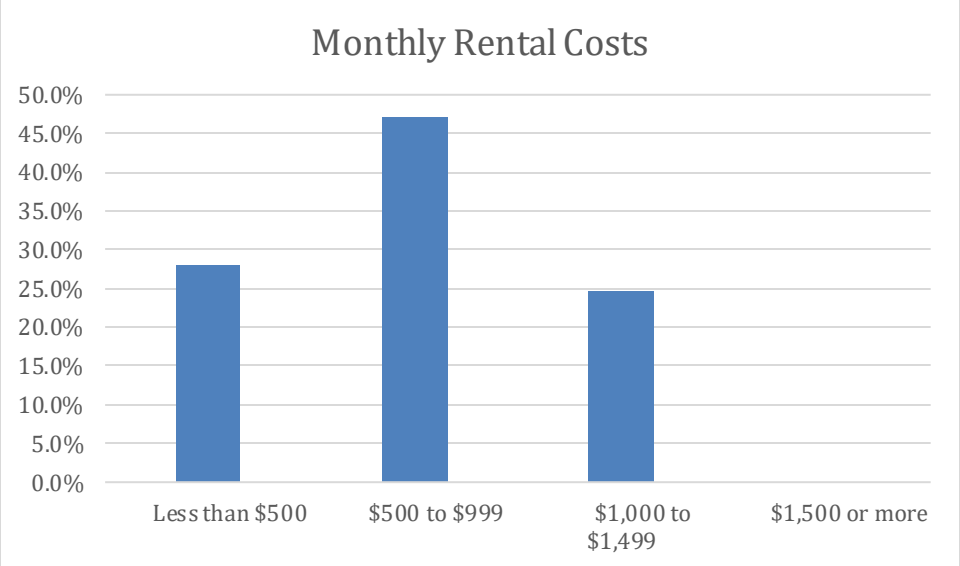

Figure 4.4 - Monthly Rental Costs
Source: 2020 US Census

Rent Burdened

36.6% of households are rent burdened or spend more than 30% of their income on rent.

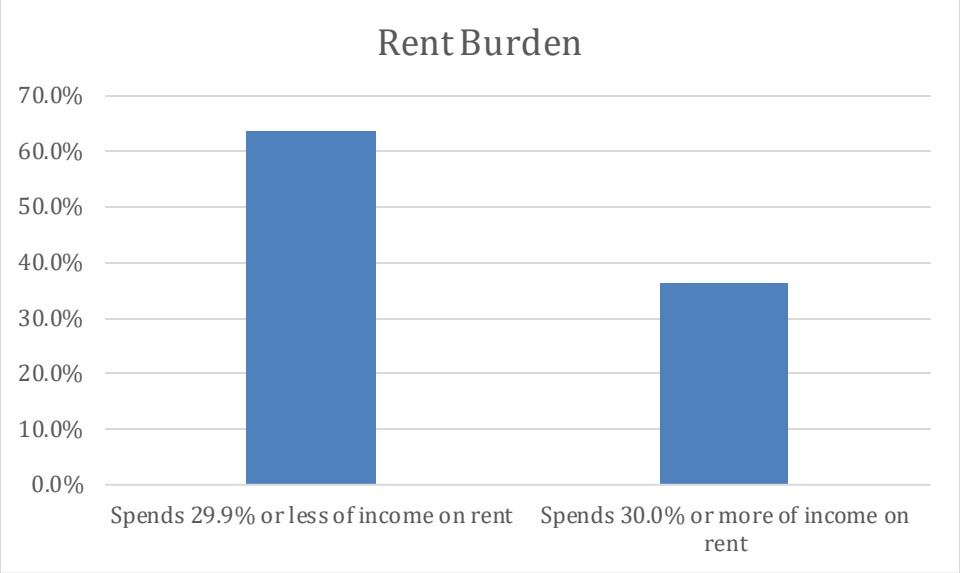

Figure 4.5 - Rent Burdened

Source: 2020 US Census

Owner Occupied Housing Value

The median home value of owner-occupied units was $111,900.

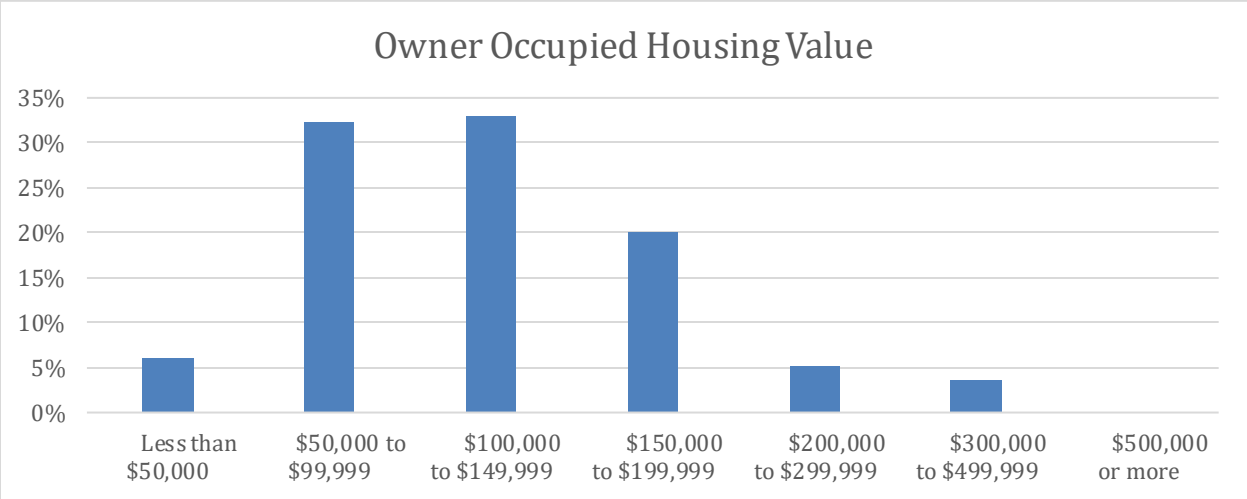

Figure 4.6 – Owner Occupied Housing Value

Source: 2020 US Census

Housing Form

Spring Valley's housing is primarily made up of single-family homes, with most housing units being built over 40 years ago. Within current economic conditions it is difficult to produce housing that both make developers a profit and can be sold at affordable prices. The survey had many responses asking for more affordable housing options while maintaining the small town feel of Spring Valley. To support the need for affordable housing, increasing the variety of housing form to include duplexes, townhomes, small apartments such as 4 units apartments. These types of housing are commonly referred to as "missing middle housing."

Figure 4.7 – Missing Middle Housing

Source: Opticos Design

Throughout Spring Valley missing middle housing exists, with 13.7% of the City's housing stock being either townhomes, duplexes, triplexes, or quadplexes. These housing options can look similar to traditional single family homes and are oftentimes the same size or smaller. For instance, a 2,000 sq.ft. four-bedroom two bath house could instead be two 1,000 sq.ft. units with the same size house. One way to promote the development of missing middle housing and increasing infill development is though the modernization of the zoning code to allow these housing types by right throughout the City. Focusing on infill housing in developed areas of the community can also increase the tax base with minimal increases on infrastructure. With Spring Valley's downward trend of household sizes, it will be beneficial to allow people to right size the homes they live in.

Figure 4.7 – Missing Middle Housing

Source: City of Portland, Avenue Realty, Bruce Brunner, City of Portland; Formatted by BLDUP

V. Parks and Recreation

Introduction

Parks, trails, and open spaces are essential to a high quality of life. As a rural community, Spring Valley has a plethora of nearby outdoor amenities nearby. The goal of this section is to enhance current parks and trails, promote the health and well-being of the community, and preserve the natural areas around the city. There are multiple parks within Spring Valley, most notably South Park, which provide spaces for the community to get together. This section of the comprehensive plan identifies where the parks and amenities are, how they should change in the future, and identify new needs within the community.

Goals

- Goal 1: Make sure all city residents are within a 15-minute walk to a park.
  - Policy 1: Review current park space to see areas lacking easy access to parks.
  - Policy 2: Identify opportunities to increase park space within the city.
  - Policy 3: Create better access to Spring Valley Creek Trail.
- Goal 2: Ensure parks are accessible & well-maintained.
  - Policy 1: Add in equipment designed for both the elderly and disabled.
  - Policy 2: Create a maintenance guide for aging equipment.
  - Policy 3: Diversify recreational amenities featured in the parks.
- Goal 3: Maintain surrounding greenspace and trails
  - Policy 1: Allow for land surrounding Spring Valley to be preserved as an agricultural area.
  - Policy 2: Identify possible paths for expansion of the trail in and around the city.
  - Policy 3: Create a trail loop within Spring Valley and work to connect it to regional trails.

Existing Parks and Trails

South Park

South Park is the most amenity-rich park within Spring Valley. Located at the intersection of S Broadway Ave. and Spring St., the park contains two baseball fields, batting nets, two volleyball courts, two tennis courts, three half-court basketball courts, two sets of playground equipment, three pavilions, and the Spring Valley Swimming Pool. The Spring Valley Swimming pool features two pools with fun and interactive water features.

Willow Park

Willow Park is located at the intersection of State Highway 16 and E Main Street. There are multiple tree-lined walking paths throughout the park which connect to a trail that leads to the Spring Valley RV Park, along with a gazebo. An 18-hole disc course will be completed in Spring 2023.

Spring Creek Park

Spring Creek Park is located at the intersection of S Huron Ave. and W Park St. The Spring Valley Creek and the Spring Valley Creek Trail run through it. The park has a gazebo and hosts Music in the Park.

Spring Valley Trail

A comprehensive off-street trail system connecting Sunshine Foods, pharmacy, Kingsland Elementary School, Willow Park, Spring Creek Park, and the Spring Valley RV Park together.

Grant Street Park

Grant street Park is located at the intersection of W Grant St. and N. Hudson Ave. There is a set of playground equipment, a half court of basketball, open green space, and a seasonal skating rink for all ages.

North Tower Park

North Tower Park is located at the end of Capelle Court, near the Spring Valley water tower. The park has a basketball court and playground equipment.

