A. Mississippi River Corridor Critical Area (MRCCA) Plan

Introduction

This section contains information, goals, and guidelines for the Mississippi River Corridor Critical Area within the City of Dayton. The intent of this section is to continue compliance and combability with regional goals to sustain and strengthen the natural resources and amenities along the Mississippi. Establishing goals and implementing policies related to conserving our natural resources, including our rivers, can ensure that natural amenities can remain a focal point of our City for generations to come.

History of the Mississippi River Corridor Critical Area Planning

The Mississippi River Corridor Critical Area (MRCCA) comprises 72 miles of the river across 30 Twin Cities Metropolitan Area jurisdictions. The MRCCA is governed by special land planning requirements and land development regulations created to protect and preserve the natural, scenic recreational and transportation resources of this section of the Mississippi River. Local communities within the corridor are required to complete a MCRRA plan as a chapter or subsection of their Comprehensive Plan.

The MRCCA was designated by Governor's Executive Order in 1976, following the passage of the 1973 Minnesota Critical Areas Act. On January 4, 2017, Minnesota Rules, chapter 6106 replaced Executive Order 79-19, which previously governed land use in the MRCCA. The rules require local governments to update their MRCCA plans and MRCCA ordinances for consistency with the rules.

The MRCCA is important because of its many significant natural and cultural resources, including scenic views, water, navigation, geology, soils, vegetation, minerals, fauna, cultural resources, and recreational resources. The 72-mile long MRCCA is home to a full range of residential neighborhoods and parks, as well as river-related commerce, industry, and transportation. A brief timeline of the MRCCA history is below:

- **1973** - Minnesota passes Critical Areas Act of 1973 (MN Statutes, Chapter 116G). Environmental Quality Board (EQB) adopts rules to implement Act (MN Rules, parts 4410.8100 – 4410.9910)
- **1976** - Mississippi River and adjacent corridor designated a state critical area by Governor Wendell Anderson (Executive Order No. 130)
- **1979** - Designation continued by Governor Albert Quie (Executive Order 79-19). Metropolitan Council acts to make designation permanent (Resolution 79-48)
- **1988** - In 1988, the U.S. Congress established the Mississippi National River and Recreation Area (MNRRA), a unit of the National Park System. The MNRRA shares the same boundary as the MRCCA, and the park's Comprehensive Management Plan (CMP), signed by the Governor and Secretary of the Interior, incorporates by reference the MRCCA program for land use management. Rather than institute a separate layer of federal regulations, the MNRRA largely relies on the MRCCA to manage land use within the park. This reliance establishes

a unique partnership and framework for land use management amongst the local, state and federal governments to protect the intrinsic resources of the Mississippi River Corridor.

- **1991** - MNRRA designated a state critical area per Critical Areas Act (MN Statutes, §116G.15)
- **1995** - Responsibility shifts from EQB to Department of Natural Resources (DNR) by Governor Arne Carlson (Reorganization Order 170)
- **2007** - Legislature directs DNR to prepare report on the Mississippi River Corridor Critical Area (Completed January 2008)
- **2009** - Legislature amends MN Statutes, §116G.15 and directs DNR to conduct rulemaking for the Mississippi River Corridor Critical Area (MN Laws 2009, Chapter 172, Article 2, §5.e.)
- **2011** - DNR develops draft rule after stakeholder process, but rulemaking authority lapses
- **2013** - Legislature directs DNR to resume rulemaking process in consultation with local governments
- **2017** - Rules become effective January 4

Public Input

As part of the 2040 City of Dayton Comprehensive Plan the Steering Committee reviewed appropriate materials and conducted a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise for a variety of comprehensive plan topics including but not limited to land use, natural resources and parks and open space. Further, during the comprehensive plan public engagement process, the MRCCA Area was identified on materials and on display boards used at public engagement open houses and stakeholder meetings. The public and stakeholders were invited to comment on the proposed goals, as well as viewsheds that should be protected as part of the MRCCA plan update process. Beyond the comprehensive plan, when appropriate the City will initiate, cooperate and continue educational programs and plans to further promote understanding of the importance of the river corridor.

Summarize progress in accomplishing plan goals and policies since the last MRCCA plan

APPENDIX A:
MISSISSIPPI RIVER CRITICAL AREA PLAN

INTRODUCTION

PLAN OVERVIEW AND GOALS
HISTORY OF THE DAYTON RIVER CORRIDOR

Early settlement Dayton had reached its peak potential in the Riverboat era...

One of the early actions of this new governmental unit was to consider the need for comprehensive planning...

APPENDIX A A-1

The City of Dayton adopted a Mississippi River Critical Area Plan as part of the City of Dayton 2030 Comprehensive Plan. That document complied with all applicable MRCCA requirements and included inventories, long range goals, specific riverfront policies, natural resource management and policies, parks, trails and open space policies, and public facilities, utilities, transportation and ownership policies. Further, the Mississippi River Corridor/Critical Area Ordinance (as defined) is part of the City Zoning Ordinance which is updated as needed. The City has consistently communicated with residents and developers regarding the MRCCA rules and regulations. Most areas around the MRCCA were already developed prior to the 2030 plan being adopted, however, residents regularly make improvements which require review.

MRCCA Districts

Six districts are defined in MRCCA rules, based on the natural and built character of different areas of the corridor. Structure setbacks, height limits, and the amount of open space required for subdivisions vary by district. All other MRCCA standards apply uniformly throughout the 72-mile corridor. The presence and diversity of the districts supports different dimensional standards needed to enhance the corridor's character and to protect its identified resources.

The following four MRCCA districts exist in the City of Dayton:

Rural and open space district (CA-ROS)

The rural and open space district (CA-ROS) is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district. The CA-ROS district must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

River towns and crossings district (CA-RTC)

The river towns and crossings district (CA-RTC) is characterized by historic downtown areas and limited nodes of intense development at specific river crossings, as well as institutional campuses that predate designation of the MRCCA and that include taller buildings. The CA-RTC district must be managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river. Minimizing erosion and the flow of untreated storm water into the river, providing public access to and public views of the river, and restoring natural vegetation in riparian areas and tree canopy are priorities in the district.

River neighborhood district (CA-RN)

The river neighborhood district (CA-RN) is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses. The CA-RN district must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in the district.

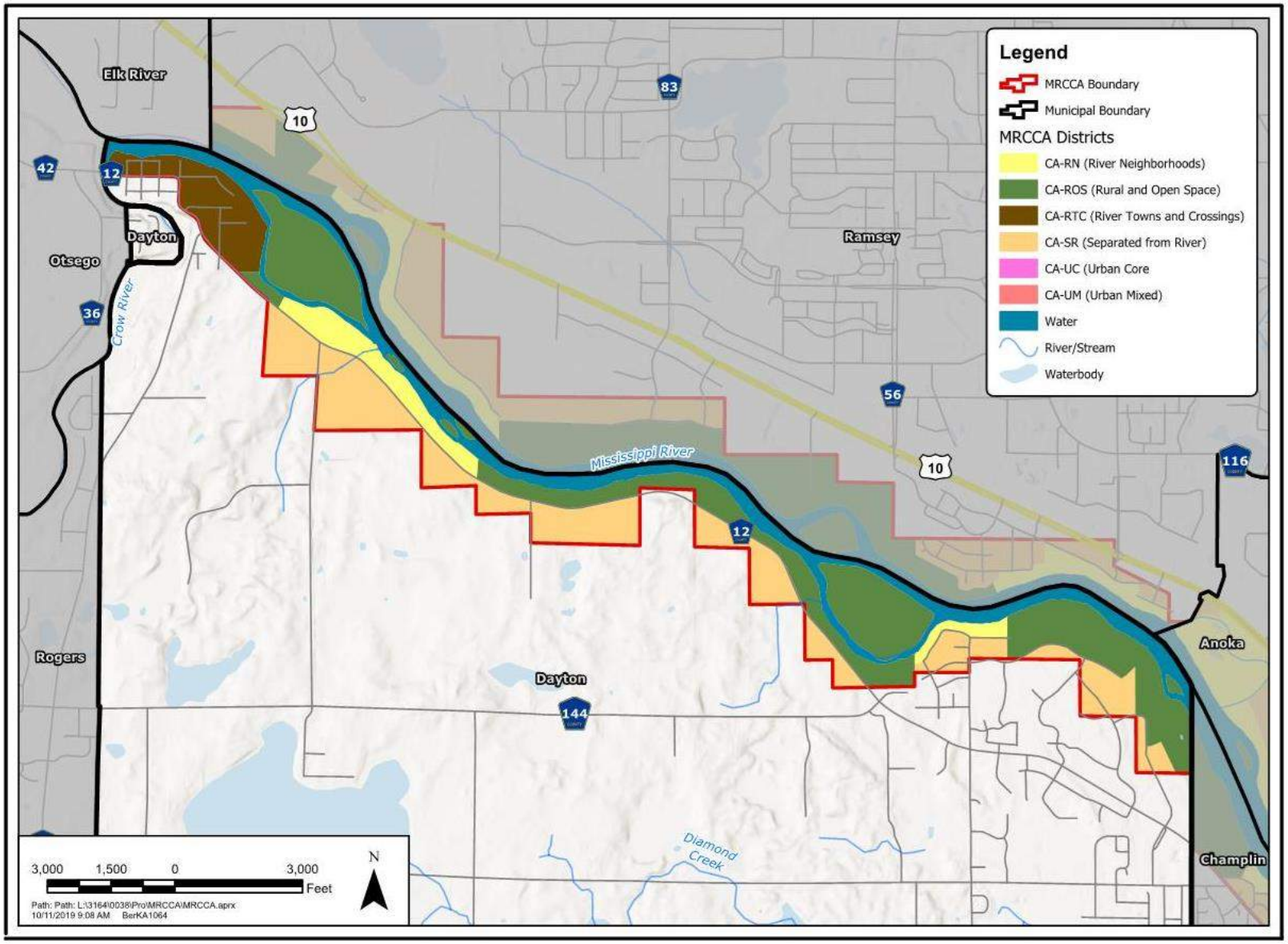
Separated from river district (CA-SR)

The separated from river district (CA-SR) is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River. The CA-SR district provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district. The following figure

illustrates the MRCCA boundary and the MCRRA districts within Dayton.

The following figure depicts the four MRCCA districts present within Dayton:

Figure 1. MRCCA Districts

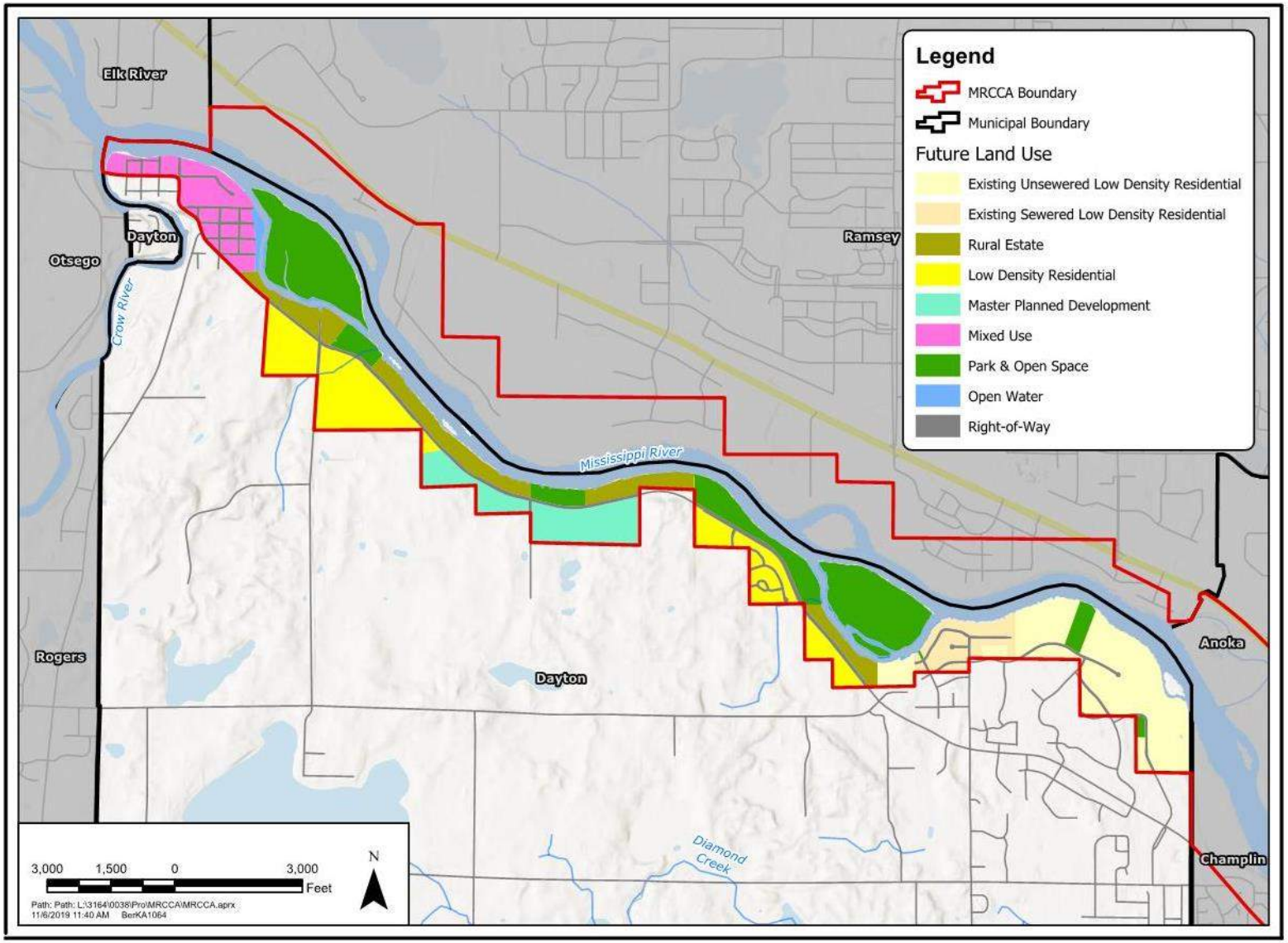


Future Land Use

Current land uses within the MRCCA boundary are illustrated later in this plan. The following figure illustrates future land use patterns as outlined in the Land Use Section of the 2040 Comprehensive Plan.

As illustrated, from west to east the future land use patterns mirror the current land use patterns of: mixed use, park and open space, rural estate, low density development, parks and open space, rural estate, parks and open space, master planned development (on the south side of Dayton River Trail), parks and open space, low density development, rural estate, existing unsewered low density development and additional pocket parks and open space. See the following figure.

Figure 2. Land Uses within the MRCCA District



Primary Conservation Areas

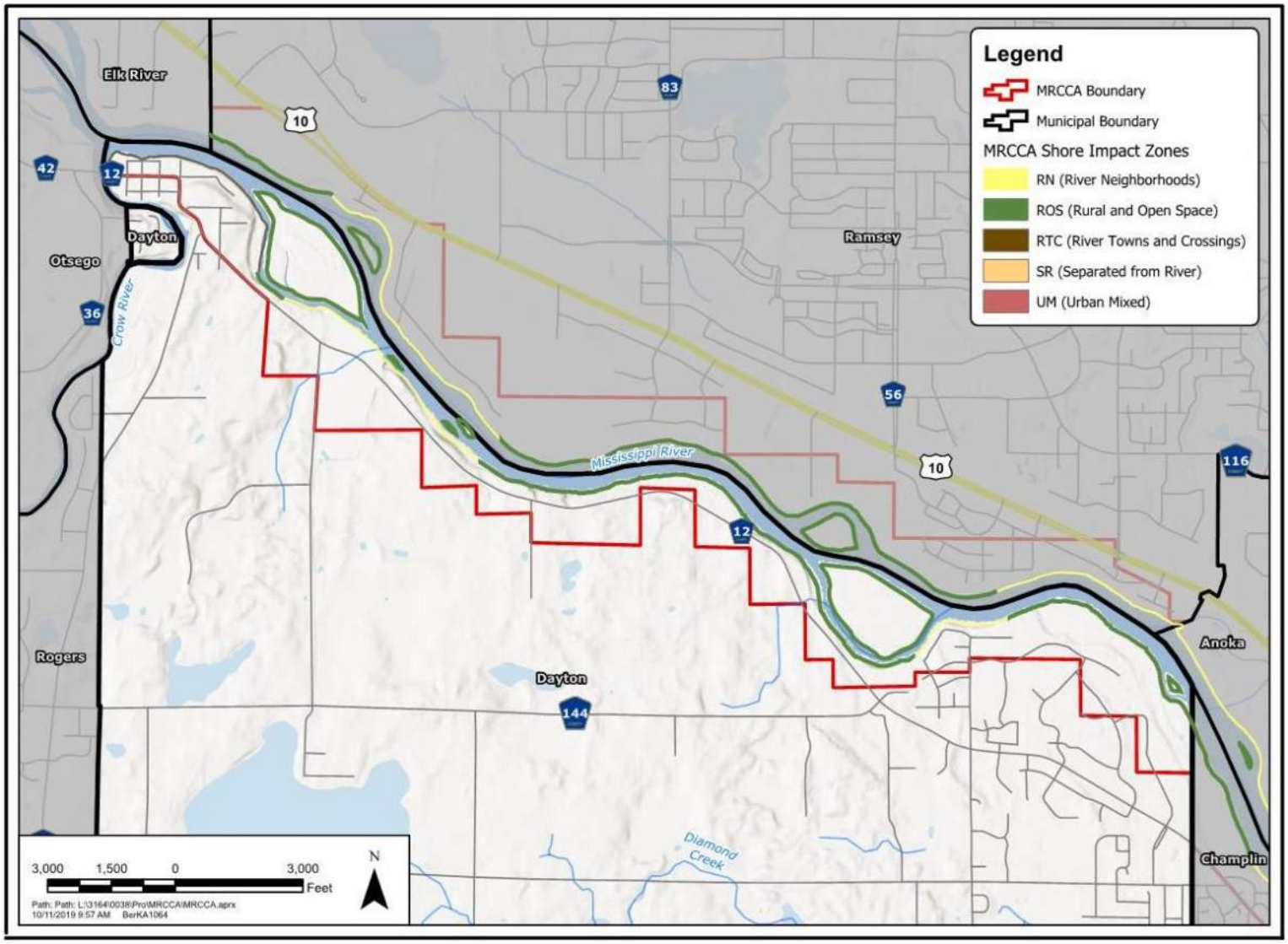
Primary Conservation Areas (PCAs) are defined as key resources and features that are given priority consideration for protection. PCAs include shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, significant existing vegetative stands, tree canopies, and other identified resources.

The natural resources of the Mississippi River Corridor have been subject to the stresses imposed by commerce and settlement. The main transportation routes within Dayton, specifically Dayton River Road has been long established before the Critical Area Act of 1973. Remnants of original woodlands and wildlife have endured where construction is limited or infeasible around floodplains and steep slots that form bluffs and ravines along the river. The city strives to protect and preserve the PCAs mapped and described in this plan.

Shore Impact Zones

Shoreline areas are environmentally sensitive and need special protection from development and vegetation removal. The shore impact zone is a “buffer” area between the water’s edge and the area where development is permitted. The shore impact zone distances are defined as 50-percent of the structure setback from the Ordinary High Water Level (OHWL) from the Mississippi River. Specific setback distances are available within the Dayton’s City Code. The following figure illustrates the location of the shore impact zones within the MRCCA boundary and four MRCCA districts in Dayton.

Figure 3. Shore Impact Zones



The following six figures illustrate the shore impact zone within the MRCCA boundary in greater detail by specific MRCCA district.