Proposed Parks and Trails

Based on the visioning process with the community, Spring Valley is looking for updating and modifying existing parks. Priority items would include the following:

- Conduct a sidewalk conditions inventory and prioritize improvements based on network connectivity, and vicinity to high-priority destinations such as schools and daily shops.
- Expand the trail network starting with the Spring Valley Creek trail that runs within Willow Park up to the Spring Valley RV Park, with future expansions to connections to South Park and further west along the Spring Valley Creek. Eventually the trail could be connected to the Root River Trail.
- Place bike racks in the identified locations throughout the parks and city.
- Evaluate current and future ADA needs of sidewalks, trails, and parks.
- Maintain and update current parks with modern equipment and amenities.

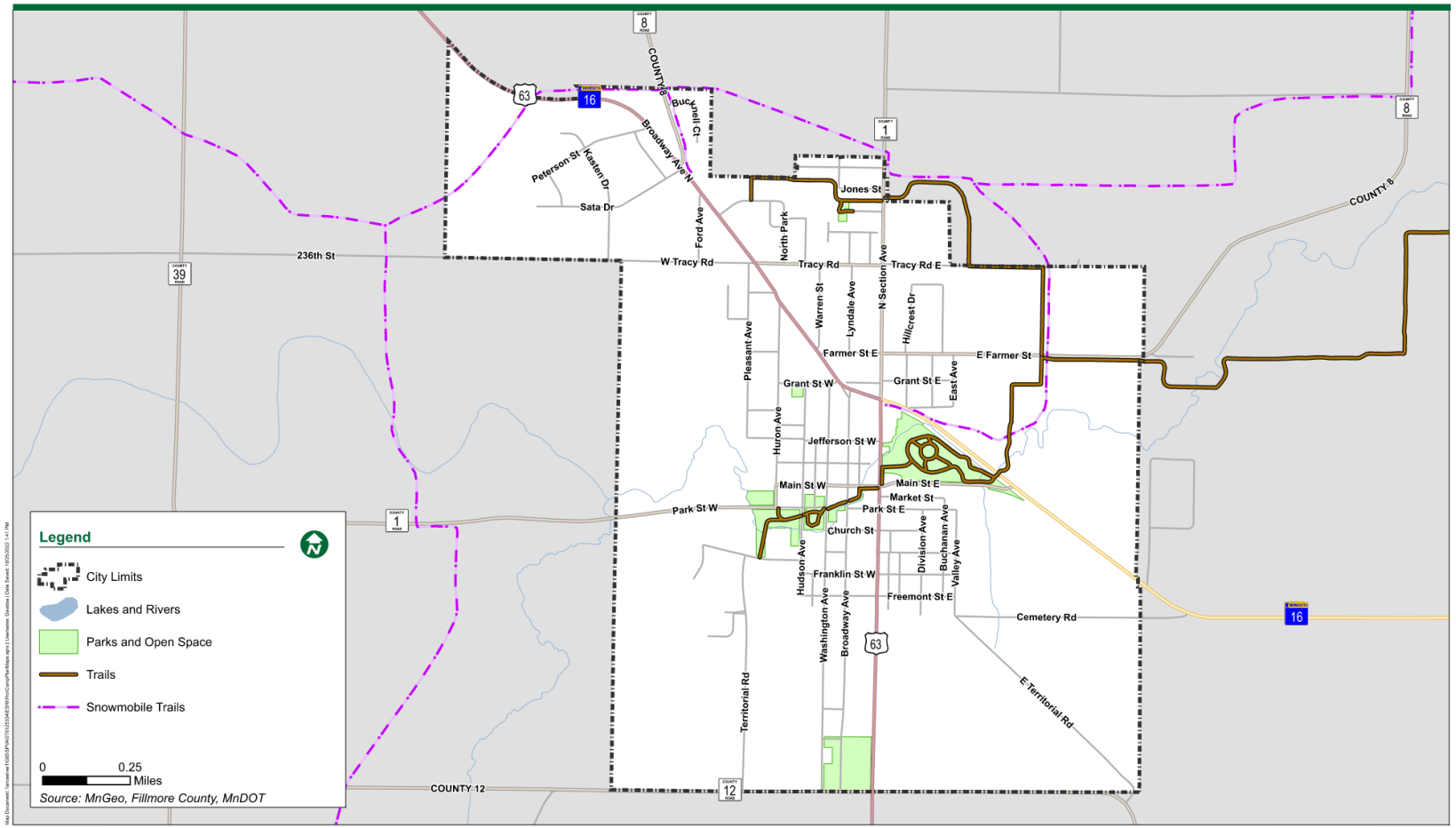

Figure 5.1 – Existing Parks and Trails

VI. Transportation

Introduction

The purpose of the Transportation Plan element of the Comprehensive Plan is to provide guidance to the City of Spring Valley, as well as existing and future landowners in preparing for future growth and development. As such, whether an existing roadway is proposed for upgrading or a land use change is proposed on a property, this plan provides the framework for decisions regarding the nature of roadway infrastructure improvements necessary to achieve safety, adequate access, mobility, and performance of the existing and future roadway system. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major transportation investments and policy decisions.

Transportation is a critical element in Comprehensive Plans. Modes of transportation are needed for the movement of goods and people, which keeps a community vibrant and economically sound. Transportation can also be a source of concerns however, specifically in the form of traffic safety, dust, noise, and access. Overall, this plan is intended to provide safe, efficient transportation opportunities throughout the community. The plan recommends the City of Spring Valley work with regional agencies to address the recommendations put forward in this plan. Specific goals include:

Goals

- Goal 1: As new development or redevelopment occurs, provide an integrated, internally connected, efficient street system
  - Policy 1: Discourage the creation of permanently long streets with only a single access point (i.e., dead-end streets, looping streets and elongated cul-de-sacs).
  - Policy 2: Encourage design and land uses that support a range of transportation choices.
  - Policy 3: Guide future development to roadways capable of accommodating resulting traffic.
  - Policy 4: Develop roadways and street systems with consideration for safety, speeds, congestion, impact and noise.
- Goal 2: Ensure Spring Valley's system of local roadways is well coordinated with MnDOT and the County roadway system
  - Policy 1: Continue to develop a capital improvement program to ensure adequate funding for priority roadway concerns.
  - Policy 2: Cooperate with county and state jurisdictions to keep through-traffic on arterials at minimum disruption of local circulation and residents.
- Goal 3: Encourage the development of a multi-modal transportation system.
  - Policy 1: Use roadway design to establish bike and pedestrian friendly streets and complement recreational trails.
  - Policy 2: Provide pedestrians and other non-motorized vehicles with links to existing trail systems.
- Goal 4: Support the development of regional and local transit options
  - Policy 1: Support efforts to provide additional transit opportunities, both public and private, in Spring Valley.

Existing Roadway Conditions

Functional Classification

The current roadway functional classification is shown in Figure 6.1 for Spring Valley in the Map Section. The roadway system presently consists of principal collectors, minor arterials, major collectors, minor collectors, and local streets.

Principal Arterials

In a rural setting, these roads provide statewide and interstate travel with high speed and limited access. In town or urban areas, these roads provide continuity for through traffic and connectivity to other arterials and collectors in the community. The principal arterial roadways in Spring Valley are identified in Table 7.1:

Table 6.1 – Principal Arterial Roadways

Roadway	From	To	Number of Travel Lanes
Trunk Highway 63/MN State Highway 16	NW City Limits	Section Avenue	2
Trunk Highway 63	S City Limits	MN Highway 16	2

Minor Arterials

These roads connect important locations within the City of Spring Valley with access points of the highway system and with important locations outside the city. These arterials are also intended to carry short to medium trips that would otherwise use principal arterials. Their primary function is to provide mobility rather than access to the lower-level roadways or adjacent land uses. The minor arterial roadways in Spring Valley are identified in Table 7.2:

Table 6.2 – Minor Arterial Roadways

Roadway	From	To	Number of Travel Lanes
CSAH 8	Trunk Highway 63/MN State Highway 16	N City Limits	2
CSAH 1	Trunk Highway 63/MN State Highway 16	N City Limits	2
MN State Highway 16	Section Ave	E City Limits	2

Major and Minor Collectors

Collector roadways serve trips that are entirely within the City and connect neighborhoods and smaller commercial areas to the arterial network. Minor collectors generally are short in length, with lower volumes and lower speeds than major collectors. Current collector roadways are identified in Table 7.3, below.

Table 6.3 – Major & Minor Collector Roadways

Roadway	From	To	Number of Travel Lanes
Major Collectors			
CSAH 1	W City Limits	Trunk Highway 63	2
CSAH 8	CSAH 1	E City Limits	2
Minor Collectors			
CR 12	Trunk Highway 63	SE City Limits	2

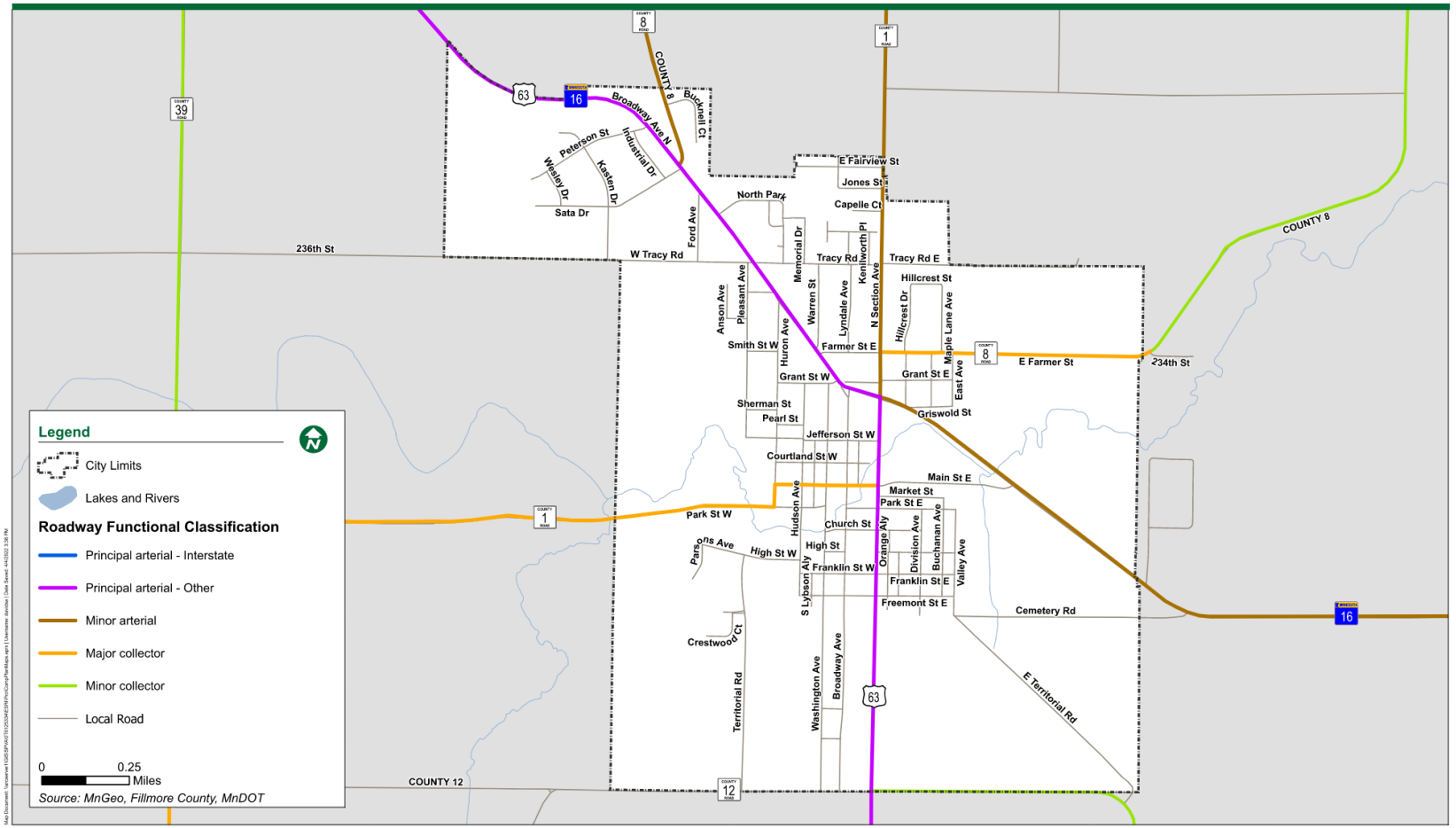

Figure 6.1 – Roadways Functional Classifications Map Jurisdictional Classification

Jurisdictional Classification

Roadways are classified on the basis of which level of government owns and has jurisdiction over them. Jurisdiction of the roadway system in the City of Spring Valley is shared among state, county, and local levels of government. Roadway jurisdiction is important because it affects a number of critical organizational functions and obligations including regulatory maintenance, construction, and financial commitments. The jurisdictional classification is generally determined by the type of travel. Roadways that serve regional or statewide travel needs are typically owned and maintained by MnDOT. Roads serving sub-regional needs are classified as County State Aid Highway (CSAH) or County Road (CR) and are owned and maintained by Fillmore County. Roadways that primarily serve local commuter needs or provide property access are owned and maintained by the City of Spring Valley. Figure 6.2 depicts the existing roadway jurisdictional classification system in Spring Valley.

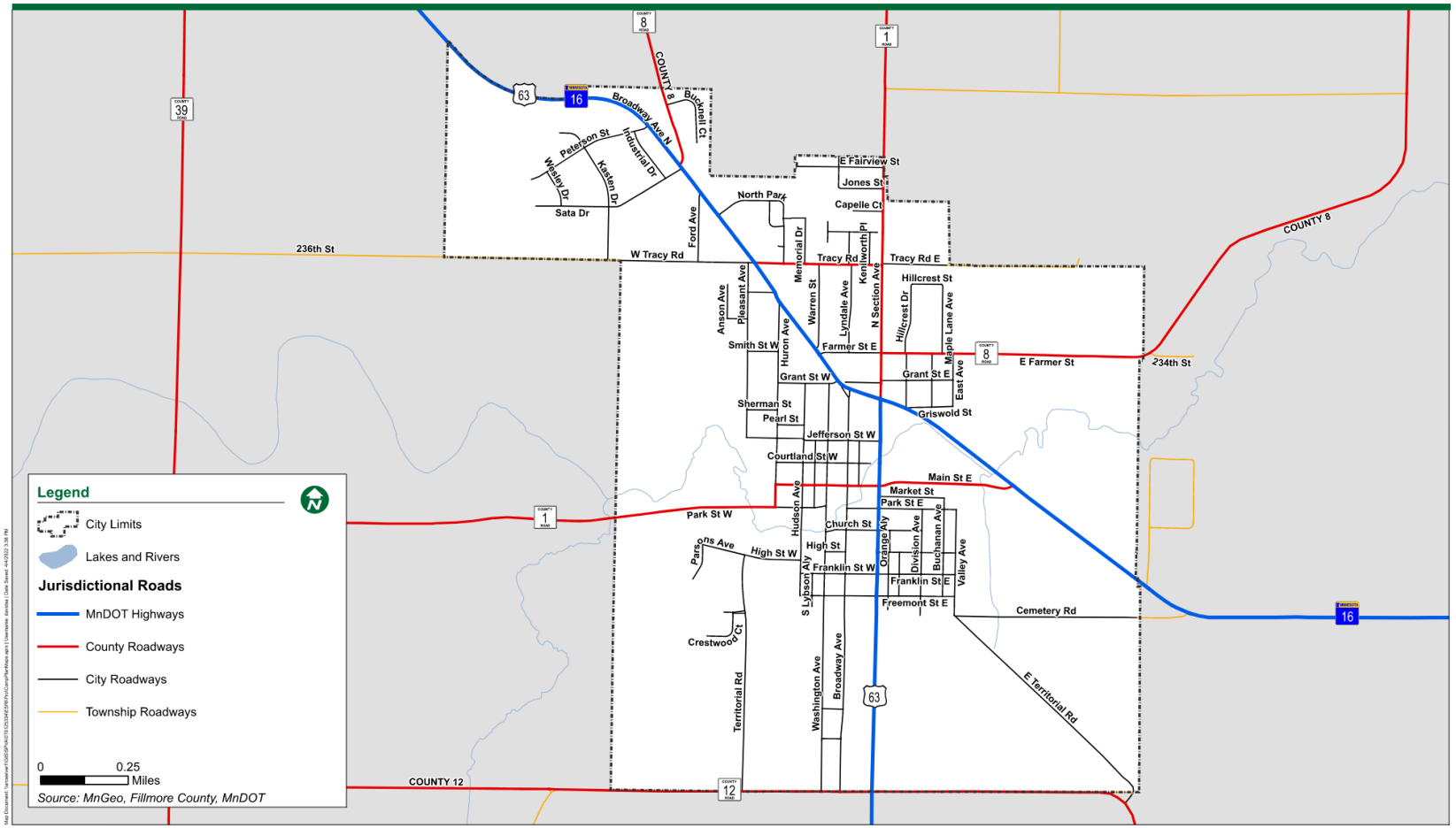

Figure 6.2 – Roadway Jurisdictional Ownership Map

Existing Traffic Volumes

The most basic characteristic of a given roadway is the volume of traffic that it carries. Traffic volumes on roadways within Spring Valley are presented in Figure 6.3. The traffic data is from MnDOT from 2013 to 2019.

Future Roadway Conditions

As the City of Spring Valley expands to accommodate designed population growth, local roads systems should expand in a grid pattern as much as possible. This will help ensure orderly expansion that matches both the existing character of the city and ensure efficient service delivery.

Public Transportation

Public Transportation is available in the City of Spring Valley. Currently this is offered within the city with routes to Rochester and other communities within the region. These services are currently provided Rolling Hills Transit and Rochester City Lines.