Figure 4. Shore Impact Zone area 1

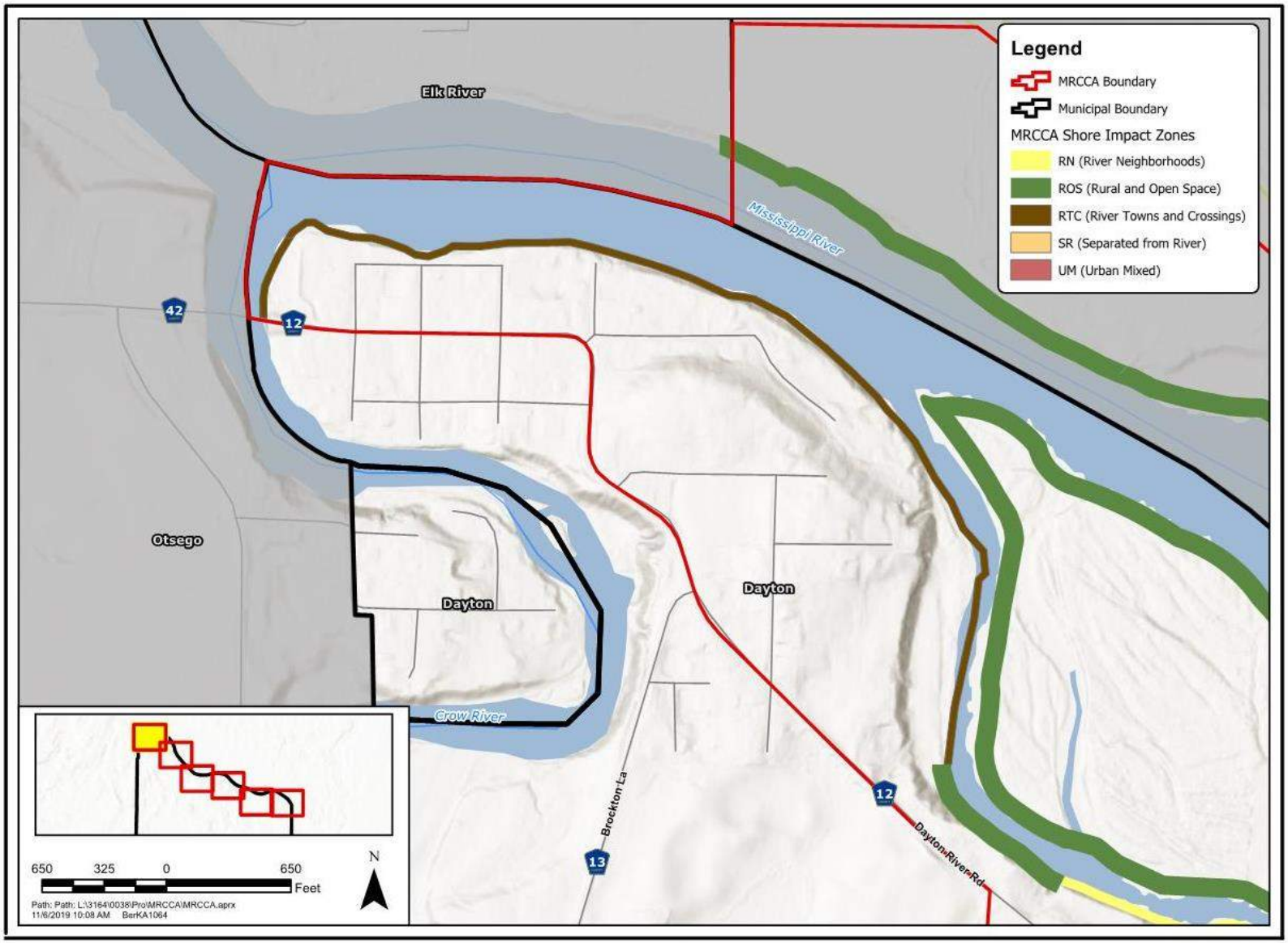


Figure 5. Shore Impact Zones area 2

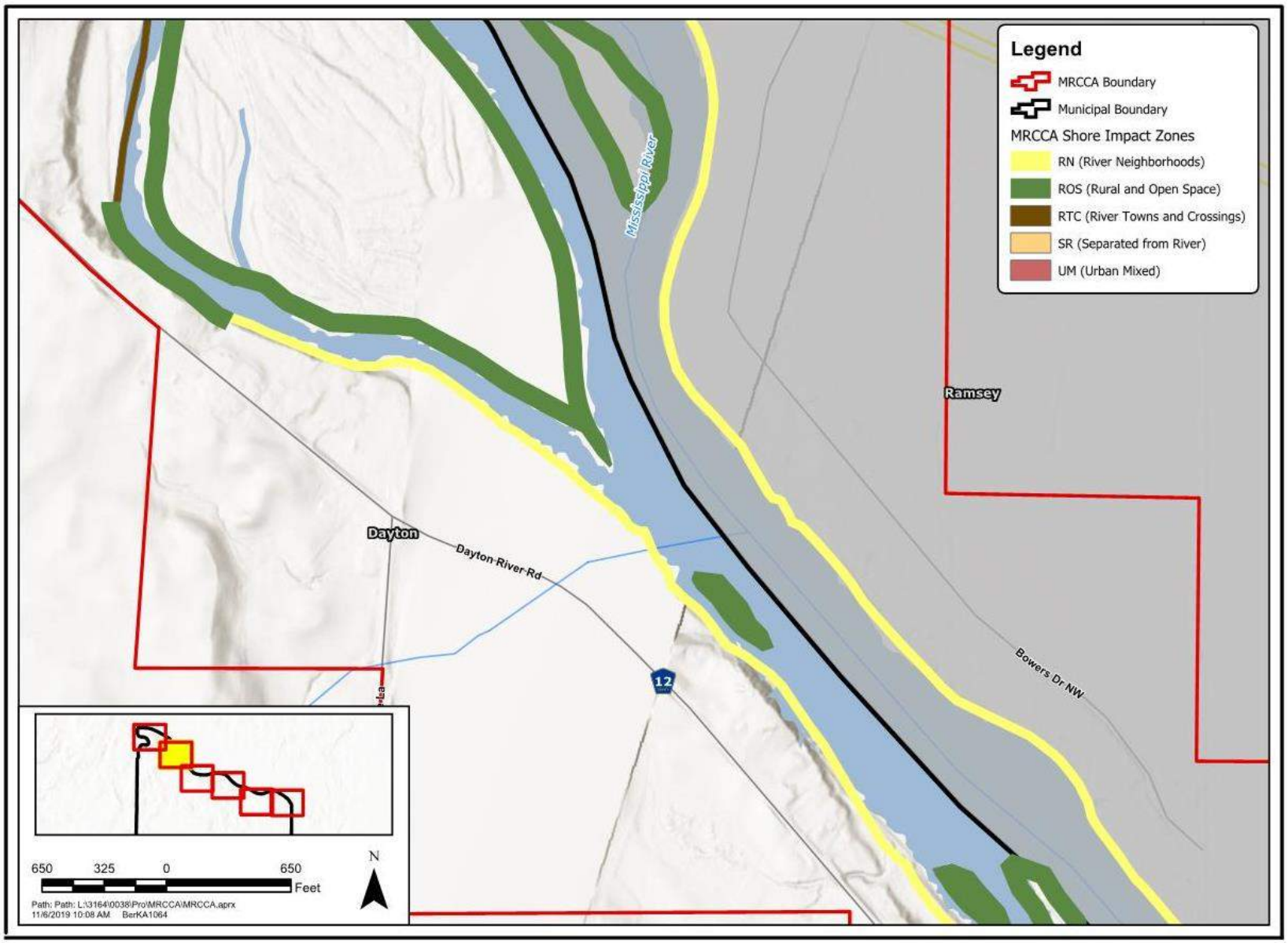


Figure 6. Shore Impact Zone area 3

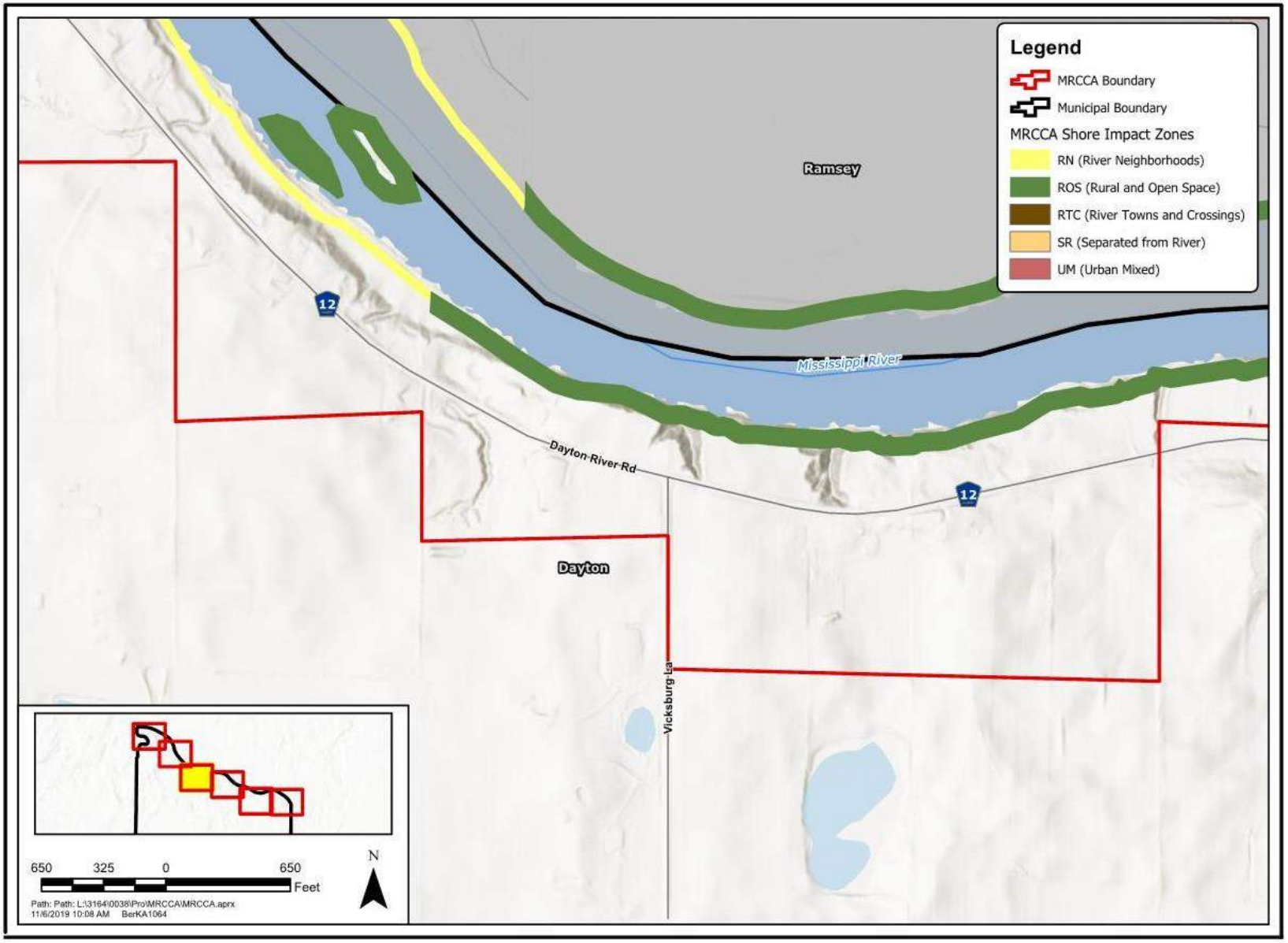


Figure 7. Shore Impact Zones area 4

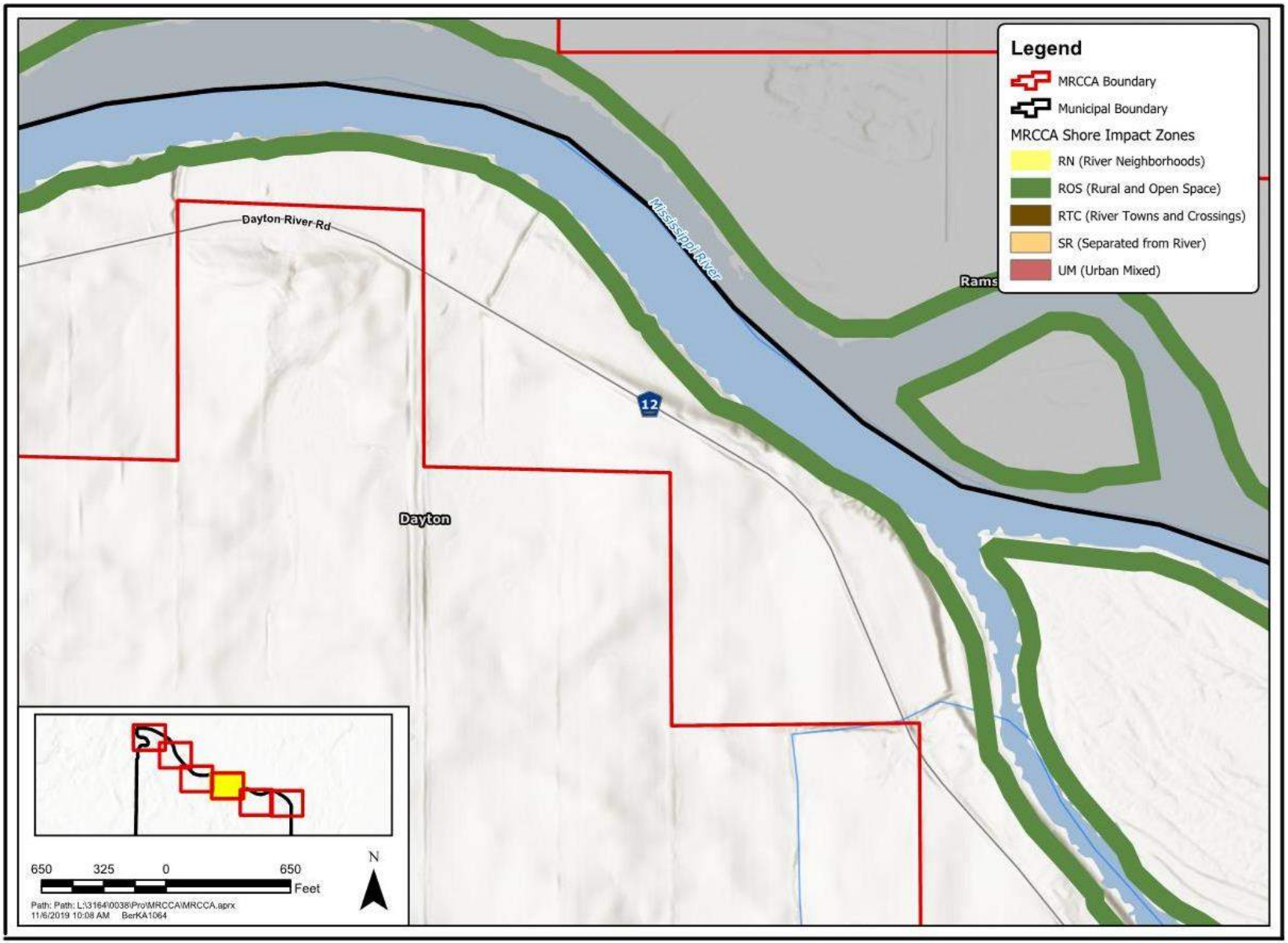


Figure 8. Shore Impact Zones area 5

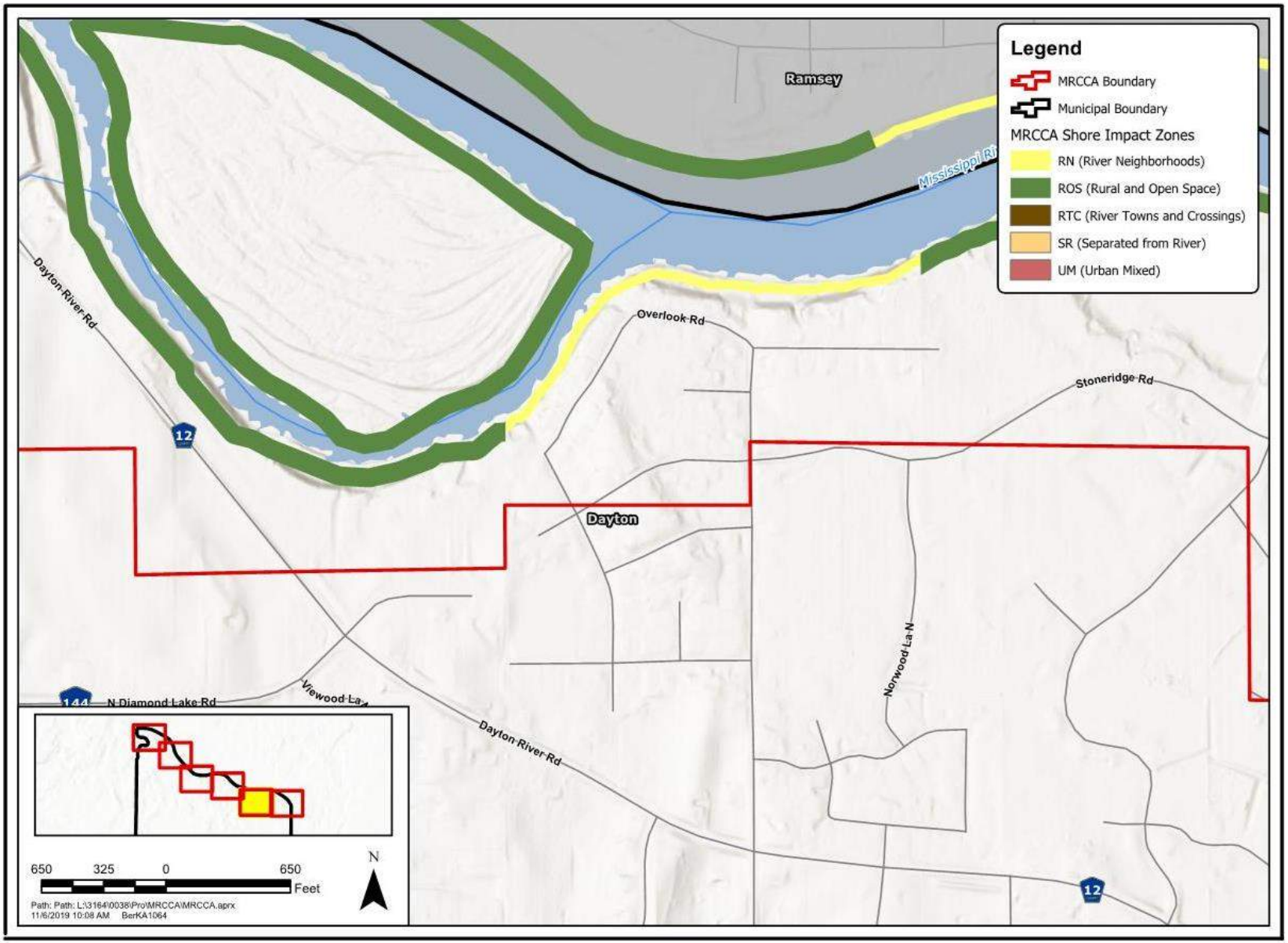
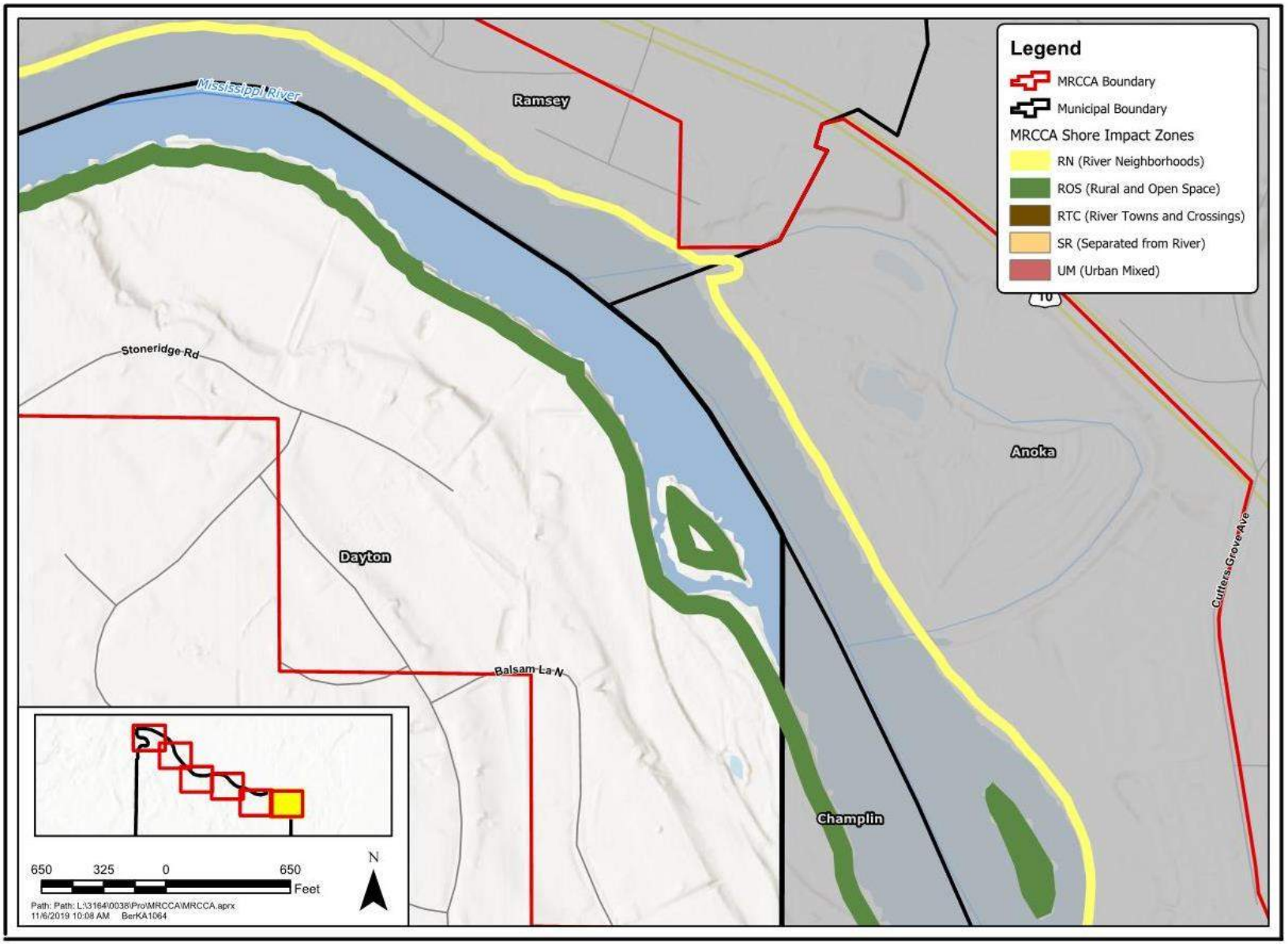


Figure 9. Shore Impact Zones area 6



Natural Drainage Ways

Natural drainage ways are linear depressions that collect and drain surface water. They may be permanently or temporarily inundated. The primary drainage ways within the MCRRA corridor are the Mississippi River and the Crow River. There are two unnamed streams/drainage depressions near the Mississippi River. The bluff impact zone maps that follow, provide a refined contour illustrating routes for potential run-off. Proceeding the natural drainage way map are a map series depicting bluff impact zones, and soil erosion susceptibility.

Bluff Impact Zones

MRCCA rules define a bluff as a natural topographic feature having a slope that rises at least 25 feet and a grade for that slope that averages 18 percent or greater, measured over a horizontal distance of 25 feet. The bluff impact zone includes the bluff and land within 20 feet of the bluff. The following figure illustrates the location of the bluff impact zones within the MRCCA boundary in Dayton.

Please note as it pertains to bluffs on the opposite side of the Mississippi River (City of Ramsey and Anoka), there are no bluffs that are either present or readily visible from public vantage points along the Dayton side of the River.

Figure 10. Natural Drainage Ways

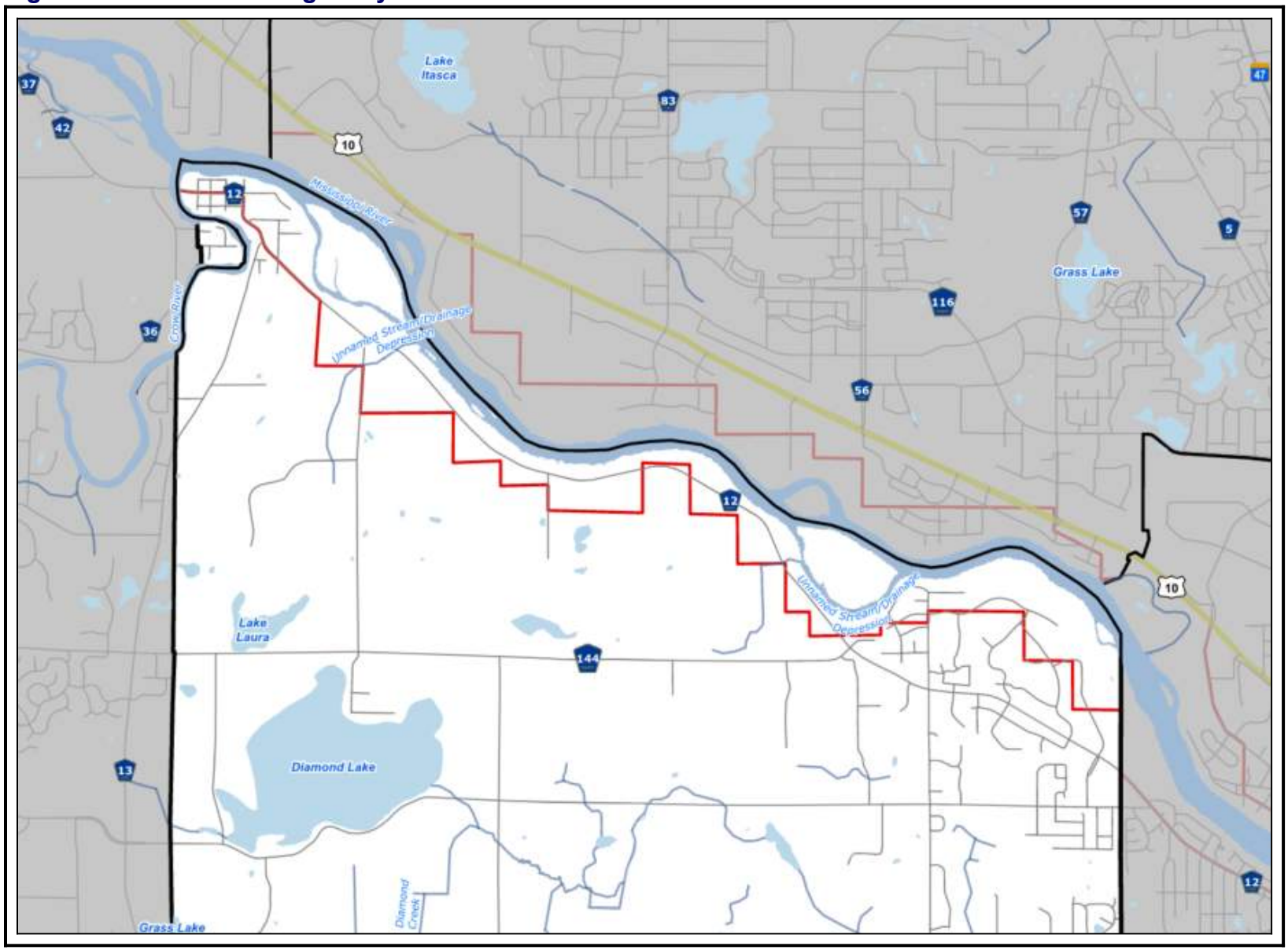
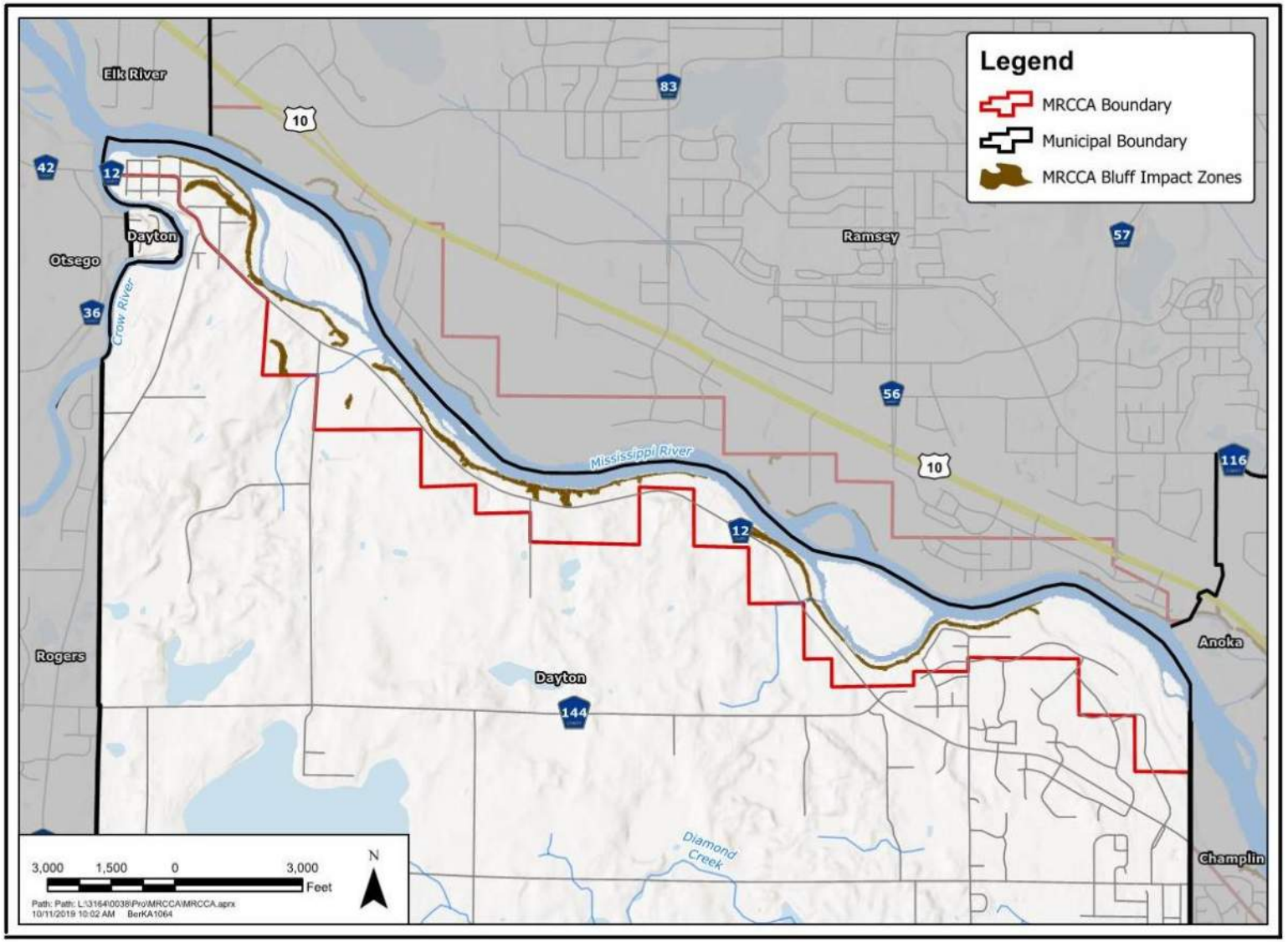


Figure 11. Bluff Impact Zones



The following six figures illustrate the bluff impact zones in greater detail.