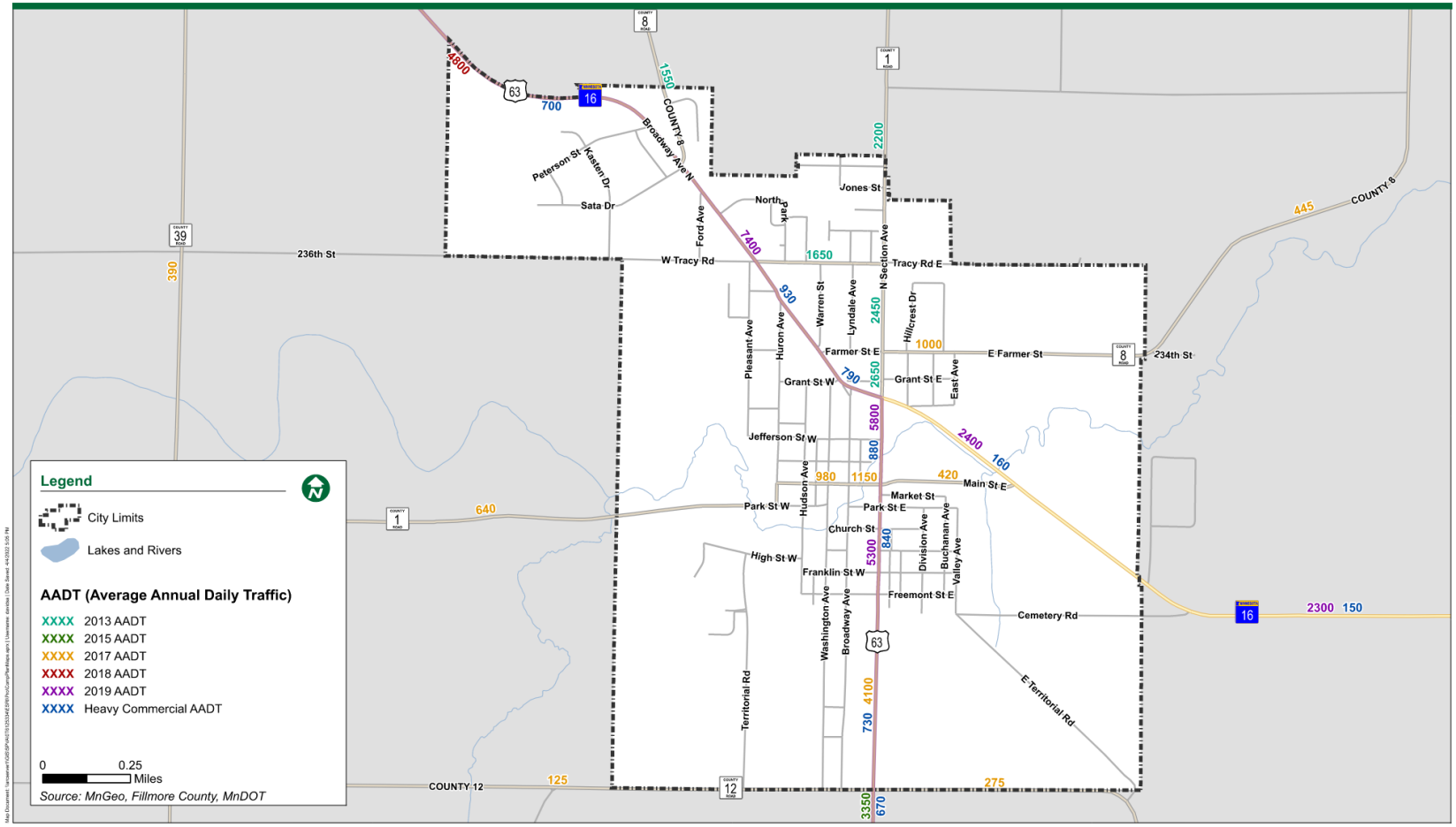

Figure 6.3 – Traffic Counts Map

VII. Utility Infrastructure

Introduction

The purpose of the Utility Infrastructure Plan element of the Comprehensive Plan is to prepare for existing system's needs. Public utilities that provide water resources and sanitation collection are essential in community life and future community development. This chapter will analyze existing condition, existing capacity and assess future needs of the water, sewer, storm drainage, and electric utilities. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major utility investments and policy decisions. Overall, this plan is intended to provide guidance on how future land use patterns and rates of development will affect the demand on utility infrastructure for the City of Spring Valley. Specific goals include:

Goals

- Goal 1: Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply
  - Policy 1: Rehabilitate or replace sanitary collection system to reduce inflow and infiltration (I&I).
  - Policy 2: Replace undersized watermain and cast-iron pipes to reduce watermain breaks and increase fire flow capacity.
  - Policy 3: Provide watermain looping for systems supply redundancy and a water balanced system.
  - Policy 4: Eliminate long shared services for both water supply and sanitation collection.
  - Policy 5: Discourage the creation of neighborhood collection systems that rely on multiple individual sanitary grinder lift stations for conveying waste into the City's trunk collection system.
- Goal 2: Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community
  - Policy 1: Identify areas prone to flooding and improve drainage systems within these areas.
  - Policy 2: Replace existing storm water systems or incorporate storm sewer systems that can handle 10-year storm events.
- Goal 3: Ensure adequate infrastructure to provide a high level of electrical service.
  - Policy 1: Monitor and inspect existing infrastructure.
  - Policy 2: Promote energy efficiency alongside the continued use and expansion of renewable resources.

Wastewater

The City of Spring Valley owns and operates a Class B wastewater treatment facility that treats domestic wastewater generated by the residents and businesses throughout the community. The facility continuously discharges treated effluent to Spring Valley Creek in accordance with the National Pollutant Discharge Elimination System (NPDES) / State Disposal System (SDS) Permit No. MN0051934. The existing wastewater treatment facility was originally constructed in 1987 and has not received significant upgrades since that time.

The wastewater facility utilizes a combination of physical, chemical, and biological treatment processes to produce treated effluent that complies with all requirements specified in the City's NPDES/SDS discharge permit. The unit treatment processes include influent pumping, mechanical screening, grit removal, biological treatment, secondary clarification, chlorine disinfection, and reaeration. The biological treatment system consists of an oxidation ditch aeration process, which removes soluble organics and nutrients from the wastewater. The beneficial byproduct of the treatment system is the production of biosolids, which is a nutrient-rich material that serves as a good fertilizer. Biosolids are treated, stored, and thickened onsite in preparation for land application to agricultural fields in the fall months.

In June 2020, the City of Spring Valley completed a Wastewater Facility Plan report for identifying and addressing long-term improvement needs in order to prolong the service life of the existing plant. The recommended improvements included rehabilitation of existing facility, including replacement of aging process equipment, building renovations, and upgrading the electrical and controls systems. The Facility Plan report also included an alternative to add biological nutrient removal if needed in the future in the event the City of Spring Valley receives more stringent NPDES/SDS permit limits. The alternative would involve adding additional tankage, equipment, and controls to remove nitrogen and phosphorus from the wastewater.

The existing sanitary collection system is comprised of 4 to 21-inch diameter pipe, two lift stations and 6-inch forcemain pipe. Older development that hasn't been reconstructed, consist of vitrified clay pipe (VCP), while newer developments consist of PVC pipe. It is estimated that approximately 50% of the sanitary mainline pipe is VCP. VCP is susceptible to infiltration through deteriorated joints, as well as cracks and broken pipe segments. The existing collection system exceeds MCPA threshold values of excessive infiltration and inflow. For this reason, infiltration of groundwater into VCP sanitary mains and services is expected to be a significant source of clear-water into the system. The City plans to continue with the replacement of the aging sanitary collection system. Replacing the aged VCP pipe will reduce clear-water entering the system and can reduce the cost of treatment.

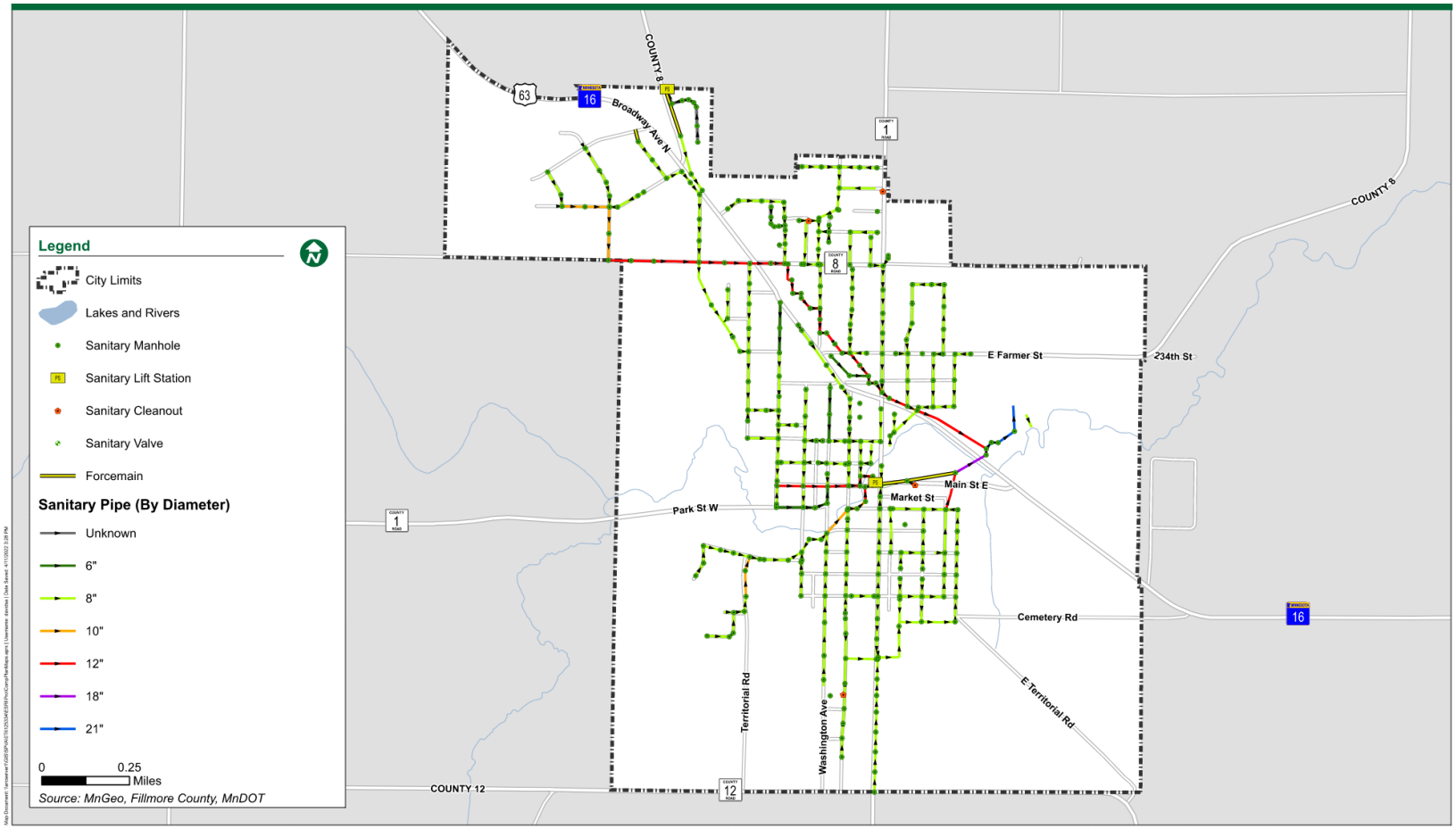

Figure 7.1 – Sanitary Sewer System Map

Water Supply

Spring Valley Public Utilities operates a water supply, storage, and distribution system which serves single-family residential, multi-family residential and commercial users. The water supply in the system is currently provided by three groundwater wells, Well No. 1, Well No. 2 and Well No. 3. The following Table 7.1 summarizes the well characteristics.

Table 7.1 – Well Data			
Well Number	1	2	3
Year Constructed	1950	1959	1958
Well Depth (ft)	916	931	878
Casing Diameter (in)	10	16	12
Water Supply Source (Groundwater)	Prairie Du Chien-Jordan Aquifer	St. Peter-Jordan Aquifer	Prairie Du Chien-Jordan Aquifer
Pump Type	Submersible	Submersible	Submersible
Capacity (gal/min)	500	700	550

The water pumped from the wells is treated with chlorine, fluoride, and polyphosphate at each well location. The City of Spring Valley's existing water treatment process is designed to provide safe, palatable drinking water in accordance with regulations created by the Environmental Protection Agency (EPA) and enforced by the Minnesota Department of Health (MDH). The treated water is pumped to the distribution system and stored in an elevated storage tank for consumption by residents and businesses in the City of Spring Valley. The elevated storage tanks have a capacity of 500,000 gallons and was constructed in 1965.