Figure 12. Bluff Impact Zones area 1

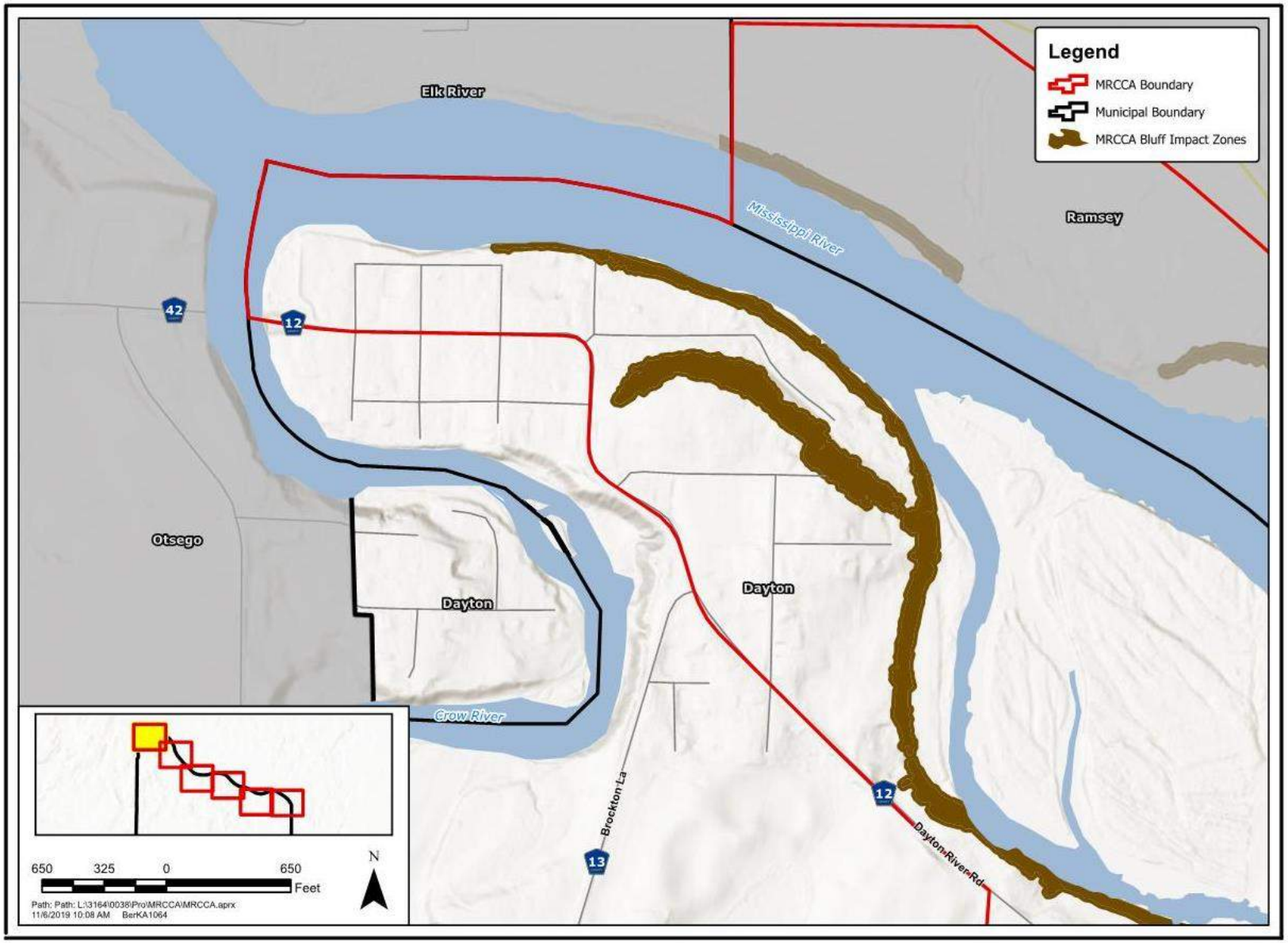


Figure 13. Bluff Impact Zones area 2

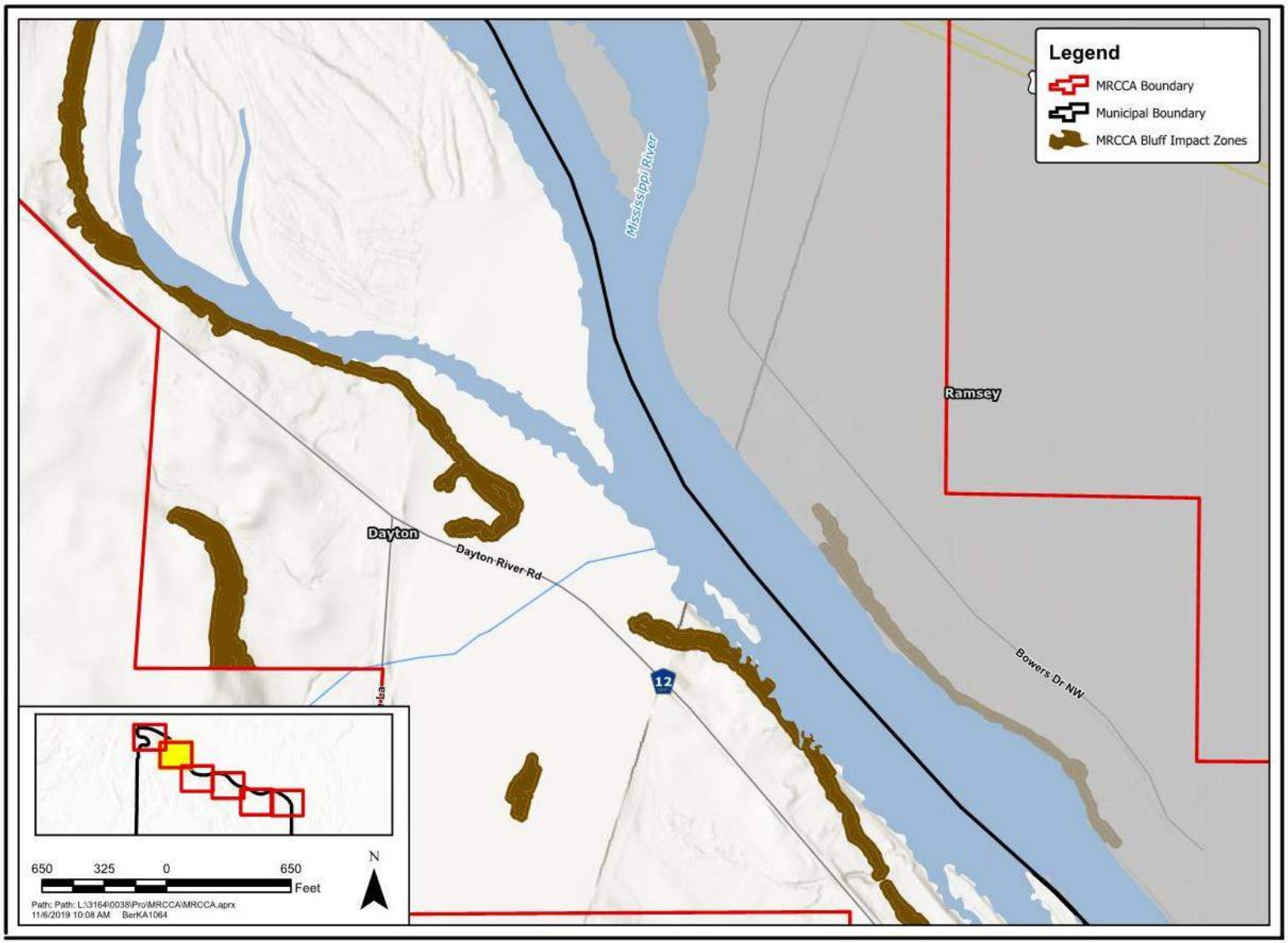


Figure 14. Bluff Impact Zone area 3

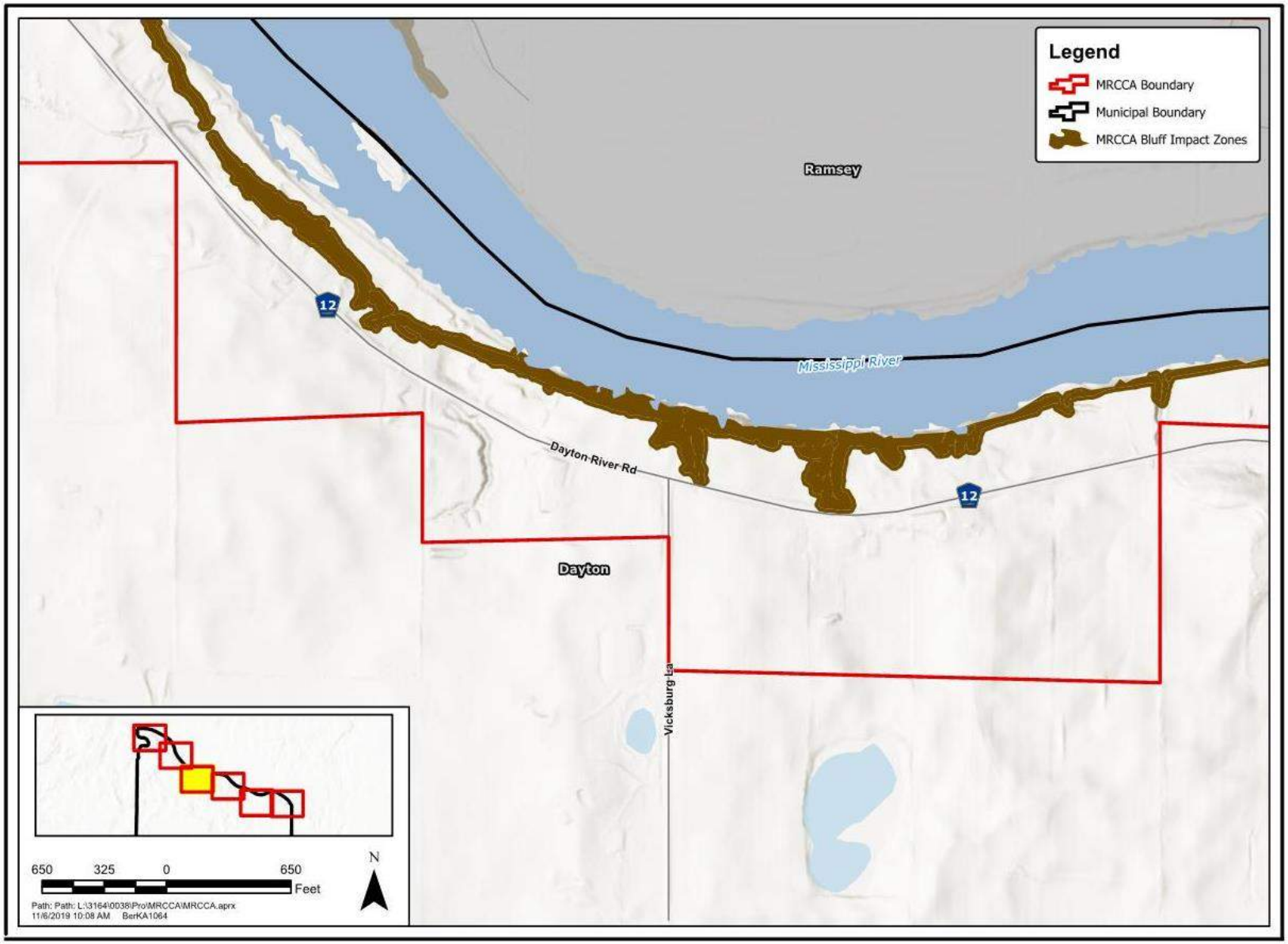


Figure 15. Bluff Impact Zone area 4

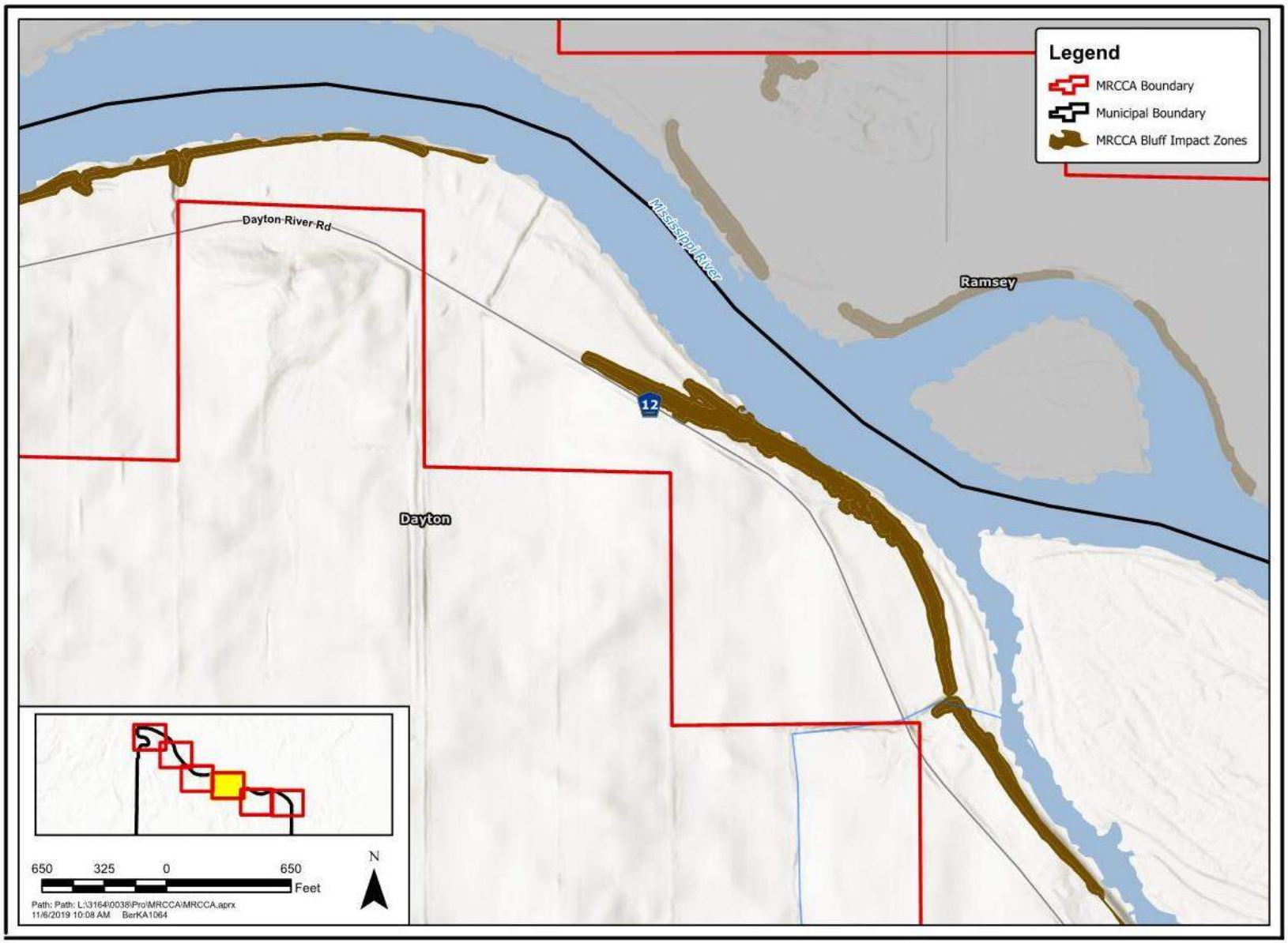


Figure 16. Bluff Impact Zone area 5

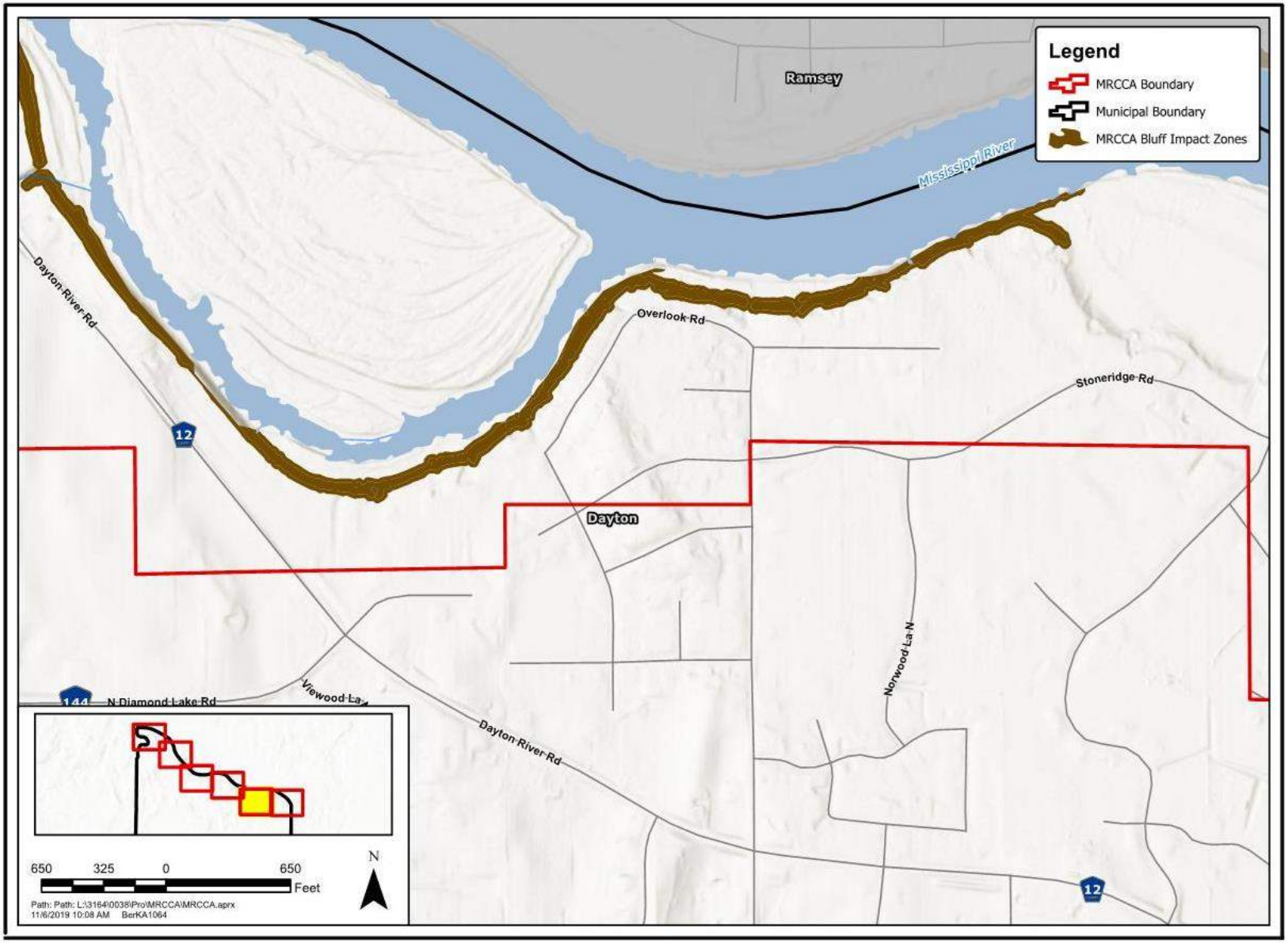
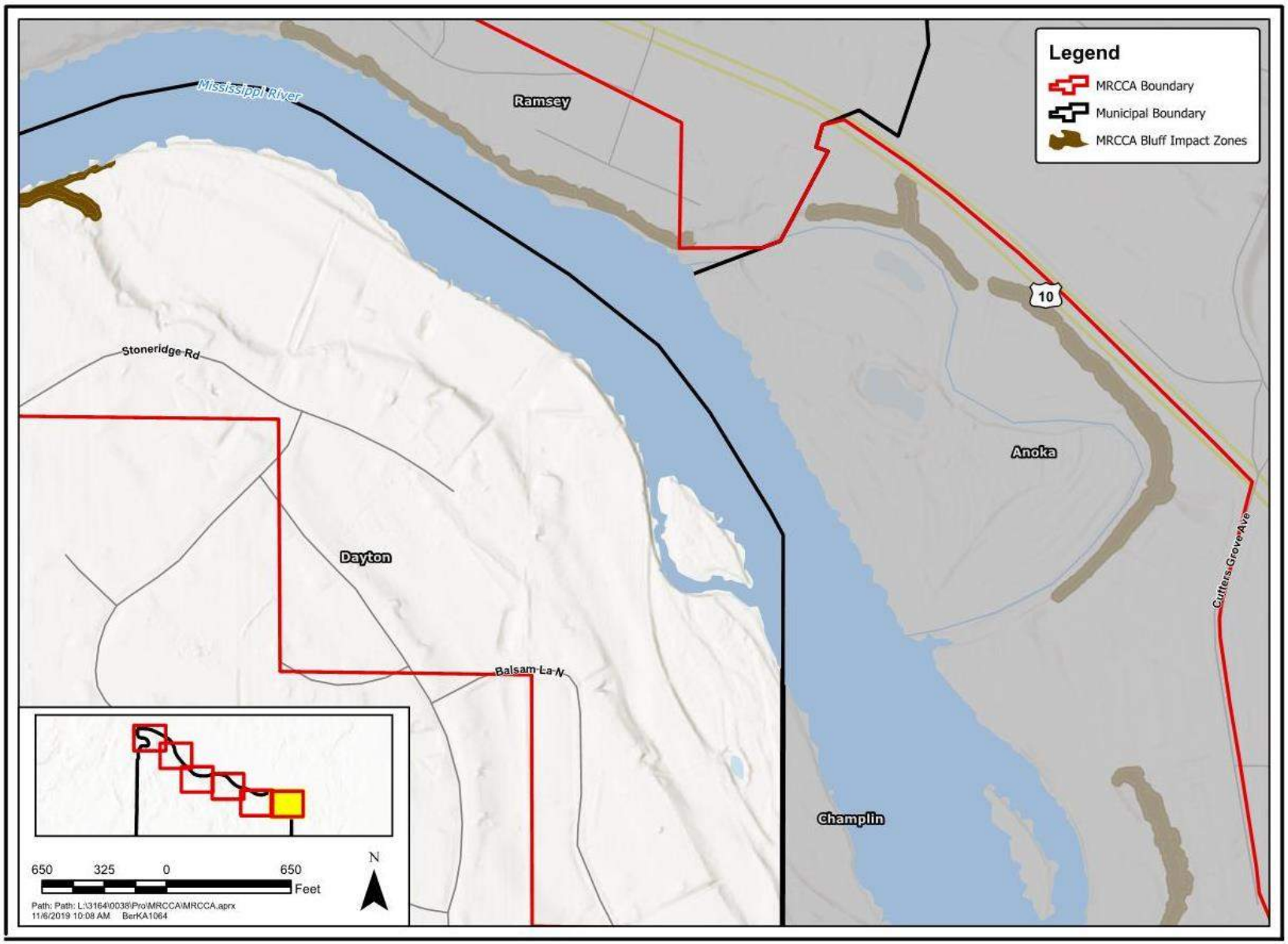


Figure 17. Bluff Impact Zone area 6.



Soil Erodibility

The following six maps illustrate soil susceptibility to erosion. The soil erodibility index shows the relative potential for soils within the MRCCA to erode. The index combines the inherent erodibility of a soil type (K-factor) with the slope on which the soil type is located. The soil erosion index value is derived by multiplying the slope class with the K-Factor resulting in a relative index range from 0.02 to 1.96. The K-factor value was retrieved from the U.S. Department of Agriculture - Natural Resource Conservation Service (USDA-NRCS) Soil Survey Geographic Database (SSURGO) on 2/1/2017. The percent slope was calculated from a 10-meter LiDAR-derived digital elevation model (DEM). LiDAR data for the Twin Cities Metro area was collected in the spring and fall of 2011.

Please note that as it pertains to areas of concern for erosion prevention, bank and slope stabilization and other earth restorative activities, there has been no need up to this point in time for the City of Dayton to conduct such efforts. The combination of stable slopes, generally low soil erodibility, undisturbed soils, limited to no historical vegetation clearing and for the most part lower density land uses have helped to protect soil health.