The distribution system consists of 4 through 12-inch diameter, cast- and ductile-iron pipe. In general, older developments closer to the town center consist of smaller diameter, cast iron pipe. New developments and reconstruction project from the late 1990s and early 2000s generally comprise of larger 6 to 8-inch ductile iron pipe. The City should implement a capital improvements plan to replace the aging water distribution system, specifically focusing on the cast iron and undersized watermains.

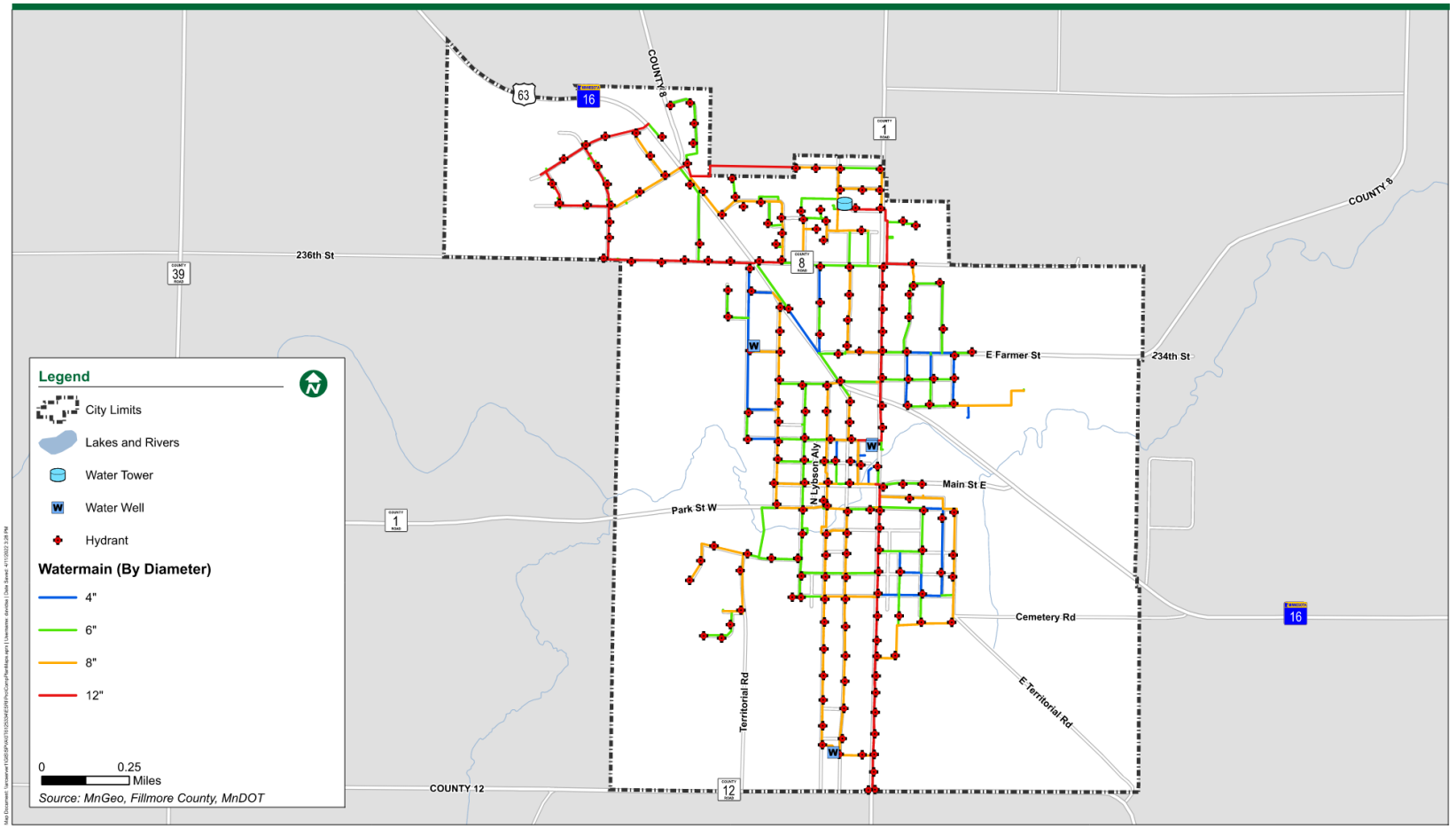

Figure 7.2 – Water System Map

Stormwater Management

Most Minnesota cities have existing pipe networks that were only designed to relieve ponding in the original plat. These stormwater systems were not designed with effects to downstream properties in mind. The goal then was to provide efficient and cost-effective removal of stormwater runoff from developed areas. Within the City of Spring Valley, this resulted in the construction of stormwater pipes that drain directly into the Spring Valley Creek.

Based on the existing storm system, the effects of unmitigated growth can cause flooding of downstream systems. One of the best methods of mitigating the effects of growth is through the construction of stormwater retention basins. These basins are designed to store excess runoff at elevations where there is no adjacent property damage. The runoff is stored until the existing storm sewer can take it away. Studies have shown that these basins not only provide flood protection but can also help to remove stormwater pollutants. The City currently has one stormwater pond as part of the stormwater system, located southwest of the industrial park. Stormwater ponds should be considered for rate control and water quality in areas of new development.

The existing storm sewer system within Spring Valley is comprised of 12- to 54-inch diameter pipe, along with various ditches and channels that convey water to Spring Valley Creek. Pipe materials include metal (CMP) and concrete (RCP). Much of the storm water system is undersized. It is recommended that the City consider providing a storm sewer network capable of providing a level of service that accommodates the 10-year storm event for all new development and redevelopment. Such a system would be able to sufficiently drain the 10-year event with minimal to no ponding in the streets. Beyond a 10-year event, intermittent ponding could be anticipated. Simultaneously, it is also recommended that the storm sewer network be able to provide a level of protection accommodating the 100-year storm. The level of protection could be achieved by providing detention ponds and emergency overflow pathways as well as other methods to minimize the likelihood of a 100-year event causing flooding to businesses and residential properties. It is suggested that such consideration be evaluated each time a street is to be reconstructed.

Current Minnesota Pollution Control Agency (MPCA) policy dictates that developments that are greater than one acre in size are required to provide permanent stormwater management systems. As such, the City will ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Phase II permits for municipal operations and for construction activity greater than one acre. These future developments should provide such a pond and associated storm network capable of providing a level of protection from the 100-year storm event. In addition, future development should demonstrate that the runoff from the site will not increase during each of the 2-year, 10-year, and 100-year storm events. The storm sewer pipe network should be designed to provide a level of service capable of accommodating the 10-year event.

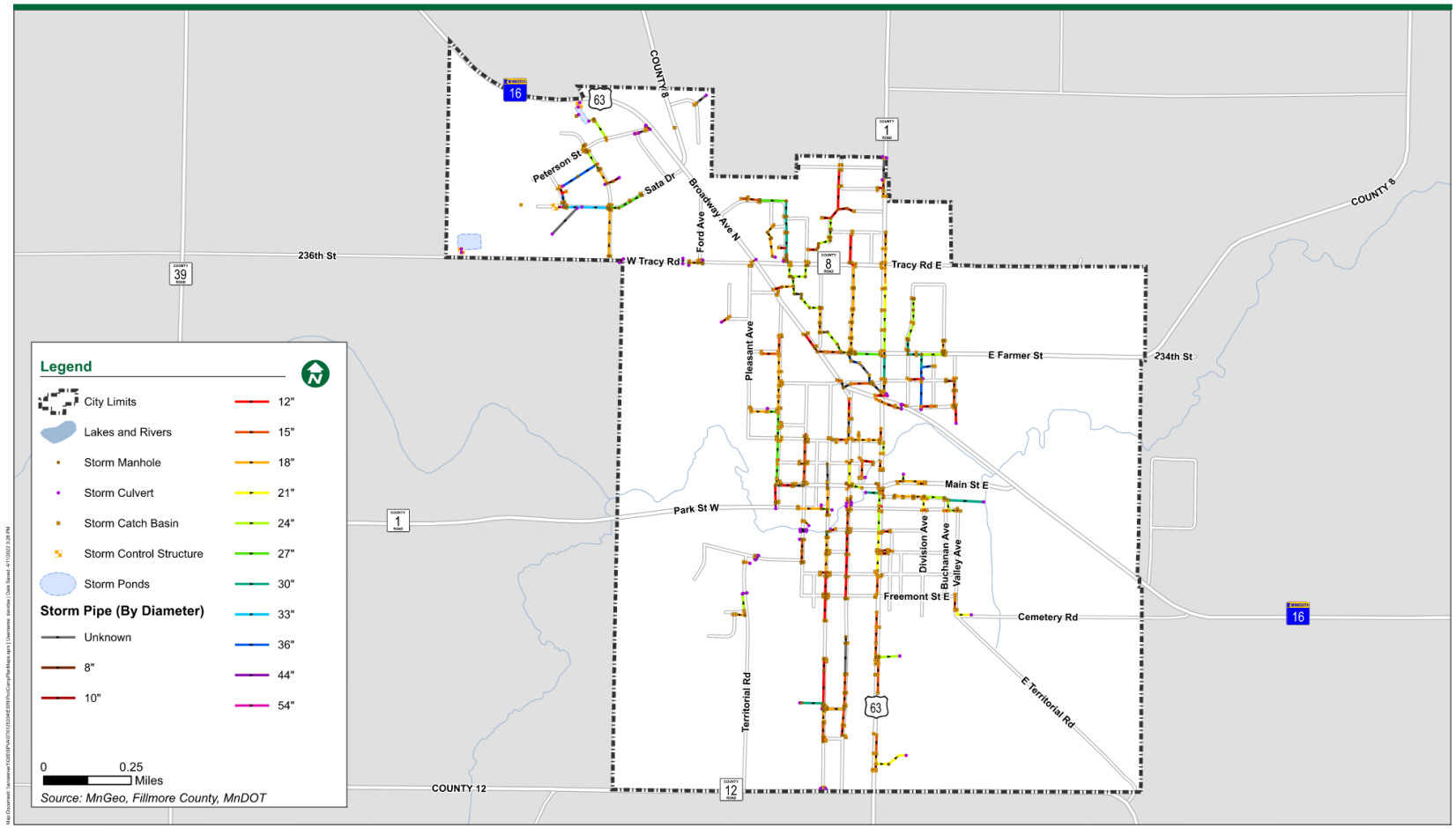

Figure 7.3 – Storm Sewer System Map

Electric

Spring Valley Public Utilities operates an electric power generation and distribution system that serves Spring Valley residents and businesses. The original power generation facility was constructed in 1936 and included two diesel-powered generators. The facility now is home to four diesel-powered generators that are capable of producing 7 megawatts.