Figure 18. Soil Erosion Susceptibility area 1

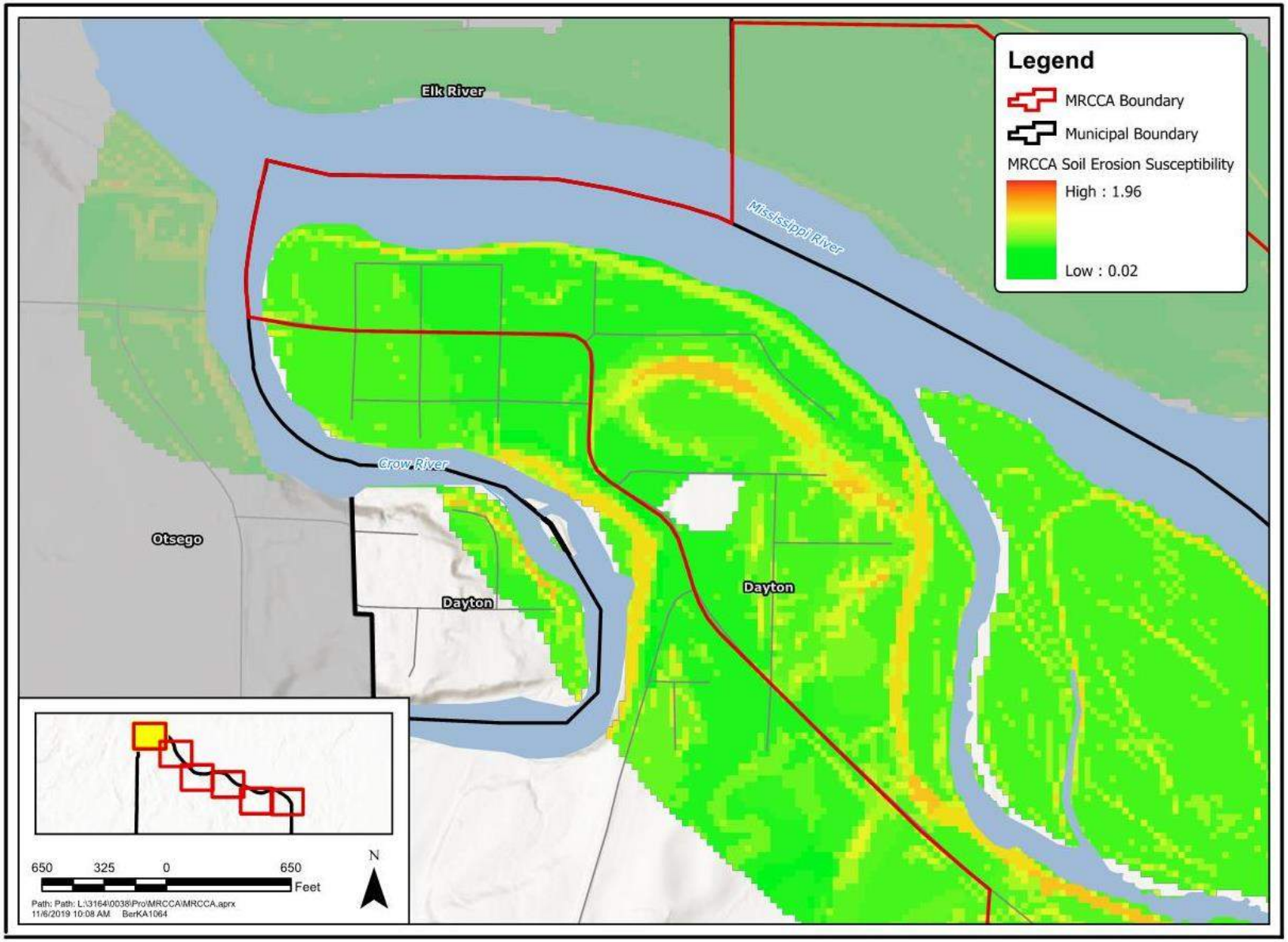


Figure 19. Soil Erosion Susceptibility area 2

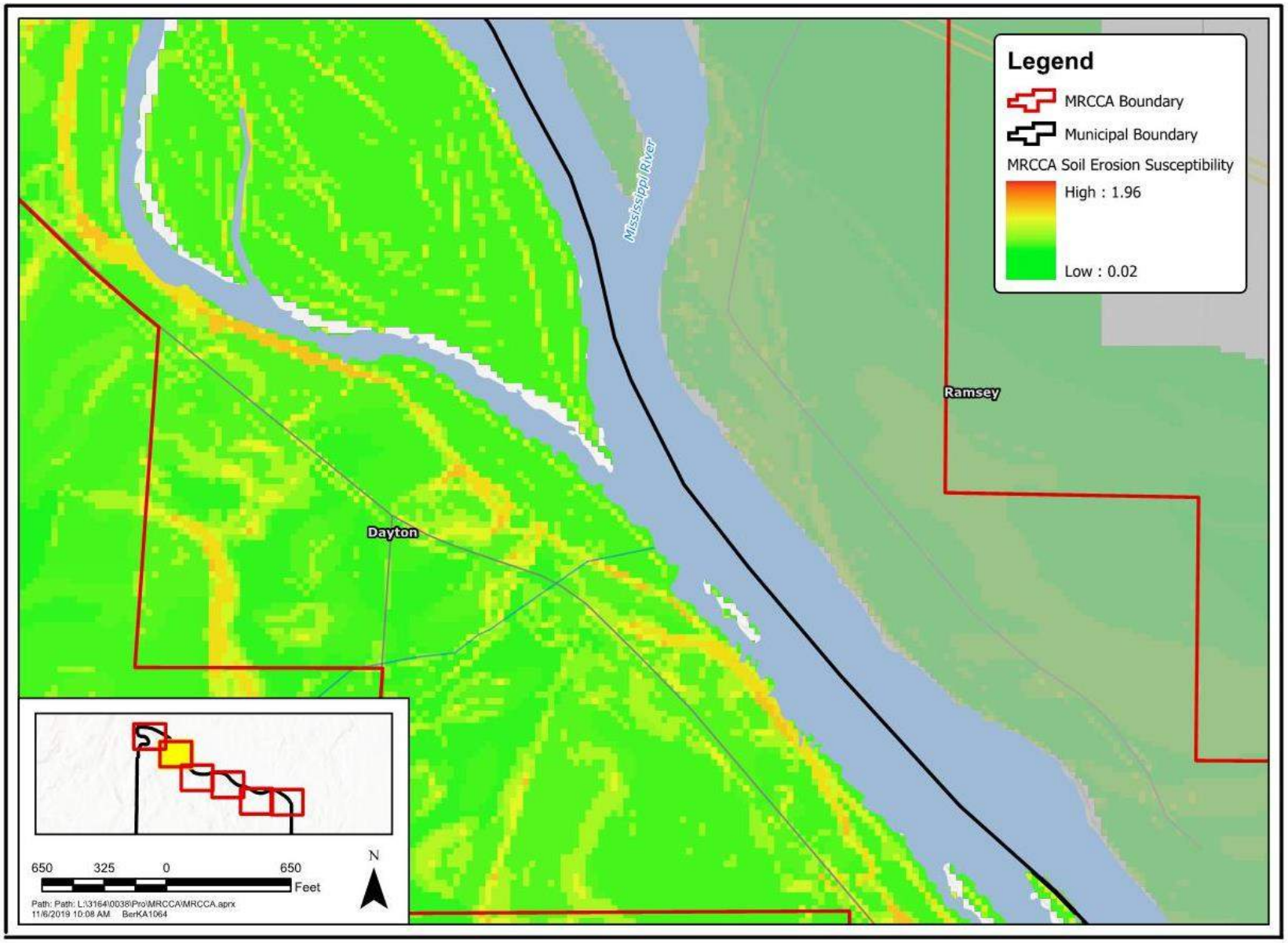


Figure 20. Soil Erosion Susceptibility area 3

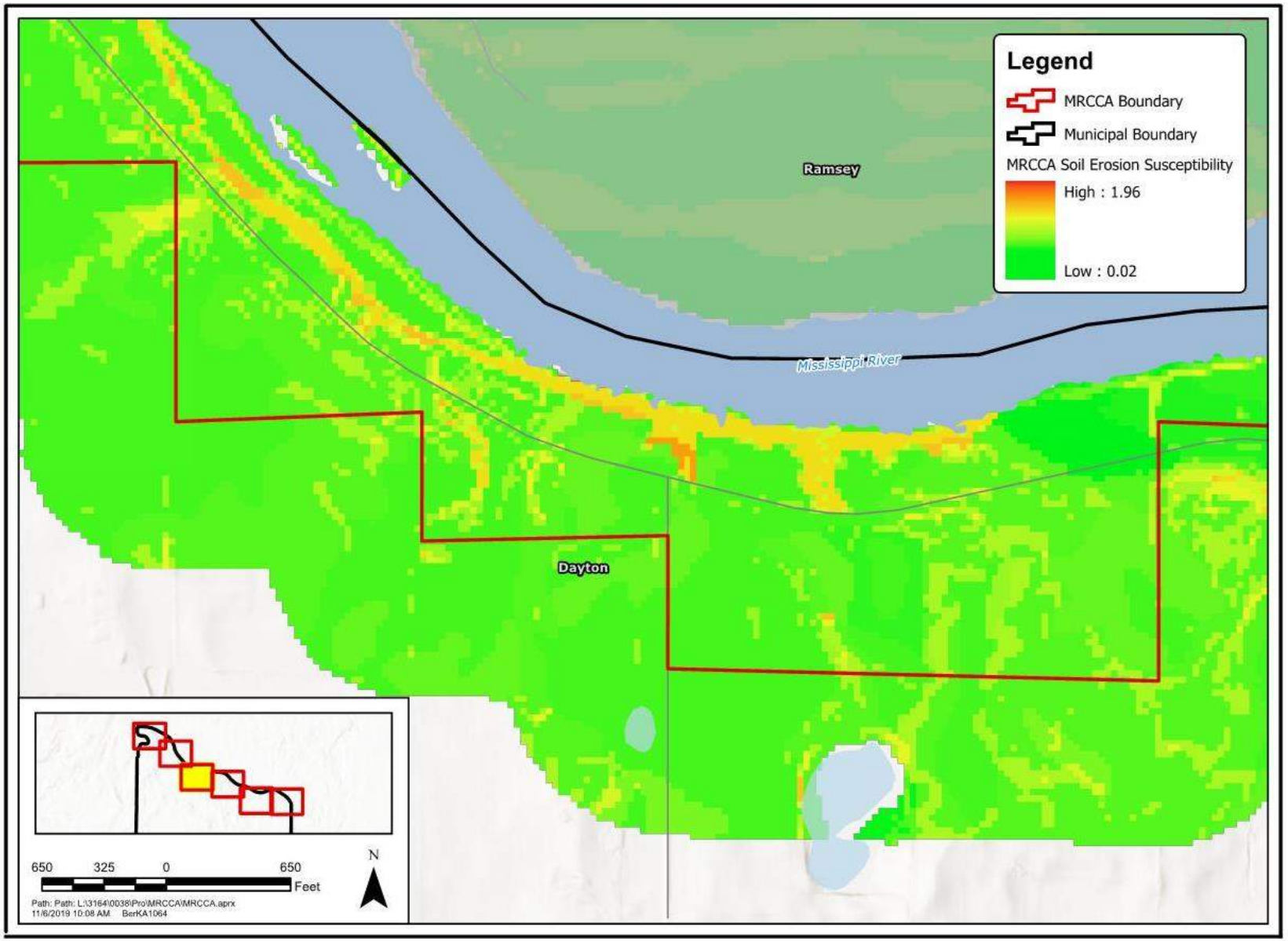


Figure 21. Soil Erosion Susceptibility area 4

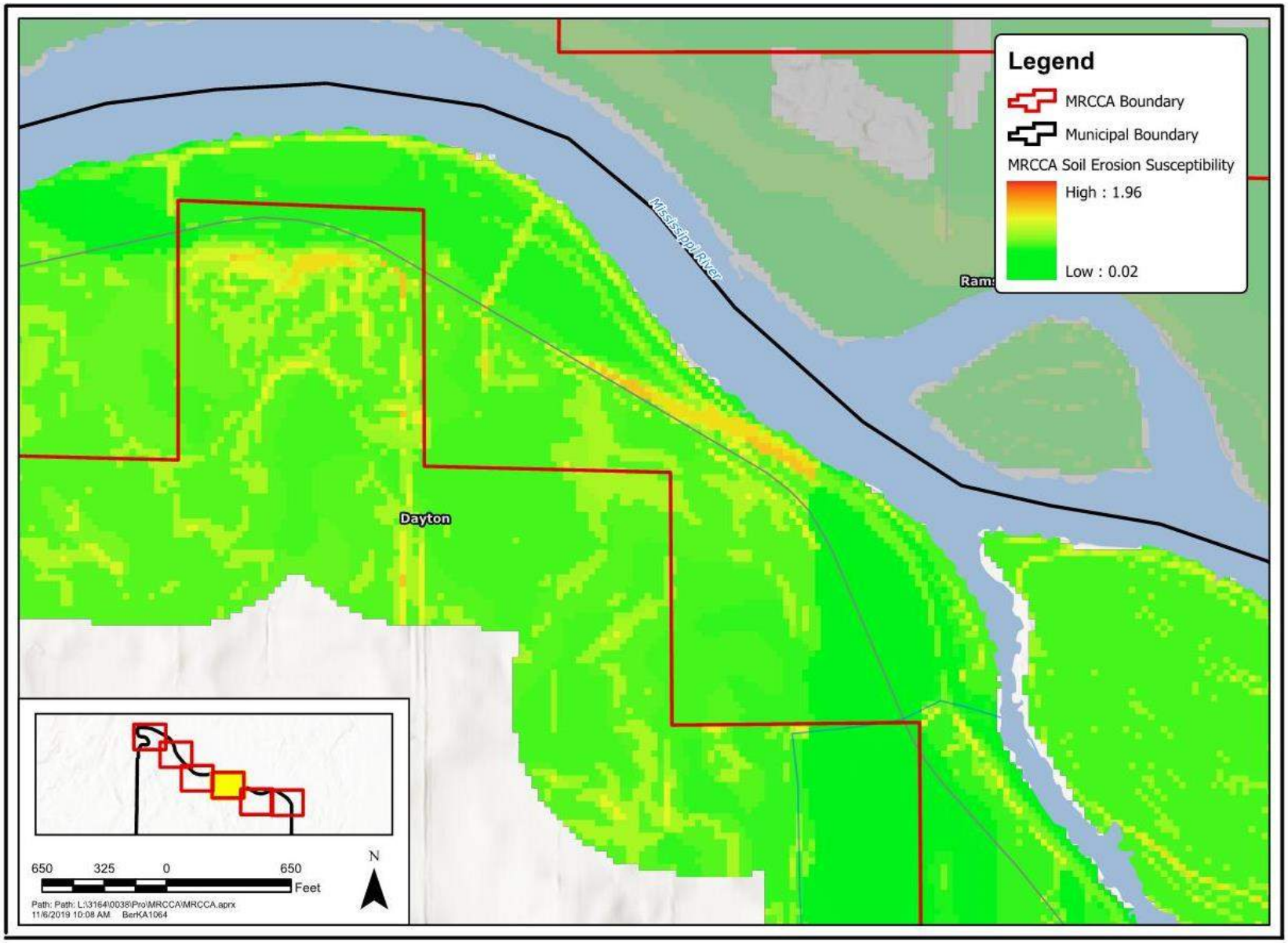


Figure 22. Soil Erosion Susceptibility area 5

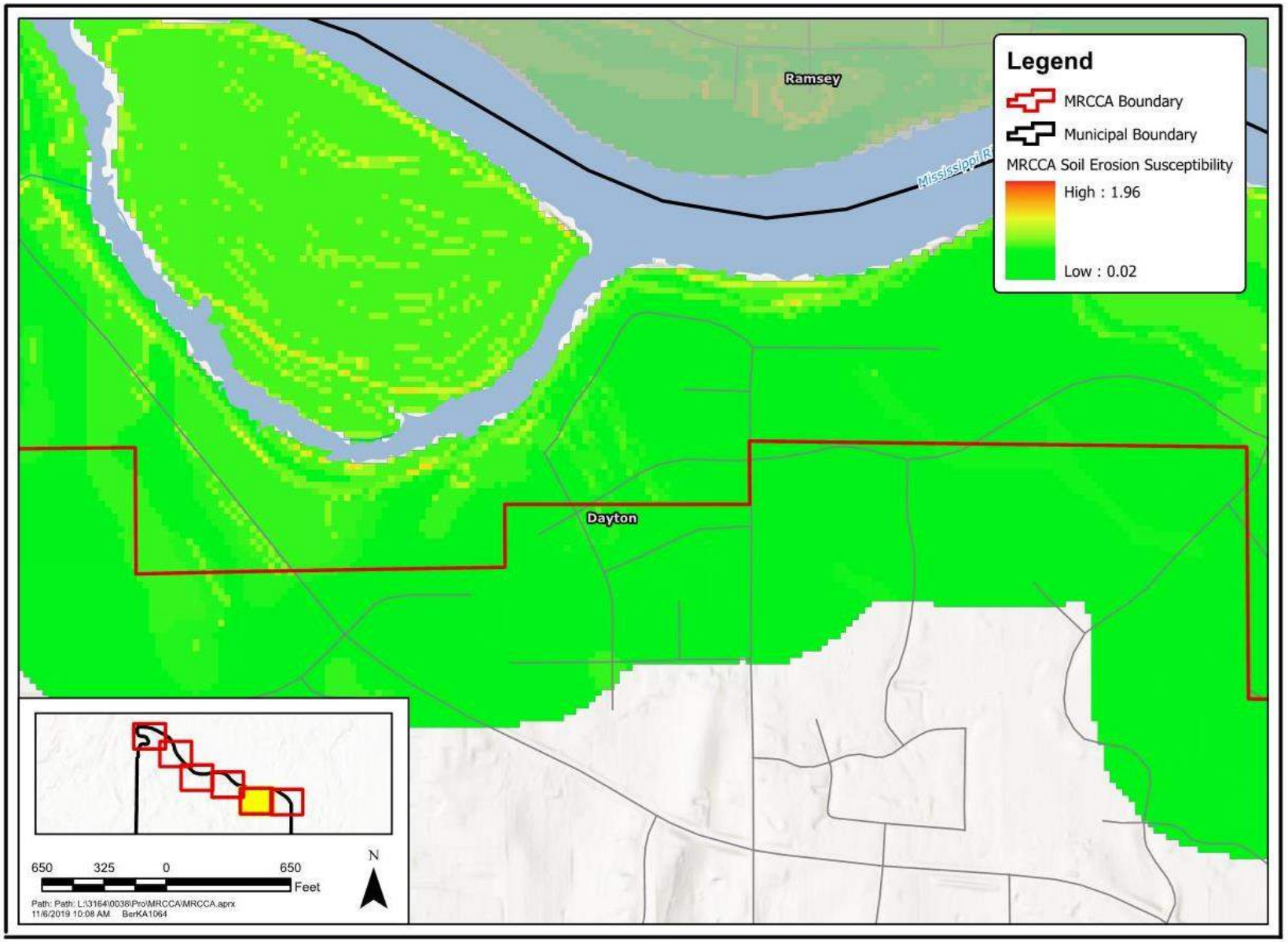
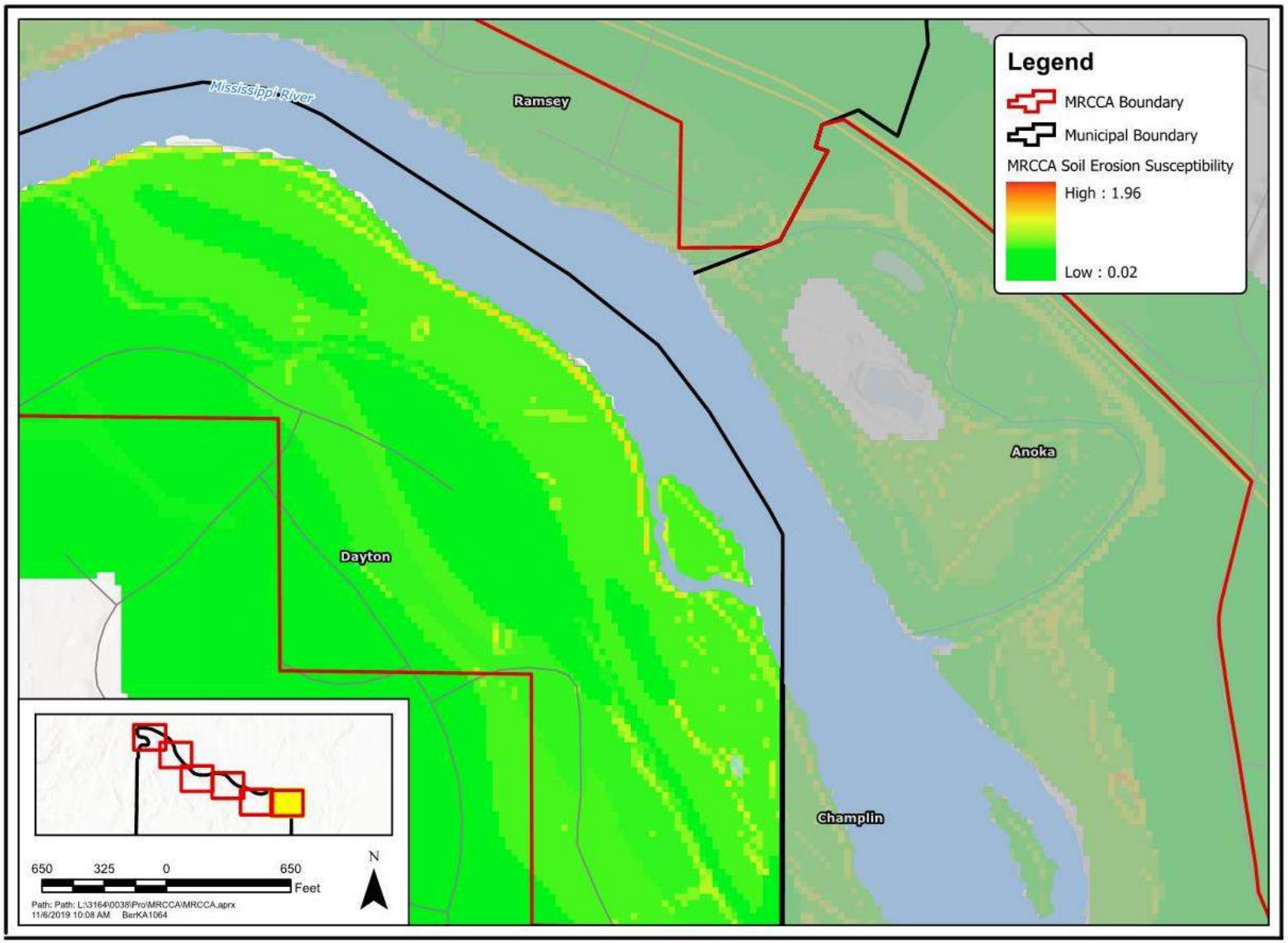


Figure 23. Soil Erosion Susceptibility area 6



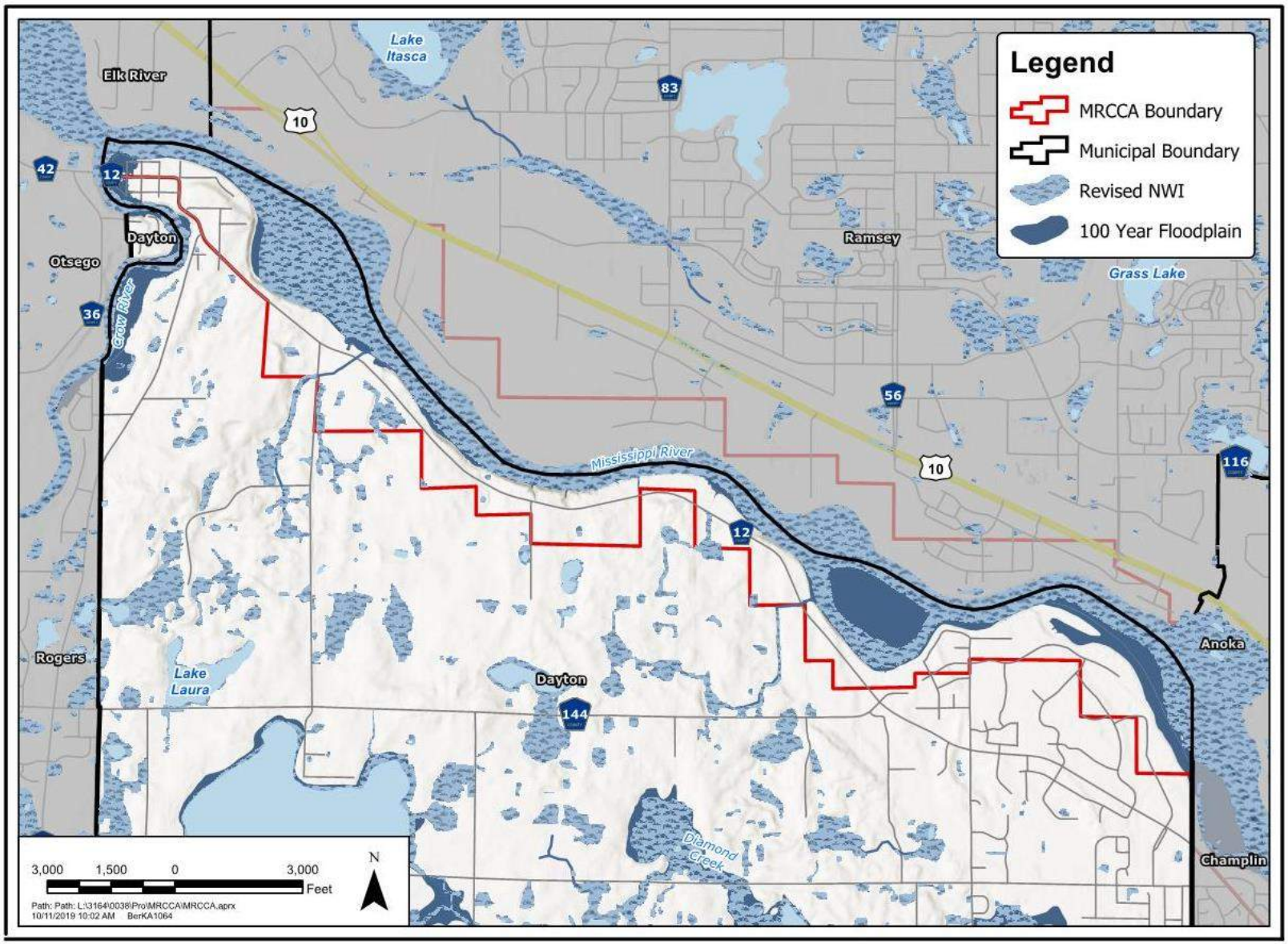
Wetlands, Floodplains, and Areas of Confluence

Approximately 20-percent of the MRCCA within Dayton is normally covered by water, all within the floodplain of the Crow and Mississippi Rivers. The floodplain itself consists of nearly 500 acres or 44-percent of the MRCCA. This area is defined as the area inundated by the regional flood or 100-year flood. 100-year floods are considered to be floods with a 1-percent chance of occurring in any given year.