Spring Valley is a member of Southern Minnesota Municipal Power Agency (SMMPA), and contracts power through the agency. The generators at the plant are used to power the community during emergencies or during peak times.

The current electrical system consists of 8 different sections. Five sections consist of 2.4 kV primary overhead distribution. The remaining three sections consist of 12.47 kV primary underground distribution.

VIII. Economic Development

Introduction

Employment is essential for maintaining the livelihood of any city or town. This chapter documents the current economic environment, employment trends, threats, and opportunities. Additionally, it outlines established job sectors and seeks to identify methods to facilitate future growth and development. A diversified economy is essential to maintaining stability in any community, and this chapter will outline which sectors comprise the current workforce of Spring Valley. It also outlines possible expansion or job creation areas that will strengthen the tax base and provide increased services to the residents.

Both public and private sector businesses drive economic development. The City of Spring Valley is responsible for developing policy and enforcement that determines the type of economic development desired, available locations, and incentives (developer agreements, revolving loans, TIF, tax abatement, etc.) available to future projects. Continued collaboration between the city, state, and regional government and the public and private sectors is crucial to developing a sustainable and diverse tax base.

Goals

- Goal 1: Attract workforce for needed sectors to Spring Valley
  - Policy 1: Coordinate with local stakeholders such as Spring Valley Chamber of Commerce and the Spring Valley Business Alliance and others to develop a promotional materials and resource kits for people looking to relocate to a rural community.
  - Policy 2: Coordinate with Planning and Zoning to establish an inventory of available housing units across categories such as single-family dwellings, rental, etc.
  - Policy 3: Engage with existing childcare providers to create a task force to strategize and develop ways to increase the availability of quality childcare options in Spring Valley.
  - Policy 4: Promote Spring Valley through the process of "Strategic Doing" provided by SMIF to initiate Spring Valley rebranding to include: a revised city logo, welcome signage, a new slogan for Spring Valley, and signage for Spring Valley businesses both downtown and in the industrial park.
- Goal 2: Promote commercial and industrial development
  - Policy 1: Identify new areas to be zoned for commercial development.
  - Policy 2: Coordinate and engage with stakeholders to formalize a strategic plan for future Industrial Park development within 24 months.
  - Policy 3: Align capital improvement plans to support strategic plans for development districts and review it annually.
  - Policy 4: Review Planning and Zoning Ordinances and consider adoption and enforcement of the State of MN building codes.
- Goal 3: Support and engage in "Community Building" activities
  - Policy 1: Ensure there is adequate support for new and existing businesses

- Policy 2: Continue to support community news, events, and activities through the EDA Website, Community Calendar, Discover Spring Valley (social media), and Community Learning and Social Events
- Policy 3: Coordinate with community clubs, organizations, faith communities, education services, and area foundations to connect and engage resources for community improvement projects

Occupation Table

As of 2019, 1,225 people over the age of 16 are employed out of the total 2,447 people living in Spring Valley. The industries with the largest amounts of workers are Office and administrative support occupations with 151, Production occupations with 116, and Sales and related occupations with 97.

Table 8.1 - Occupation

Employment Type	Number of workers
Management occupations	85
Business and financial operations occupations	34
Computer and mathematical occupations	13
Architecture and engineering occupations	27
Life, physical, and social science occupations	5
Community and social service occupations	25
Legal occupations	0
Educational instruction, and library occupations	57
Arts, design, entertainment, sports, and media occupations	25
Health diagnosing and treating practitioners and other technical occupations	75
Health technologists and technicians	40
Healthcare support occupations	53
Firefighting and prevention, and other protective service workers including supervisors	5
Law enforcement workers including supervisors	12
Food preparation and serving related occupations	54
Building and grounds cleaning and maintenance occupations	50
Personal care and service occupations	55
Sales and related occupations	97
Office and administrative support occupations	151
Farming, fishing, and forestry occupations	14
Construction and extraction occupations	59
Installation, maintenance, and repair occupations	47
Production occupations	116
Transportation occupations	67
Material moving occupations	59

Source: 2019 US Census

Employment of Spring Valley

Spring Valley employment is also broken down at the sector level. Looking at employment in the large scale has the combined sector of management, business, science, and art occupations as the largest group.

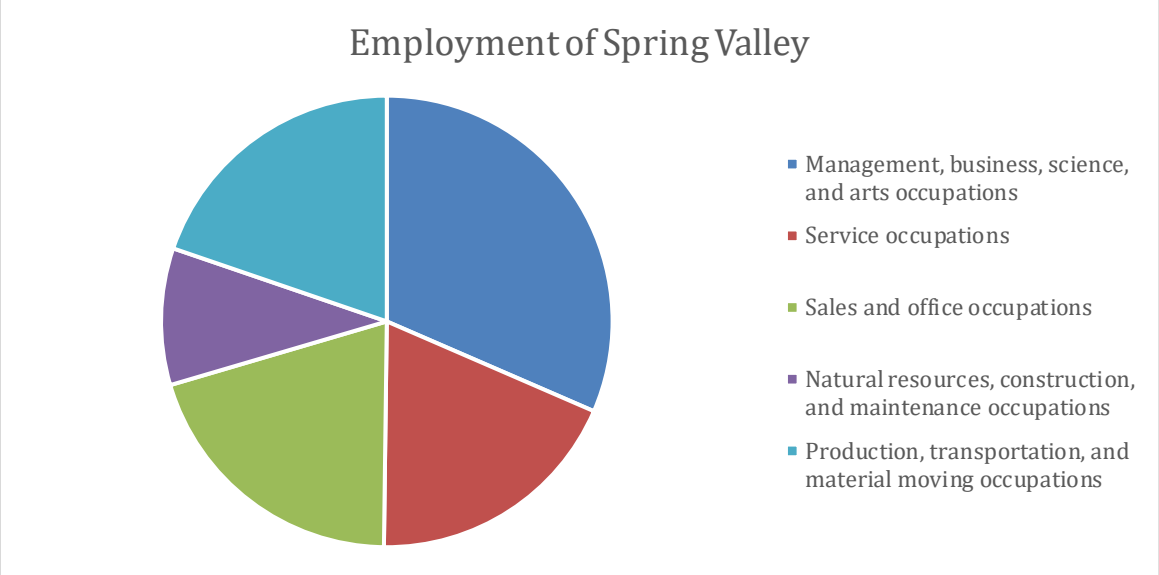

Figure 8.1 - Employment Sector
Source: 2019 US Census

Employment by Age Group

The largest percentage of workers are people between the age of 30 to 54 at 46.9%.

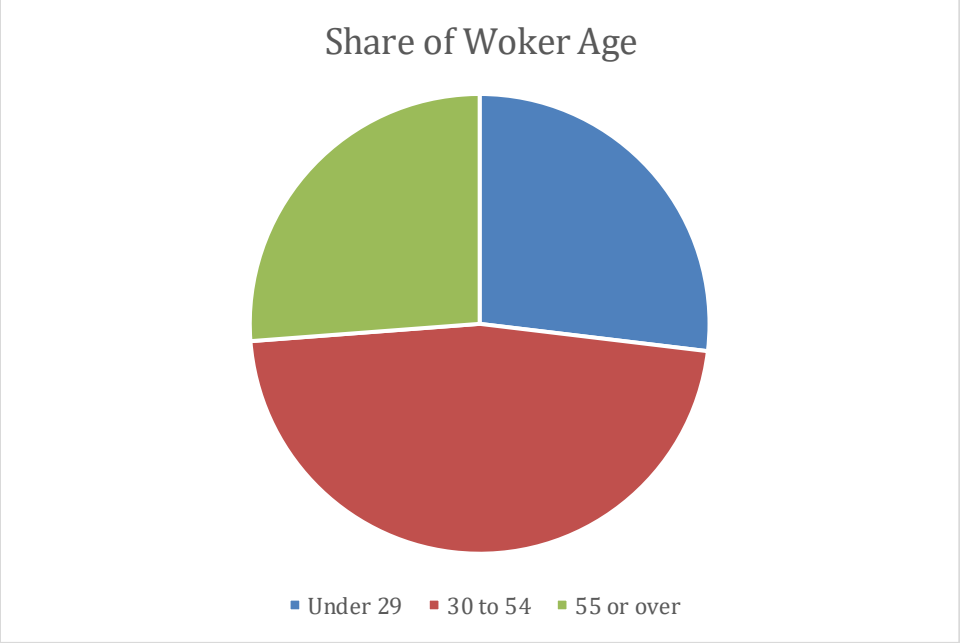

Figure 8.2 - Employment Age
Source: 2019 US Census

Poverty Rate

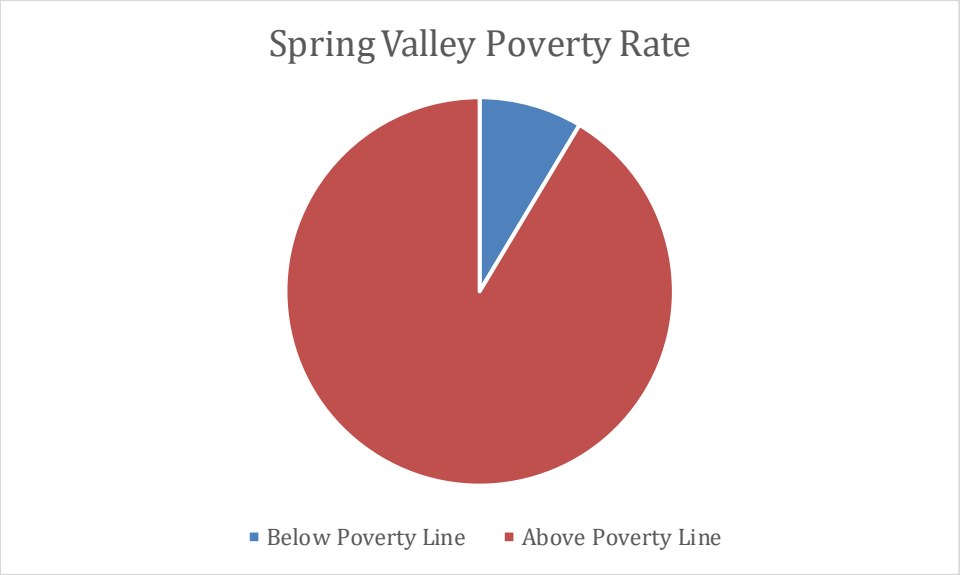

Figure 8.3 - Poverty Rate
Source: 2020 US Census

Place of Employment Map

Figure 8.4 shows where employment locations are most heavily concentrated within Spring Valley. The highest concentration is along Highway 63 and along Broadway Avenue where downtown is located.