Water in upland areas of the MRCCA is contained in wetlands, where, usually, no standing surface water is present. These areas are where water is seasonally “perched” at shallow depths and are an important resource for base flow recharge in the River and for support of wetland vegetation. Streams and natural tributaries are also important feeders for the River Area and conservation of these areas provides benefits for the overall natural water system.

The following figure illustrates the location of the wetlands and floodplain within the MRCCA boundary districts in Dayton. Please be apprised that the City of Dayton administers wetland rules (the Wetland Conservation Act) to ensure protection, management and mitigation.

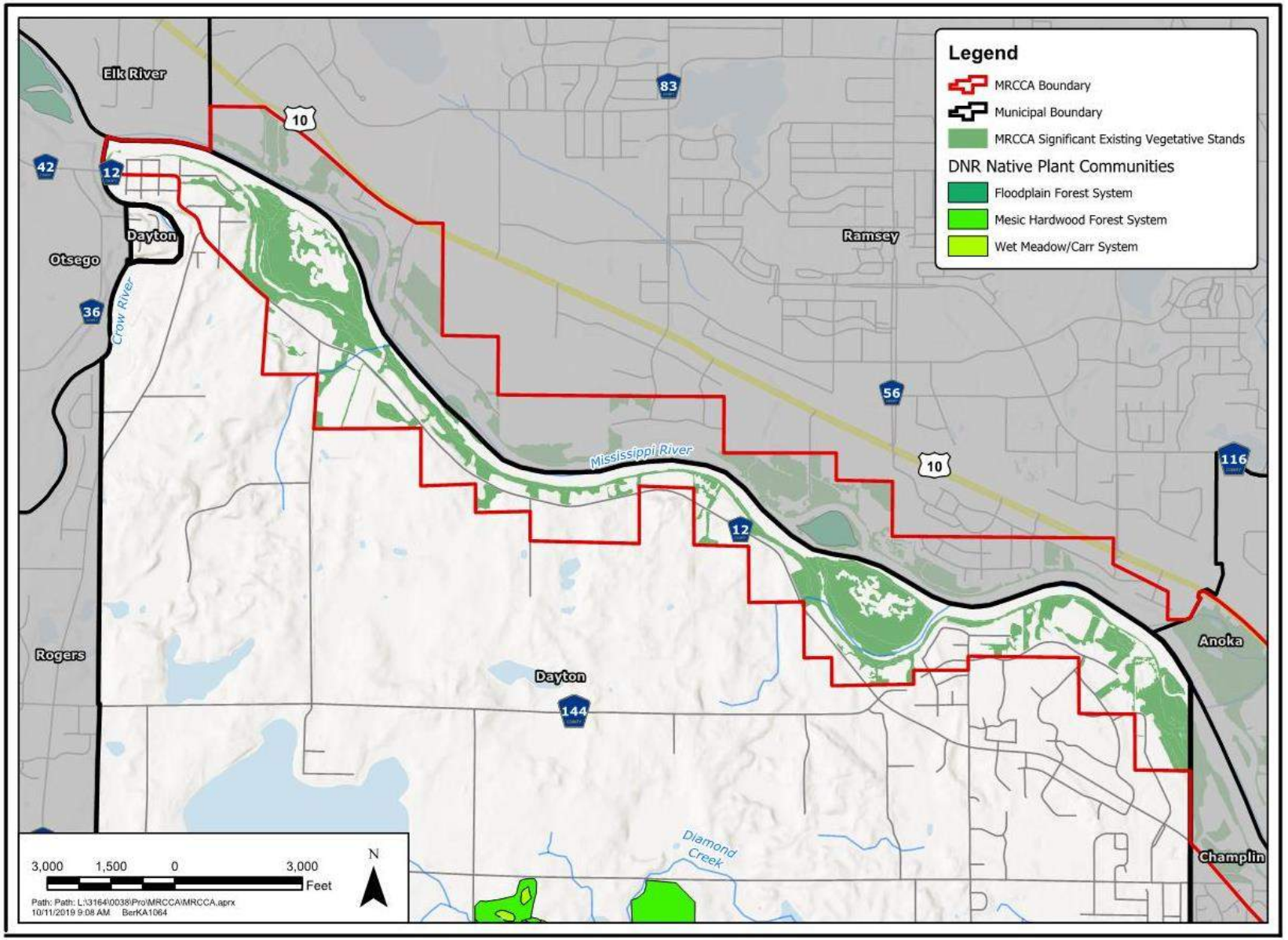
Figure 24. Wetlands, Flood Plains, and Tributaries



Significant Vegetative Stands

Figure 25 illustrates the location of the significant existing vegetative stands within the MRCCA boundary in Dayton. Significant vegetative stands are defined as good to high quality. Please note that the City has not conducted any inventories regarding the presence or absence of native vegetation plant communities.

Figure 25. Significant Vegetative Stands in MRCCA Boundary

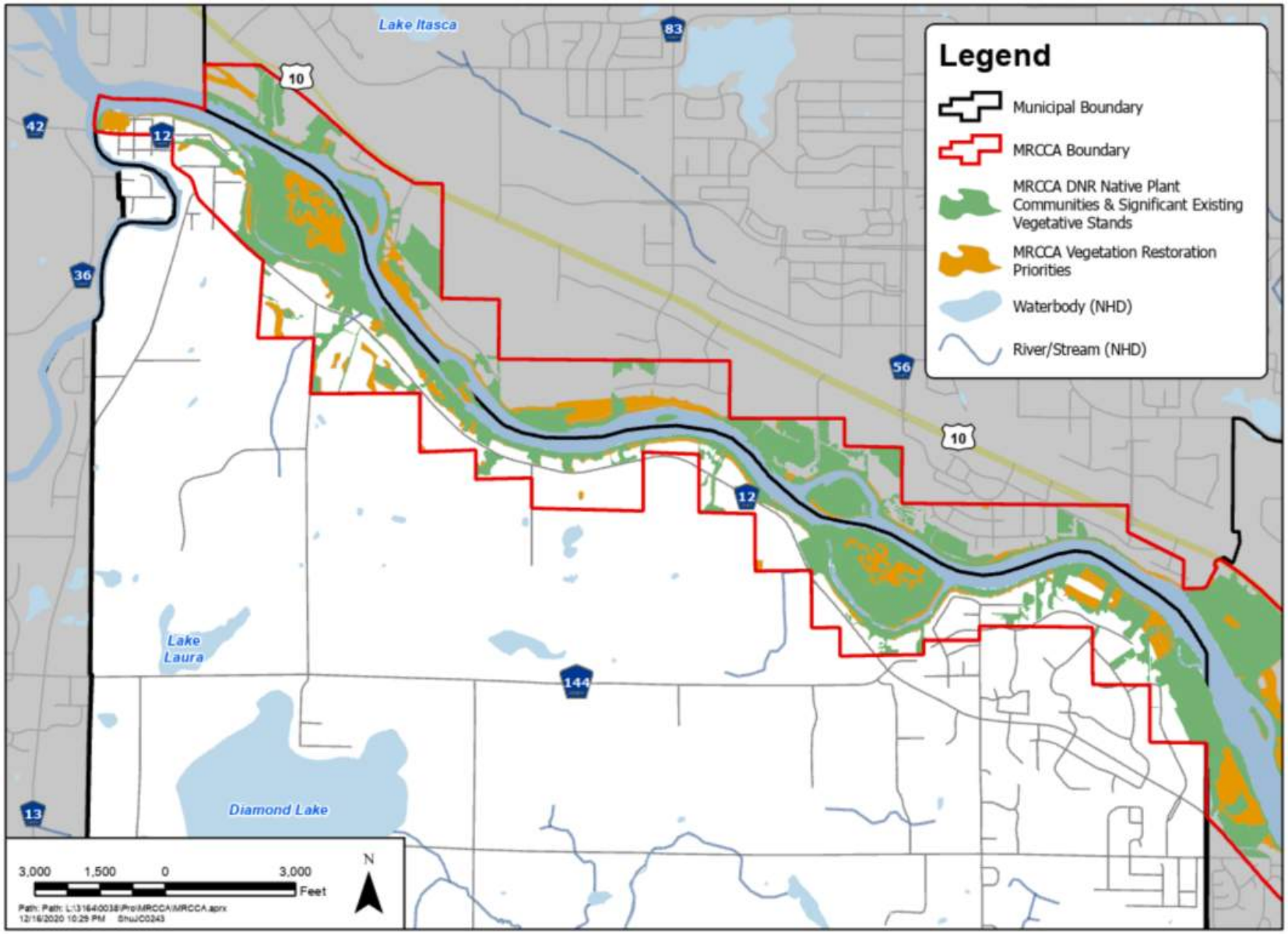


MRCCA Priorities for Restoration

Figure 26 illustrates vegetative restoration priority areas in the MRCCA boundary. The city had previously restored some grasses and removed invasive trees from portions of both Goodwin and Cloquet Islands. The city does not have plans to restore additional stands at this time. The city will continue to investigate grant opportunities for further restoration as appropriate.

Please note that as it pertains to areas of concern for erosion prevention, bank and slope stabilization and other earth restorative activities there has been no need up to this point in time for the City of Dayton to conduct such efforts. The combination of stable slopes, generally low soil erodibility, undisturbed soils, limited to no historical vegetation clearing and for the most part lower density land uses have helped to protect soil health and therefore limit the need for vegetative restoration caused by erosion.

Figure 26. Vegetative Restoration Priority Areas in MRCCA Boundary



Public River Corridor Views

Public river corridor views (PRCVs) are views toward the river from public parkland, historic properties, and public overlooks, as well as views toward bluffs from the ordinary high water level of the opposite shore, as seen during the summer months. PRCVs are deemed highly valued by the community and are worth protecting because of the aesthetic value they bring to the MRCCA. During the comprehensive plan public engagement process, the MRCCA Area was identified on materials and on display boards used at public engagement open houses and stakeholder meetings. The public and stakeholders were invited to comment on the proposed goals, as well as viewsheds that should be protected as part of the MRCCA plan update process.

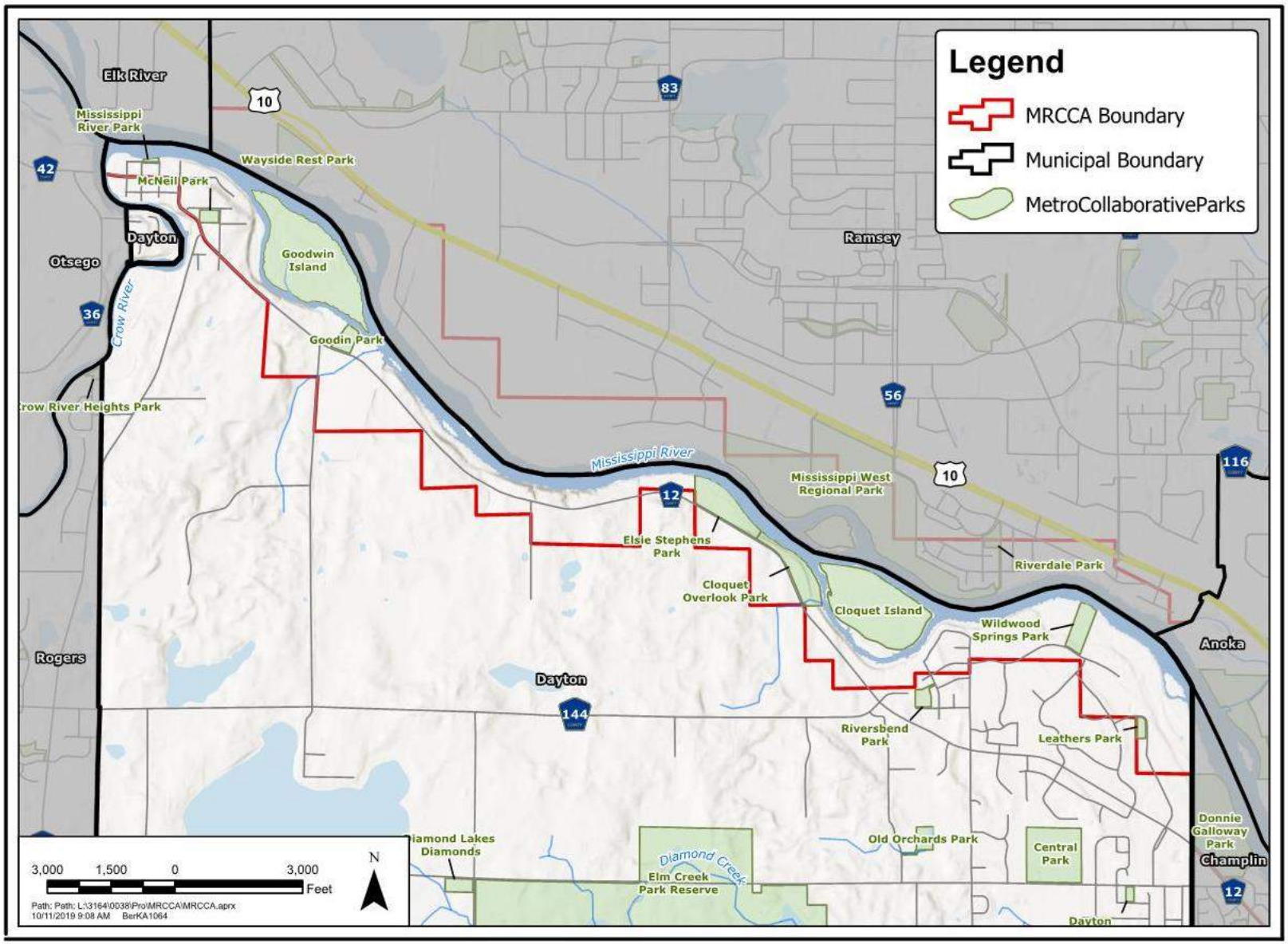
The following are identified PRCVs on the south side of the Mississippi River, within Dayton.

- Mississippi River Park
- McNeil Park
- Goodwin Island
- Goodwin Park
- Elsie Stephens Park
- Cloquet Overlook Park
- Cloquet Island
- Wildwood Springs Park
- Leathers Park

The following figure illustrates the location and identification of public river corridor views within Dayton's park facilities within the MRCCA boundary in Dayton.

Please note as it pertains to bluffs on the opposite side of the Mississippi River (City of Ramsey and Anoka), there are no bluffs that are either present or readily visible from public vantage points viewed from the Dayton side of the River.

Figure 27. Public River Corridor Views



The following photos illustrate identified PRCVs on the south side of the Mississippi River, within Dayton. Each photo of the PRCV is immediately followed with an insert map that shows the location of where the photo was taken within the PRCV and the general boundaries of the viewshed depicted in the photo. Additional site-specific notes are referenced where appropriate.

Photo at PRCV Mississippi River Park

Photo taken within PRCV of Mississippi River Park. The park boundary extends to the shoreline of the Mississippi River however access is unmaintained, vegetated and has steep slopes. The views of the river from the upper portion of the Mississippi River Park as shown, are generally wide-open. The view of the river is primarily unobstructed due to direct access to the river, topography and limited vegetation. The City has no plans to enhance the view of the river from Mississippi River Park.

Figure 28. Photo location and view shed at PRCV Mississippi River Park

Figure 28 illustrates the direction of the photo in which it was taken and the general viewshed covered from the photo.

Photo at PRCV McNeil Park

Photo taken within PRCV of McNeil Park. McNeil Park is within the MRCCA boundary but is not adjacent to the Mississippi River. The direction of the photo is toward the river; however please note that due to the distance, topography and obstruction by trees, the river is not visible from McNeil Park. McNeil Park was included in the PRCV list due to its adjacency to nearly MCRRA significant vegetation stands, its overall location and park use status within the historic village of old downtown Dayton.

Figure 29. Photo location and view shed at PRCV McNeil Park

Figure 29 illustrates the direction of the photo. Please note that McNeil Park while within the MRCCA boundary, the river is not visible due to distance, topography and obstruction by trees.

Photo of PRCV Goodwin Island from northside of Mississippi River

Please note that the PRCV of Goodwin Island is not visible anywhere within public property from the southside of the Mississippi River within Dayton. Property adjacent to Goodwin Island within the city boundary of Dayton are private. Goodwin Island in general, is only visible on public land from the opposite side of the Mississippi River. The photo above of a portion of Goodwin Island was taken from Wayside Rest Park on the north side of the Mississippi River in the City of Ramsey.

Figure 30. Photo location and view shed to at PRCV Goodwin Island from northside of Mississippi River in the City of Ramsey Panoramic

Figure 30 illustrates the direction of the photo and the extent of the viewshed. As stated above, Goodwin Island is not visible anywhere within public property from the southside of the Mississippi River within Dayton. Property adjacent to Goodwin Island within the city boundary of Dayton are private. Goodwin Island in general, is only visible on public land from the opposite side of the Mississippi River. The photo above of a portion of Goodwin Island was taken from Wayside Rest Park on the north side of the Mississippi River in the City of Ramsey.

Photo at PRCV Goodwin Park

Photo taken within PRCV of Goodwin Park. Please note the Mississippi River is in the background and is visible through the trees. Much of Goodwin Park closer to the river is floodplain forest with standing water in small depressions or of soft/wet ground that limits passive recreation. The City has no plans to enhance the view of the river from Goodwin Park.

Figure 31. Photo location and view shed from PRCV Goodwin Park

Figure 31 illustrates the direction of the photo in which it was taken and the general viewshed covered from the photo. Due to the standing water and/or wet and soft ground the photo was taken over 100-yards from the riverbank.

Photo at PRCV Elsie Stephens Park

Photo taken within PRCV of Elsie Stephens Park. Please note the Mississippi River is in the background. Elsie Stephens Park has recently been renovated with a formal terrace that provides access down to the river. The view of the river is primarily unobstructed due to direct access to the river, topography and limited vegetation. The City has no future plans to enhance the view of the River from Elsie Stephens Park.

Figure 32. Photo location and view shed from PRCV Elsie Stephens Park

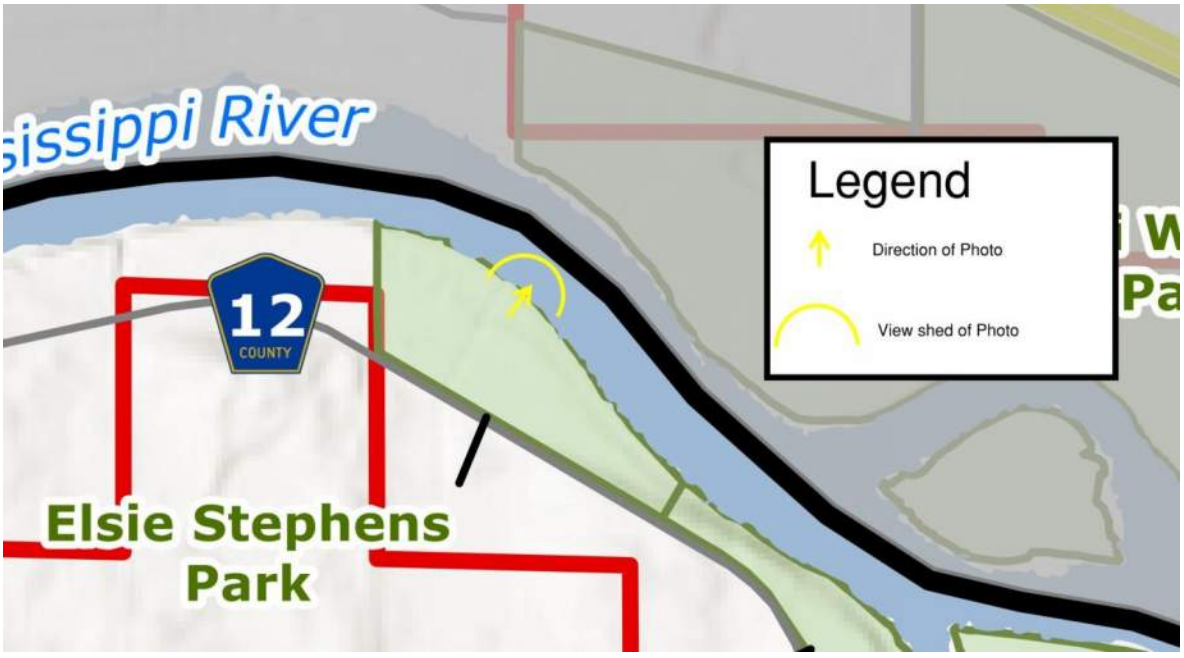


Figure 32 illustrates the direction of the photo in which it was taken and the general viewshed covered from the photo. Elsie Stephens Park provides wide views of the river along portions of

its boundary. Clear, unobstructed views are present at the location of the photo.

Photo at PRCV Cloquet Overlook Park

Photo taken within PRCV of Cloquet Overlook Park at a defined observation platform. Cloquet Overlook Park is heavily wooded with steep heavily vegetated slopes down to the river. The City has no plans to enhance the view of the river from Cloquet Overlook Park.

Panoramic Photo at PRCV Cloquet Overlook Park

Panoramic photo from PRCV of Cloquet Overlook Park from a terraced landing along steep steps. Steps drop off to short low impact trails. The City has no plans to enhance the view of the river from Cloquet Overlook Park.

Figure 33. Photo location and view shed from PRCV Cloquet Overlook Park

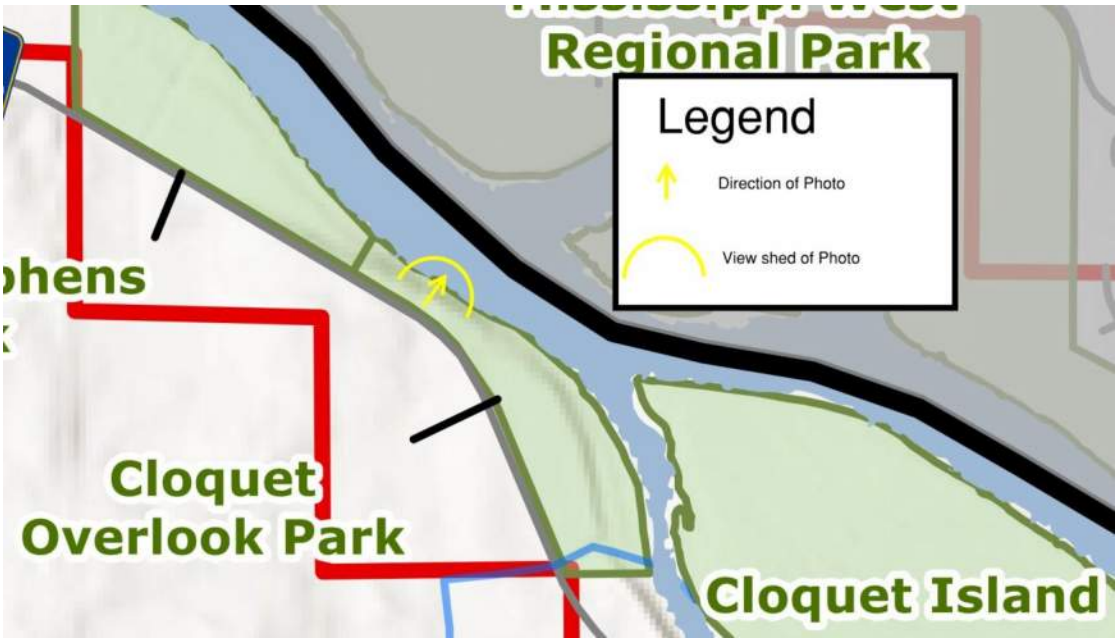


Figure 33 illustrates the direction of the photo in which it was taken and the general viewshed covered from the photo. Cloquet Overlook Park is heavily wooded with steep slopes. There are limited river corridor views from above. Park trails along the upper bluffs provide very limited views of the river. Fencing for safety limits access into the woods which further limits river views.

Figure 34. Photo location and view shed from PRCV Cloquet Overlook Park Panoramic

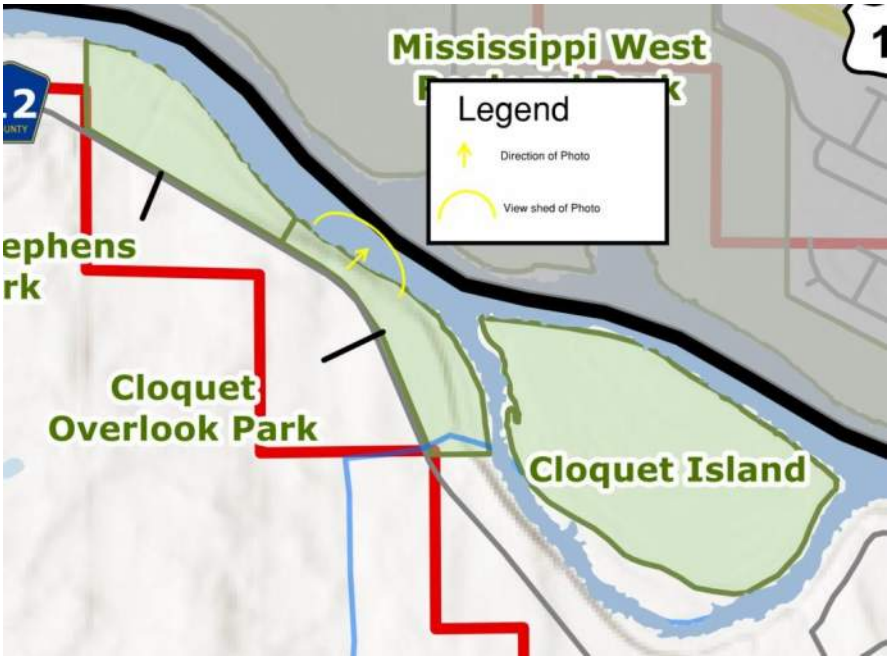


Figure 34 illustrates the direction of the panoramic photo in which it was taken and the general viewshed covered from the photos. As noted, there is a terraced landing along steep steps.

Cloquet Overlook Park is heavily wooded with steep slopes. Steps drop off to short low impact trails.

Photo from PRCV Cloquet Overlook Park

Photo taken within PRCV of Cloquet Overlook Park. Cloquet Overlook Park is heavily wooded. Park trails along the upper bluffs provide very limited views of the river. Fencing for safety limits access into the woods which further limits river views. Cloquet Island is in the background. The City has no plans to enhance the view of the river from Cloquet Overlook Park.

Figure 35. Photo location and view shed from PRCV Cloquet Island

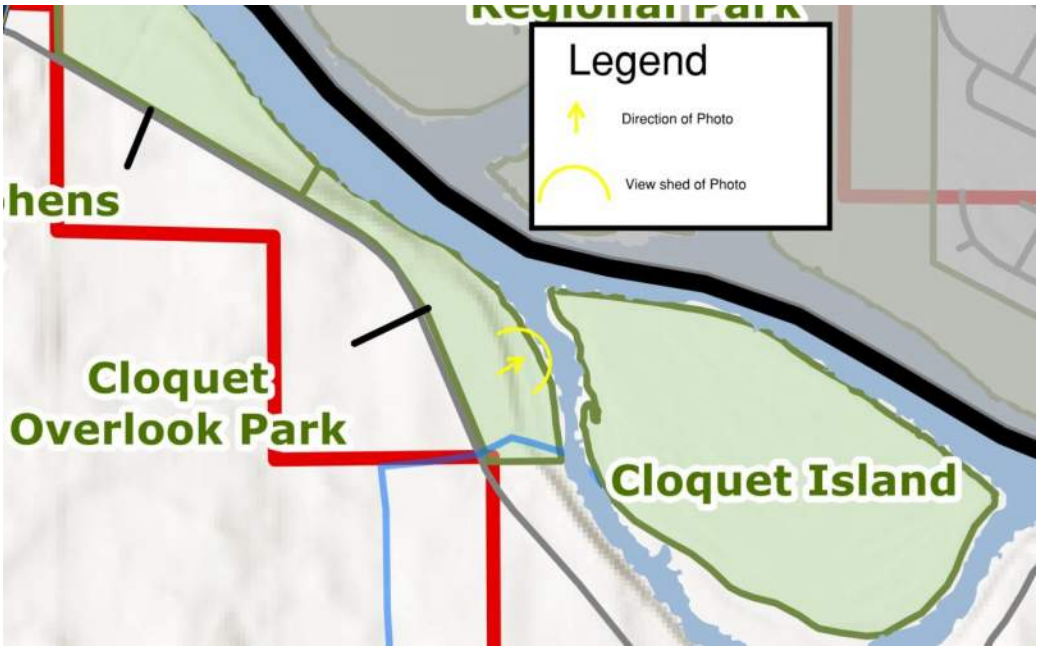


Figure 35 illustrates the direction of the photo in which it was taken and the general viewshed covered. Cloquet Overlook Park is heavily wooded. Park trails along the upper bluffs provide very limited views of the river. Fencing for safety limits access into the woods which further limits river views. Cloquet Island is in the background.

Photo from PRCV Wildwood Springs Park

Photo taken within PRCV of Wildwood Springs Park just at the woods line at the transition from grasses and small shrubs to trees. Wildwood Sprigs Park is generally clear of trees along the southern and central portion of the park. The park is primarily a frisbee golf course. The

northern portion of the park is wooded as it gets closer to the river. No trails or active recreational opportunities for river access are present. The City has no plans to enhance the view of the river from Wildwood Springs Park.

Figure 36. Photo location and view shed from PRCV Wildwood Springs Park

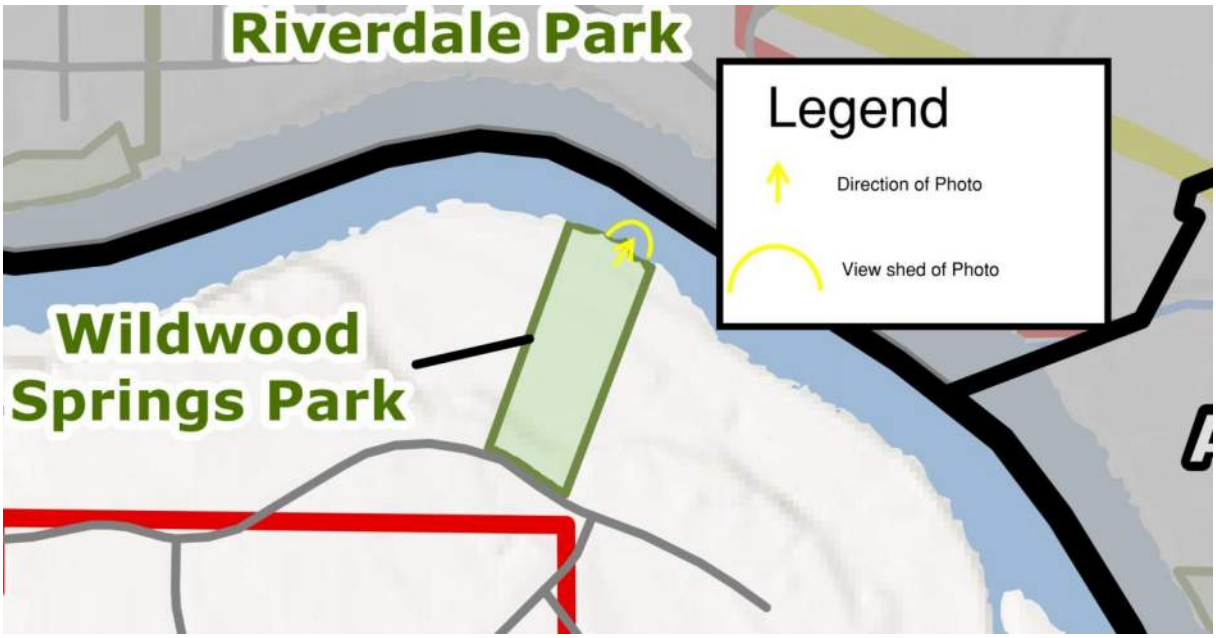


Figure 36 illustrates the direction of the photo in which it was taken and the general viewshed covered from the photo. The northern portion of the park is wooded as it gets closer to the river.

Photo from PRCV Leathers Park

Photo taken within PRCV of Leathers Park. Leathers Park is within the MRCCA boundary but is not adjacent to the Mississippi River. The direction of the photo is toward the river; however due to the distance, topography, obstruction by trees and private property between the park and the river, the river is not visible from Leathers Park. Of the PRCV identified in this Plan, Leathers Park offers the least amount of visual connectiveness to the river. This portion of Dayton offers very limited recreation and aesthetic river connectivity. Please note, that Leathers Park was only included and documented by map and photo in this Plan since it is located within the MRCCA boundary.

Figure 37. Photo location and view shed from PRCV Leathers Park

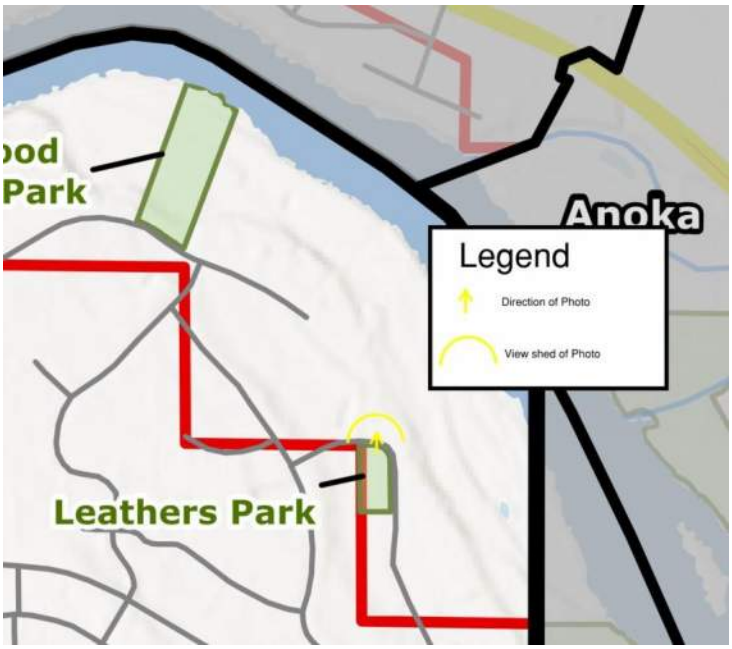


Figure 37 illustrates the direction of the photo. Please note that Leathers Park while within the MRCCA boundary, the river is not visible due to distance, private property, topography and obstruction by trees.

Of special note, views toward the river from public places on the north side of the Mississippi, from the City of Ramsey that were noted by the community during public engagement included multiple locations from the Mississippi West Regional Park.

Identified PRCVs on the north side of the Mississippi within the City of Ramsey looking toward Dayton include:

- Wayside Rest Park
- Mississippi West Regional Park

As referenced earlier, a panoramic photo from Wayside Rest Park in Ramsey looking southeast, south and southwest toward Dayton.

Panoramic photo from Mississippi West Regional Park in Ramsey looking southeast, south and southwest toward the Dayton.

Please note that the two photos above that illustrate the views from the north side of the Mississippi within the City of Ramsey looking toward Dayton were included in this plan to acknowledge the value of the view that the City of Ramsey must place upon it. Further, it captures the near complete tree canopy of the shoreline along these two sections of river in the City of Dayton.

Cultural and Historic Properties

Historic properties are properties with features such as an archaeological site, standing structures, site, district, or other property that are listed in the National Register of Historic Places or the State Register of Historic Places, locally designated as a historic site, or

are determined to meet the criteria for eligibility. In the MRCCA boundary within Dayton, there are no identified properties listed in the National Register of Historic Places, nor have any properties received local designation through the Minnesota Department of Administration State Historic Preservation Office.

Of singular note is St. John the Baptist Church within northwest corner of Dayton which provides an impressive visual display along County Road 12 within the Historic Village.

Surface Water Uses

The MRCCA guidance describes surface water uses are uses of the river surface such a recreational boat traffic, barge fleeting and commercial riverboat tours. Further, surface water uses are related to, but different from, water-oriented uses, which will be described below. There are no defined surface water uses pertaining to commerce, industry, or recreation along the MRCCA boundary within the City of Dayton.

Water-Oriented Uses

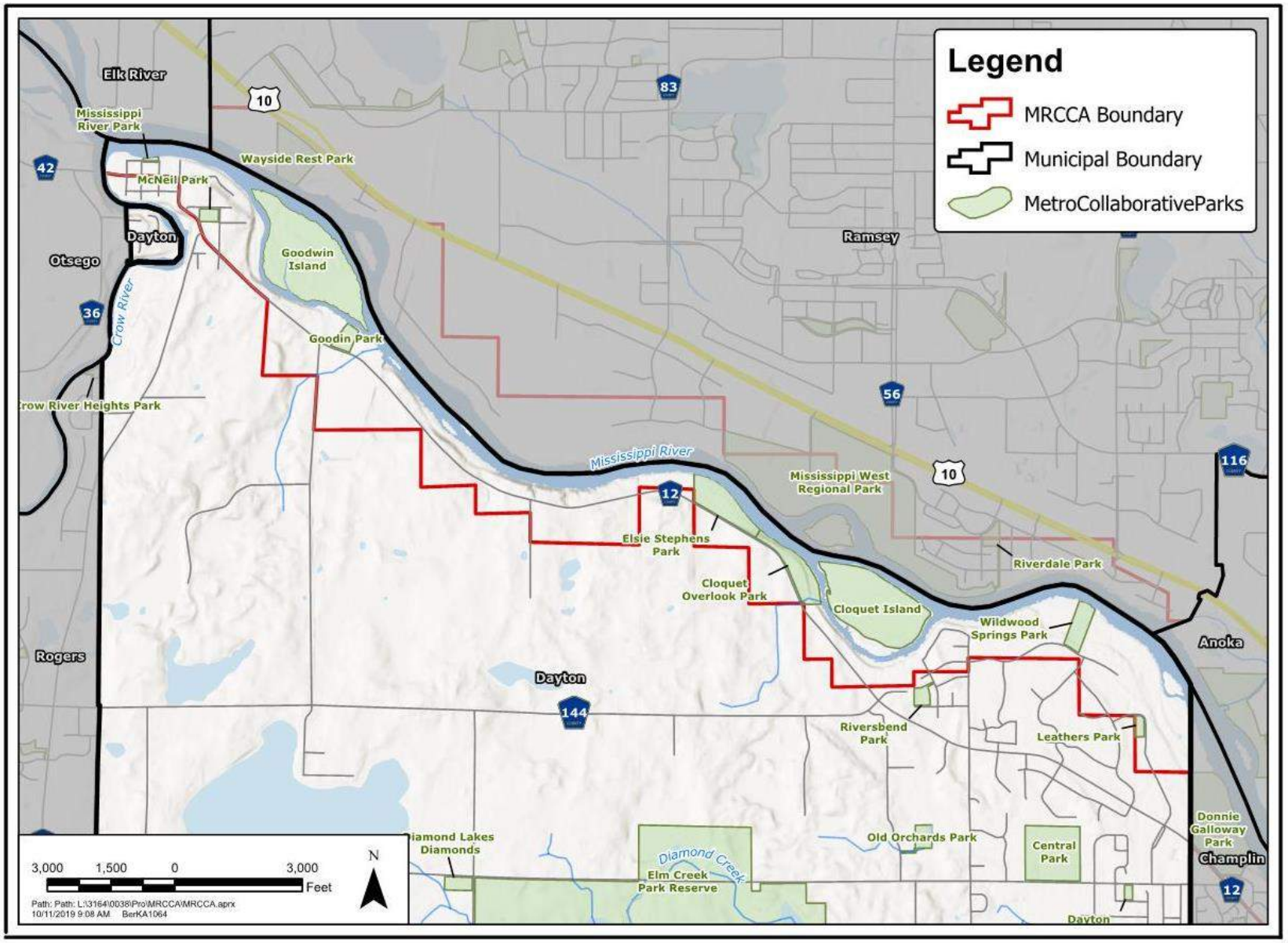
The MRCCA guidance describes water-oriented uses as land uses that are commercial and industrial in nature that require water access such as barge terminals and recreational marinas. Water-oriented land uses provide economic benefits as well as potential external impacts and land use conflicts. There are no defined water-oriented uses along the MRCCA boundary within the City of Dayton.

Open Space and Recreational Facilities

Open space and recreational facilities can include parks, trails, scenic overlooks, natural areas, islands, and wildlife areas. These add to the quality of a community and increase access for the public to enjoy the Mississippi River Corridor. The City of Dayton's open space and recreational facilities in the MRCCA include Mississippi River Park, McNeil Park, Goodwin Island, Goodwin Park, Elsie Stephens Park, Cloquet Overlook Park, Cloquet Island, Riversbend Park, Wildwood Springs Park and Leathers Park.

Please be apprised there are no bikeway and recreational paths within the City of Dayton, therefore it is not mapped. Three Rivers Parks District does have plans to extend regional trails along the corridor, however at this time, none of those trails have been constructed. The following figure illustrates parks and open space within the MRCCA boundary.