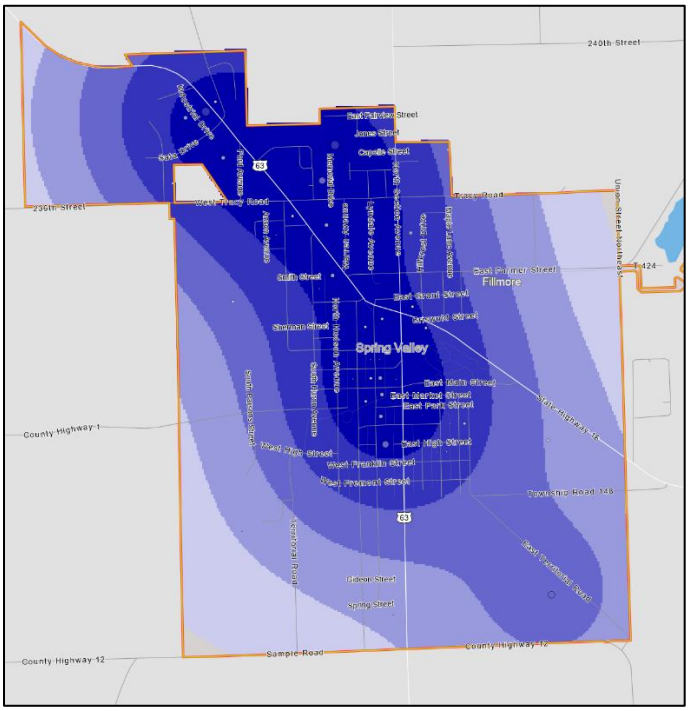

Figure 8.4 - Employment Locations
Source: 2019 US Census

Employment Inflow & Outflow

According to the 2019 Census' Inflow/Outflow Analysis, 282 people live and work in Spring Valley. 581 people commute into Spring Valley to work and 1,025 people who live in Spring Valley work outside the County. Figure 8.5 illustrates the inflow and outflow of workers in Spring Valley. The arrows don't reflect the actual pattern of movement, but the amount of people commuting in and out the County. Figure 8.6 shows this information in a different way, with the circles showing where people lived and the amount who commute to a different county to work. From this information we can see that currently most people within Spring Valley must leave the city for employment which helps explain why one of the major comments in the survey was for increased employment opportunities.

Figure 8.5 - Inflow & Outflow Patterns

Source: US Census

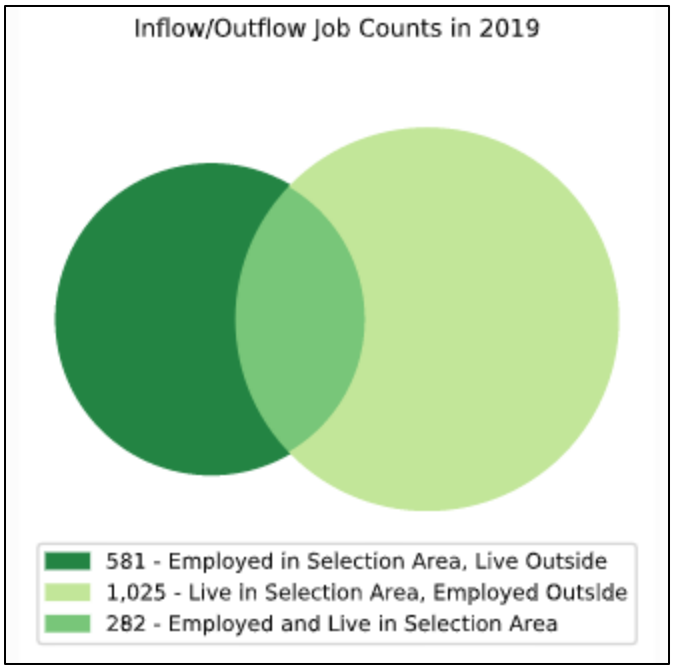

Figure 8.6 - Inflow & Outflow Patterns
Source: 2019 US Census

Commuting Time

86.3% of people commute to work by car with the majority driving alone.

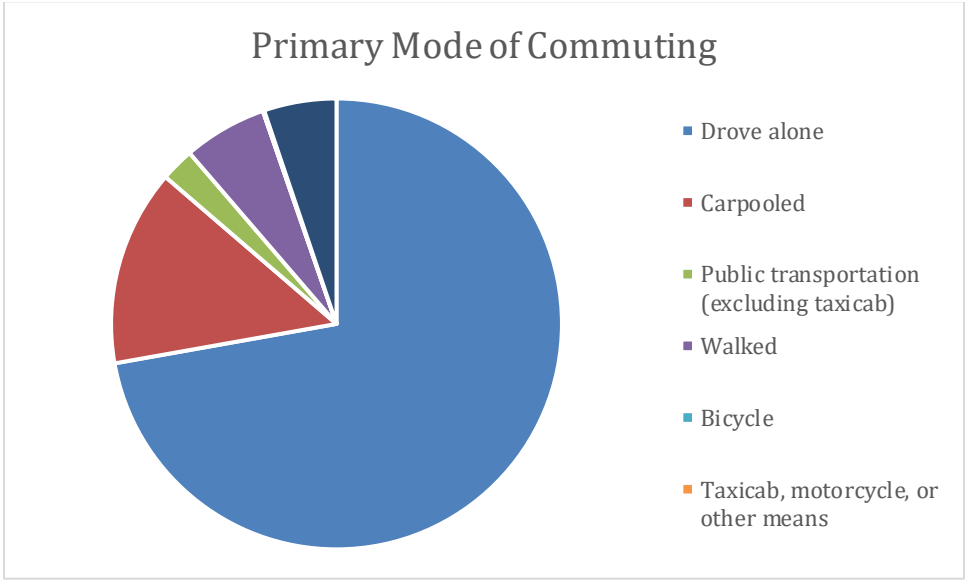

Figure 8.7 - Commuting Patterns
Source: 2020 US Census

Current Economic Conditions

Businesses are primarily located along Highway 63 and in downtown Spring Valley. Downtown Spring Valley runs along Broadway Avenue and is a place of community and commerce with restaurants, banks, City Hall, and the community center. Expansion / Revitalization of downtown south of Main St. is challenging due to the 2009 flood plain designation for Spring Valley Creek. Spring Valley has an added advantage in attracting industrial businesses due to its proximity to Highway 63. Current water treatment capacity is nearing maximum capacity, making the attraction of water-intensive enterprises difficult. Presently, Spring Valley uses the following tools to help attract businesses:

- Tax Increment Finance Districts (TIFs)
- Development of a directory for:
    - Available Development-Ready parcels
    - Available business space (sale or lease)
- Improved Development-Ready Parcels in the Industrial Park
- Economic Development Revolving Loans
- Grants (where applicable)

Childcare

It is vital to increase childcare options within Spring Valley to promote economic development. As of 2021, the U.S. Bureau of Labor Statistics reports that 71.2% of mothers and 92.5% of fathers participate in the workforce. Increasing access to affordable childcare increases labor force participation. [3] Nationwide, family childcare homes have been declining at a rapid rate losing 20.4% of home care from 2010 to 2016. Ways to increase childcare within Spring Valley can by though direct childcare subsidies, allowing childcare in any location within the City or by working with partners to improve existing childcare options or assist in creating new ones.

Economic Growth

Economic growth hinges on the ability to attract a trained workforce. The development of affordable housing options, childcare options, "development-ready" parcels, and broadband services would positively impact the ability of Spring Valley to attract and retain trained workers. Spring Valley will leverage its location along Highway 63 to help attract industrial jobs and to promote the Spring Valley Community. The City of Spring Valley is encouraged to consider the following tools to facilitate growth:

- Tax Abatement
- Cluster Developments
- Grant Applications
- Planning Grants (MN-DEED, USDA, BRICK, SMIF, Other)

[3] Committee for Economic Development, *Child Care in State Economics – 2019 Update*

IX. Implementation

Overview

The Comprehensive Plan creates a vision for the City of Spring Valley and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. A variety of tools are used to achieve the goals and objectives of this Comprehensive Plan such as zoning and subdivision ordinances to help guide private developments and Capital Improvement Program (CIP) for public improvement projects. The City of Spring Valley has updated regulations for zoning, subdivision of land, and floodplain areas to better reflect how the City would like to change.

Official Controls

Zoning

The purpose of city zoning codes is to regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate the size, location, use, height, and arrangement of buildings on different parcels. Spring Valley's zoning districts effectively guide development.

Spring Valley is divided into eight different zoning districts. Within each district there are a variety of permitted and accessory uses, as well as conditional use permits. Table 10.1 provides a high-level summary of each zoning district. To ensure compliance with this Comprehensive Plan the following zoning ordinance changes will need to be implemented:

- Update zoning map based on future land use plan
- Reconcile inconsistencies between current zoning ordinance and intended future land uses

Table 9.1 - Current Zoning Districts

Abbreviation	District Name	Purpose	Corresponding Land Use
A	Agricultural District	Protect and preserve land for long-term agricultural production	Agriculture
R-1	Suburban Residential District	Provide areas for low-density housing	Low-Density Residential
R-2	Urban Residential District	Provide areas for low- and medium-density housing	Medium Density Residential
R-3	Multi-Family Residential District	Provide a mixture of housing types at higher densities to broaden housing options in the city	Medium Density Residential
R-4	Mobile/Manufactured Home Park District	Provide an area for manufactured homes	Medium Density Residential
C-1	Central Business District	Provide spaces for services that serve the community and regional needs	Central Business District
C-2	Highway Commercial District	Provide a location for businesses to service highway clients	Highway Commercial
I-1	Industrial District	Provide for a mixture of industrial and commercial development needing larger sites	Industrial

Subdivision of Land

The Subdivision Ordinance regulates the subdivision and platting of land within the City providing for the orderly, economic, and safe development of land. The ordinance facilitates the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks, and other public services and facilities essential for any development. The City regulates how land within city limits is subdivided including the application and approval process, Planning Commission, and City Council review. The subdivision ordinance is crafted to promote the public health, safety, and general welfare of the people and helps achieve the vision of the comprehensive plan by providing for stands in the development of land.

Ordinance Amendments

The City will evaluate land use controls and consider amendments to eliminate inconsistencies with the Comprehensive Plan, conform to State and Federal regulations, and support overarching community goals.

The Future Land Use Map generally guides developed land uses in the same fashion as they have been developed and exist. The City should update the Zoning Ordinance to adhere to the future land uses outlined in the plan and update as necessary for needed changes in the future.

Capital Improvement Plan

Capital Improvement Plans, or CIPs are a list of major projects that benefit the City, including the construction or reconstruction of roads and sidewalks, sewer and water utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. CIPs usually plan for five years of needed capital improvements, their order of priority, and means of funding. The City of Spring Valley's CIP projects are intended to meet the City's goals. A CIP is generally reviewed and updated annually by the City Council to ensure the proper priorities have funding.

Grants

Many improvements within the City can't be accomplished without the use of grants. A government grant is a financial award given by the local, state, or federal government to an eligible grantee. Most grants have a competitive application process and are allocated to specific needs. These grants are not expected to be paid back, but often require a match of local funds or require a small amount to be brought forward at the local level. The comprehensive plan's goals can and should be used when Spring Valley is pursuing grant opportunities.

Amending the Plan

The Comprehensive Plan cannot be an effective guide over a long period of time unless it is flexible. The plan must respond to changing conditions and changing ideas from the citizens. A review and amendment process should occur every five years to keep the plan in line with the community's needs and vision. Amendments and revisions should be approved by the same process used in creating the plan itself. Input should be received from community representatives and changes approved by the City Council. Throughout this process, residents of Spring Valley should be encouraged to participate in various city-lead committees, review draft citywide plans and policy documents, and attend hearings to provide input on future updates or edits to the Comprehensive Plan and other plans growing out of this document.

To keep the Comprehensive Plan current, it will be necessary to make amendments from time to time. However, as the foundational document guiding development, most amendments should occur through a comprehensive effort to address changes to the community over time. The Action Plan, described below, should be amended more frequently.

Action Plan

Implementing the vision and goals outlined in the comprehensive plan requires an action plan to coordinate when and where investments should be made. This gives stakeholders clear goals and steps to complete what is outlined in the Comprehensive Plan. Within the Action Plan, the Implementation Matrix presents a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

Goals: A restatement of the specific goal.

Action Step: Specific action items intended to help meet the goals.

Timeline: The timeline is divided into 4 categories: Short-Term, Mid-Term, Long-Term, and Ongoing. The applied categories indicate when the action item might begin and is advisory in nature.

> **Short-Term:** Actions that should be initiated within 1-2 years.
>
> **Mid-Term:** Actions that should be initiated within 3-5 years.
>
> **Long-Term:** Actions that should be initiated within 5-10 years, or more.
>
> **Ongoing:** Actions that should be initiated immediately and that will require constant periodic attention.

Implementation Matrix

Table 9.2 – Implementation Matrix

Goal	Action Step	Timeline
Land Use		
Goal: Align zoning with the future needs of the community and identify areas of new growth	Adjust development standards to allow for a wider variety of housing types such as missing middle housing throughout the City.	Mid-term
	Support rezoning for appropriate areas.	On-going
	Update the City's ordinance, and Capital Improvement Plan to accommodate new development.	Mid-term
Goal: Identify missing amenities and places lacking access to amenities	Verify that appropriate civic institutions are available for long term growth.	Long-term
	Identify where additional park land is needed.	Mid-term
	Support community events hosted in public parks.	Long-term
Goal: Support existing economic centers and agricultural areas	Identify surrounding land with potential future for annexation.	Long-term
	Analyze existing and commercial and industrial land to ensure that there is adequate land for future growth.	Short-term
	Continue working with Spring Valley Chamber and Spring Valley Business Alliance to encourage development within the City.	On-going
	Adopt a future land use plan that encourages the development of industrial and commercial uses.	Mid-term
	Update uses allowed in agricultural areas.	Short-term

Table 9.2 – Implementation Matrix		
Goal	**Action Step**	**Timeline**
Housing		
Goal: Increase affordable housing and housing options	Review current development standards and reduce cumbersome and over restrictive regulations	Mid-term
	Support the preservation current affordable housing within the City.	Short-term
	Promote the development of missing middle housing.	Mid-term
	Evaluate areas that can support medium density housing.	Long-term
Goal: Promote infill development and missing middle housing	Update the City's ordinance to discourage greenfield expansion and encourage infill.	Short-term
	Hold conversations with local developers and stakeholder about existing building difficulties.	Short-term
	Encourage new housing in areas with existing infrastructure and utilities.	Mid-term
Goal: Increase livability of existing housing stock and neighborhoods	Amend zoning ordinances to allow for walkable, mixed-use projects.	Long-term
	Identify and package economic incentive pages that can be used to make housing developments viable.	Mid-term
	Phase in programs such as weatherization and modernization programs.	Long-term

Table 9.2 – Implementation Matrix		
Goal	**Action Step**	**Timeline**
Parks and Recreation		
Goal: Make sure people are within 15-minute walk to parks	Review and map locations within the City outside of a 15-minute walk to a park.	Short-term
	Enhance the connectivity of the community by creating wayfinding along Spring Valley Trail.	Mid-term
	Incorporate walkable and biking paths to parks.	Long-term
	Identify areas for additional park land.	Long-term
Goal: Parks are accessible & updated	Create a maintenance guide for all park equipment.	Short-term
	Review park equipment orders include equipment designed for the elderly and disabled.	On-going
	Collaborate with Spring Valley Schools to see what programing could be expanded in the parks.	Short-term
	Review what amenities and actives to are most requested in the parks.	Mid-term
Goal: Maintain surrounding greenspace	Increase maintenance of existing parks.	On-going
	Create a long-range trail plan for the City.	Mid-term
	Make a plan that identify areas lacking tree canopy.	Long-term
	Promote the inclusion of rain gardens and other stormwater management practices.	On-going

Table 9.2 – Implementation Matrix		
Goal	**Action Step**	**Timeline**
Transportation		
Goal: As new development or redevelopment occurs, provide an integrated, internally connected, efficient street system	Update standards to discourage dead-end streets, looping streets and elongated cul-de-sacs.	Short-term
	Make the streets maintenance program easily and readily available to the public.	Mid-term
	Outline anticipated infrastructure needs when developing all street plans.	On-going
Goal: Ensure Spring Valley's system of local roadways is well coordinated with MnDOT and the County roadway system	Continue to develop a capital improvement program to ensure adequate funding for priority roadway concerns.	On-going
	Cooperate with county and state jurisdictions to keep through-traffic on arterials at minimum disruption of local circulation and residents.	On-going
Goal: Encourage the development of a multi-modal transportation system.	Create a plan to fill in all sidewalk gaps within the existing network.	Long-term
	On overbuilt roadways, complete road diets with bike lanes.	Long-term
	Use roadway design to establish bike and pedestrian friendly streets and complement recreational trails.	On-going
	Provide pedestrians and other non-motorized vehicles with links to existing trail systems.	Mid-term
Goal: Support the development of regional and local transit options	Support efforts to provide additional transit opportunities, both public and private, in Spring Valley.	On-going

Table 9.2 – Implementation Matrix		
Goal	**Action Step**	**Timeline**
Utility Infrastructure		
Goal: Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply	Rehabilitate or replace sanitary collection system to reduce inflow and infiltration (I&I).	Mid-term
	Replace undersized watermain and cast-iron pipes to reduce watermain breaks and increase fire flow capacity.	Mid-term
	Provide watermain looping for systems supply redundancy and a water balanced system.	Long-term
	Eliminate long shared services for both water supply and sanitation collection.	Long-term
	Discourage the creation of neighborhood collection systems that rely on multiple individual sanitary grinder lift stations for conveying waste into the City's trunk collection system.	On-going
Goal: Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community	Identify areas prone to flooding and improve drainage systems within these areas.	Short-term
	Replace existing storm water systems or incorporate storm sewer systems that can handle 10-year storm events.	Mid-term
Goal: Ensure adequate infrastructure to provide a high level of electrical service.	Monitor and inspect existing infrastructure.	On-going
	Promote energy efficiency alongside the continued use and expansion of renewable resources.	On-going

Table 9.2 – Implementation Matrix		
Goal	**Action Step**	**Timeline**
Economic Development		
Goal: Attract workforce for needed sectors to Spring Valley	Coordinate with local stakeholders such as Spring Valley Chamber of Commerce and the Spring Valley Business Alliance and others to develop a promotional materials and resource kits for people looking to relocate to a rural community.	Short-term
	Promote Spring Valley through the process of "Strategic Doing" provided by SMIF to initiate Spring Valley rebranding to include: a revised city logo, welcome signage, a new slogan for Spring Valley, and signage for Spring Valley businesses both downtown and in the industrial park.	Mid-term
	Coordinate with Planning and Zoning to establish an inventory of available housing units across categories such as single-family dwellings, rental, etc.	Short-term
	Engage with existing childcare providers to create a task force to strategize and develop ways to increase the availability of quality childcare options in Spring Valley.	Mid-term
Goal: Promote commercial and industrial development	Identify new areas to be zoned for commercial development.	Short-term
	Coordinate and engage with stakeholders to formalize a strategic plan for future Industrial Park development within 24 months.	Short-term
	Align capital improvement plans to support strategic plans for development districts and review it annually.	Mid-term
Goal: Support and engage in "Community Building" activities	Ensure there is adequate support for new and existing businesses	On-going
	Continue to support community news, events, and activities through the EDA Website, Community Calendar, Discover Spring Valley (social media), and Community Learning and Social Events	On-going
	Coordinate with community clubs, organizations, faith communities, education services, and area foundations to connect and engage resources for community improvement projects	On-going

Appendix A: Community Survey