Figure 38. Parks and Open Space within MRCCA

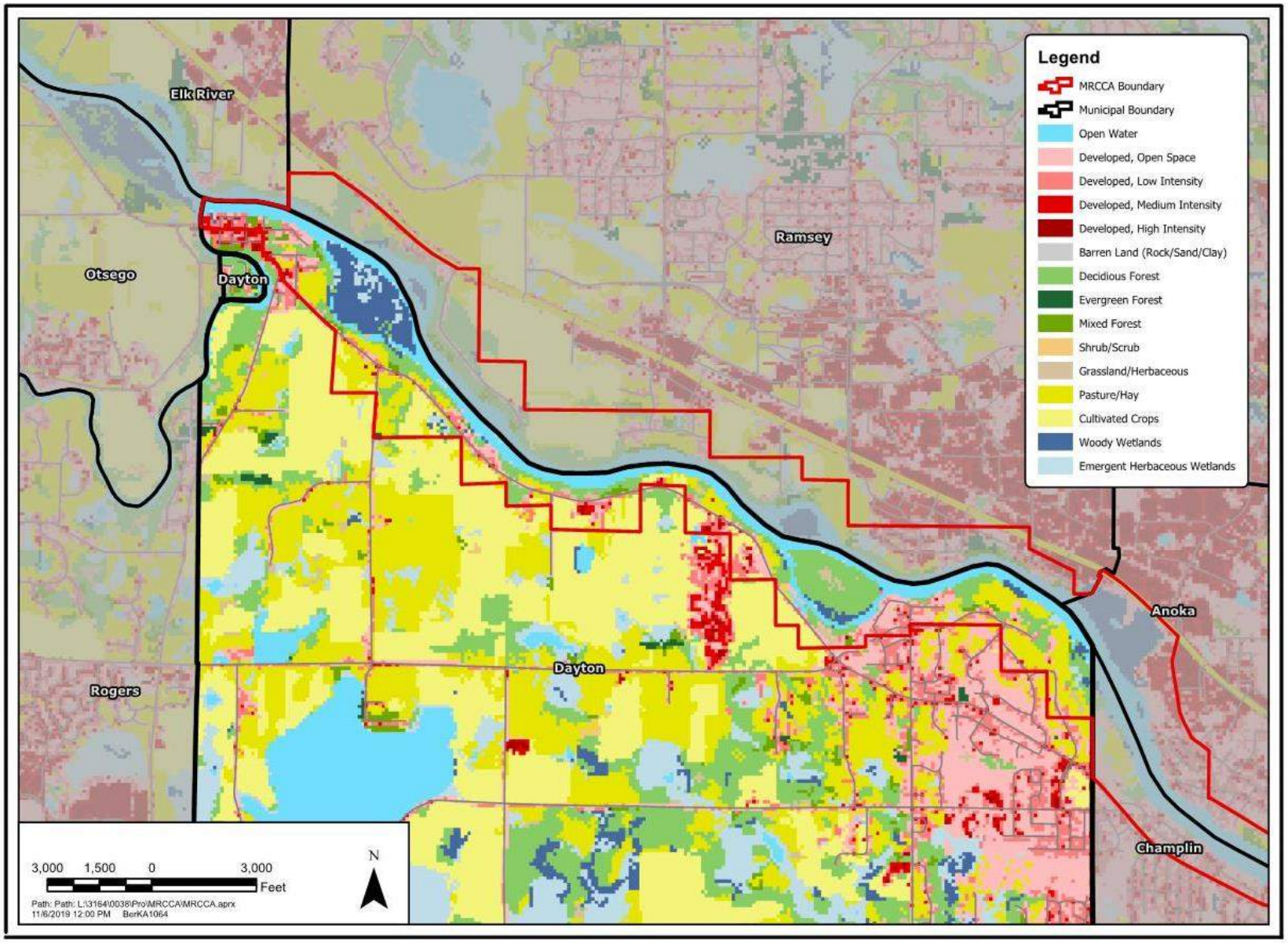


Current Land Use, Transportation and Public Utilities

Poorly placed land uses, transportation and utility facilities (electricity, gas, water, sewer, stormwater) can have negative impacts on scenic views, habitat, and soil stability. Proper design and development of these facilities can minimize their impacts on the MRCCA. The following figure illustrates current land use. For the most part this land use pattern has been set decades before the Critical Areas Act of 1973 and subsequent MRCCA requirements. As the figures illustrates, the highest density of developed land use has occurred in the northwest portion of the City within the Historic Village area. Development density tends to follow the transportation route along Dayton River Road with a mix of mostly residential development. Large lot development occupies the eastern third of the MRCCA boundary within the City with scattered pasture, hay and other agricultural uses throughout.

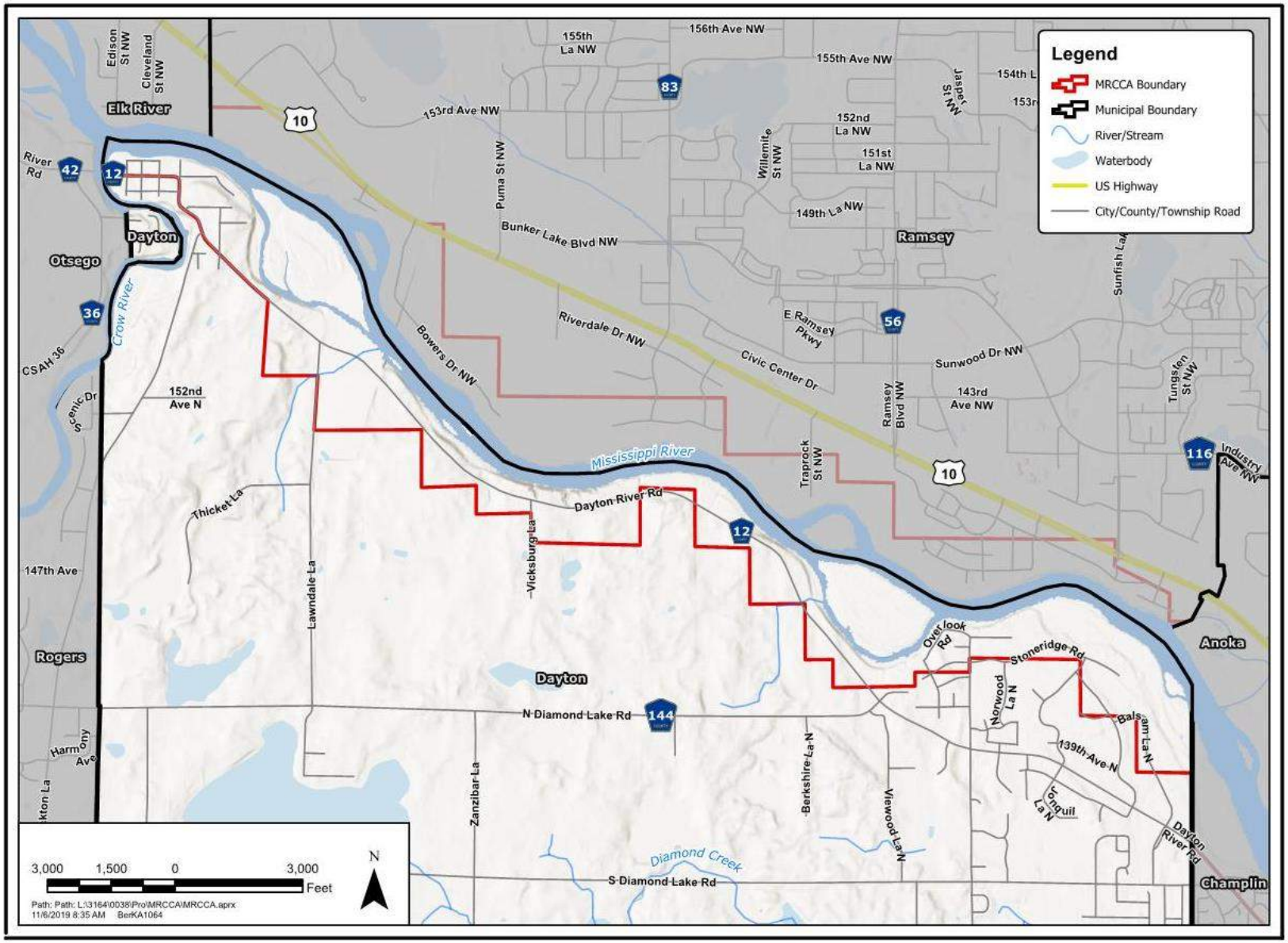
Electric power generating facilities, like wind or solar farms, could also impact PCAs and PRCVs, however, there are no such facilities existing or planned in the City. Additionally, City Code currently prohibits community solar gardens and wind farms.

Figure 39. Existing Land Use in the MRCCA area



The following figure illustrates the transportation (road) patterns within the MRCCA boundary. For the most part, Dayton River Road is the predominant transportation route along the entire boundary. In many instances, individual homes or small subdivisions are the only transportation spoke north of Dayton River Road. Please be apprised there are no transit routes within the City of Dayton, therefore it is not mapped.

Figure 40. Transportation Network and MRCCA Boundary



The following six figures illustrate public utilities within the MRCCA boundary in detail. Public utilities mapped include sanitary and storm sewer and the associated services including manholes, catch basins, etc. Figures 42 through 47 respectively show little to no public utilities within the MRCCA boundary. Those habitable land uses within these areas are serviced by private well and sanitary, which further limits anticipated intensification of land uses within the MRCCA boundary.

Figure 41. Public Utilities in MRCCA Boundary area 1

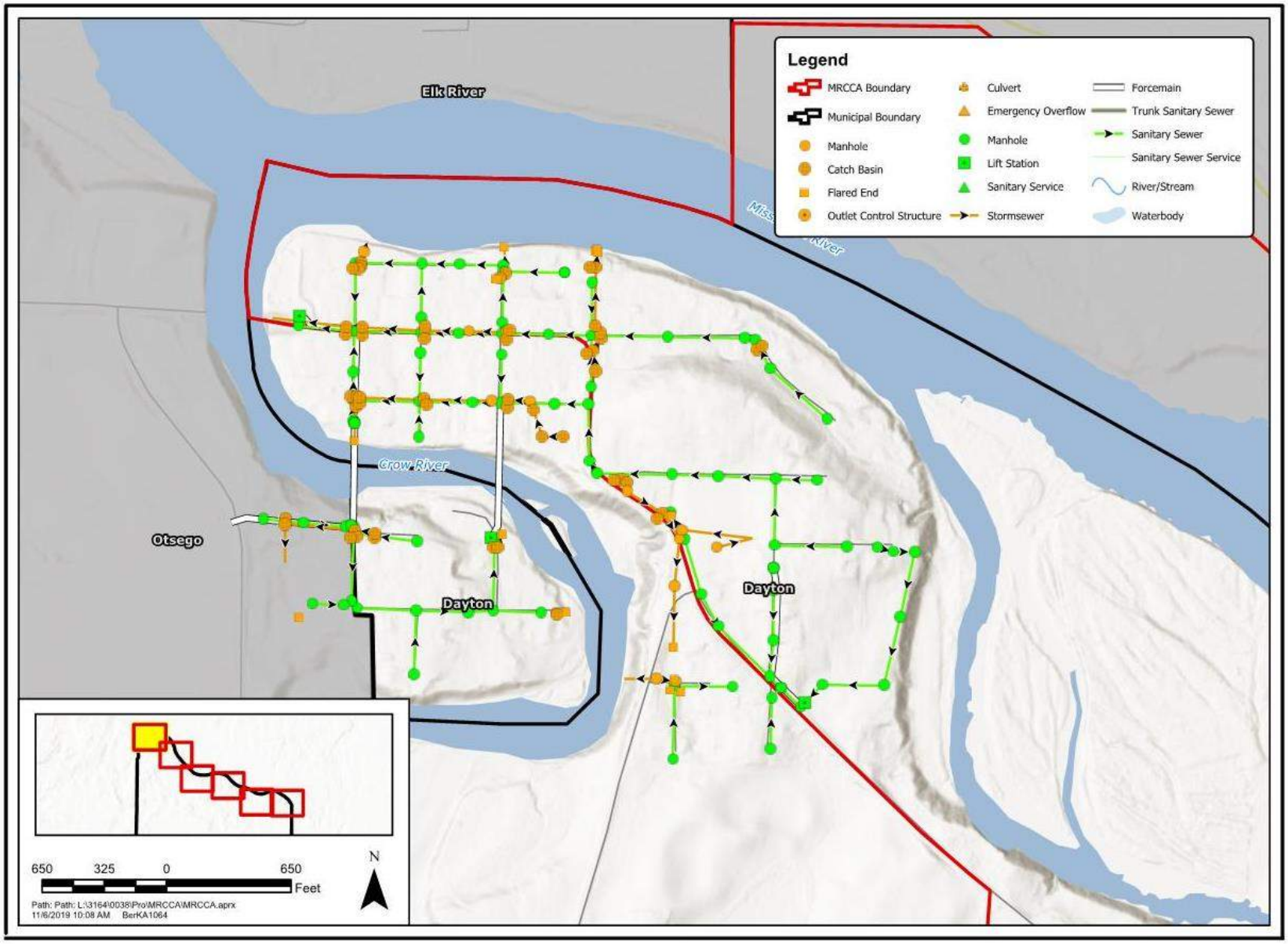


Figure 42. Public Utilities in MRCCA Boundary area 2

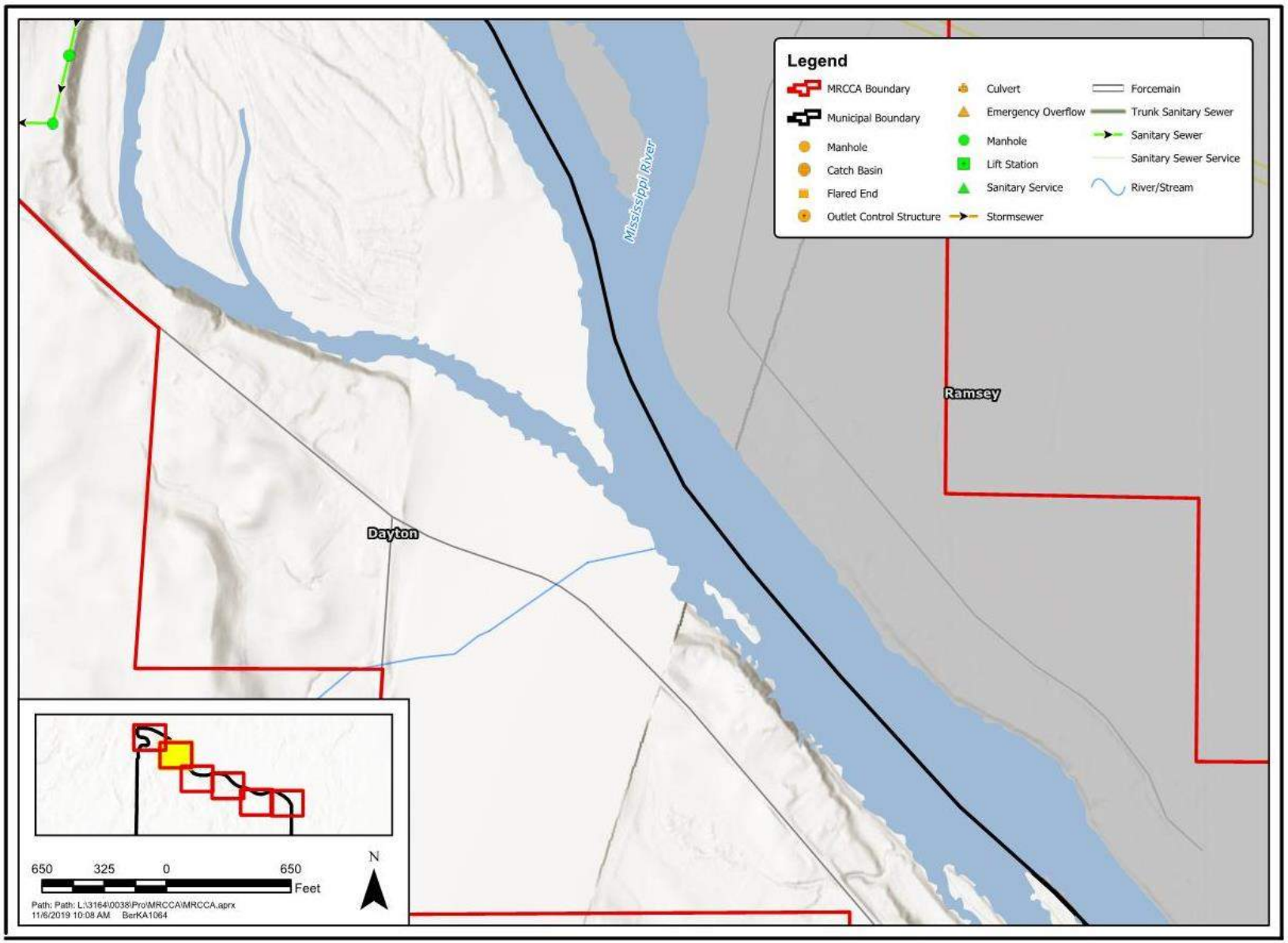


Figure 43. Public Utilities in MRCCA Boundary area 3

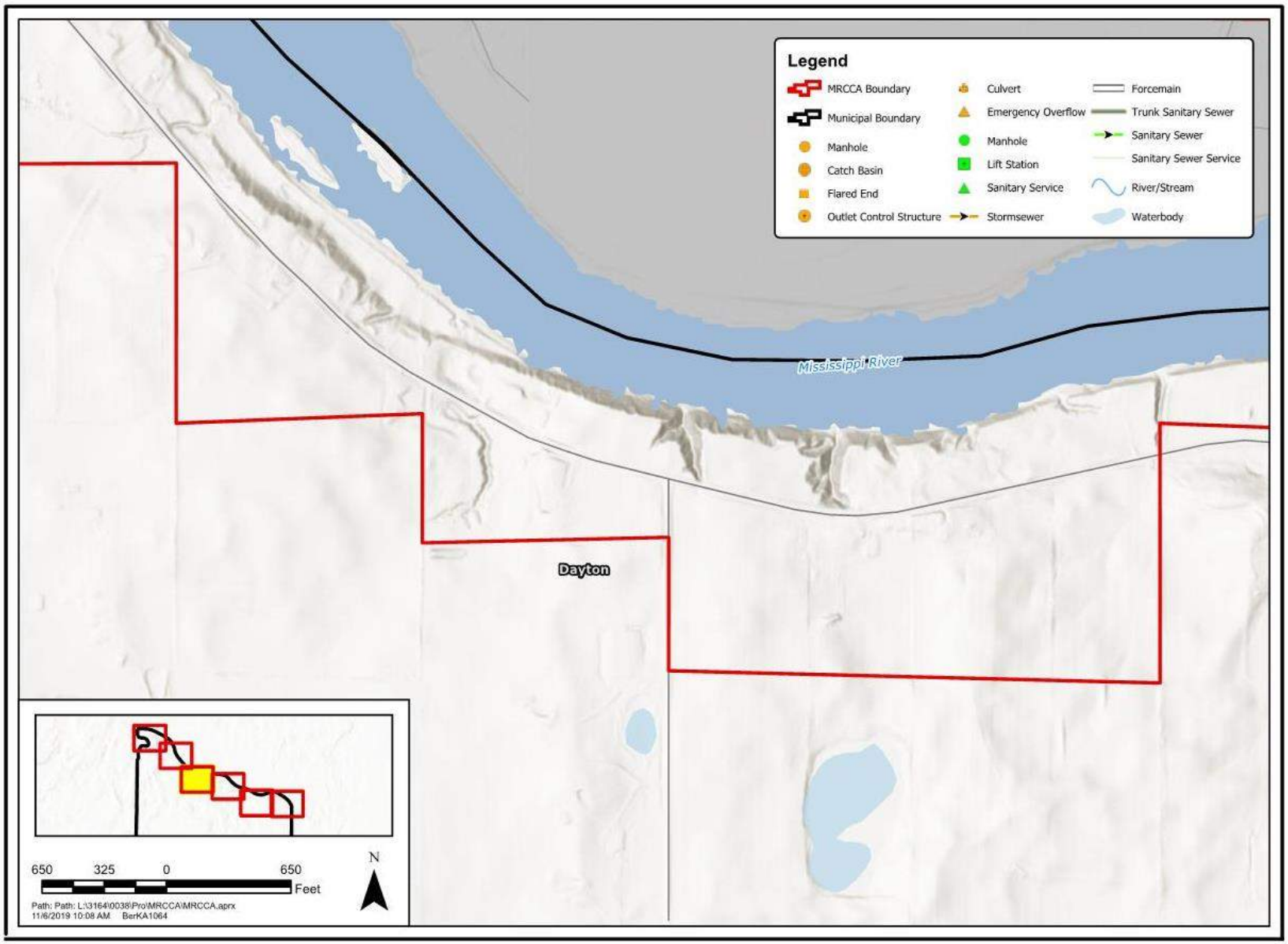


Figure 44. Public Utilities in MRCCA Boundary area 4

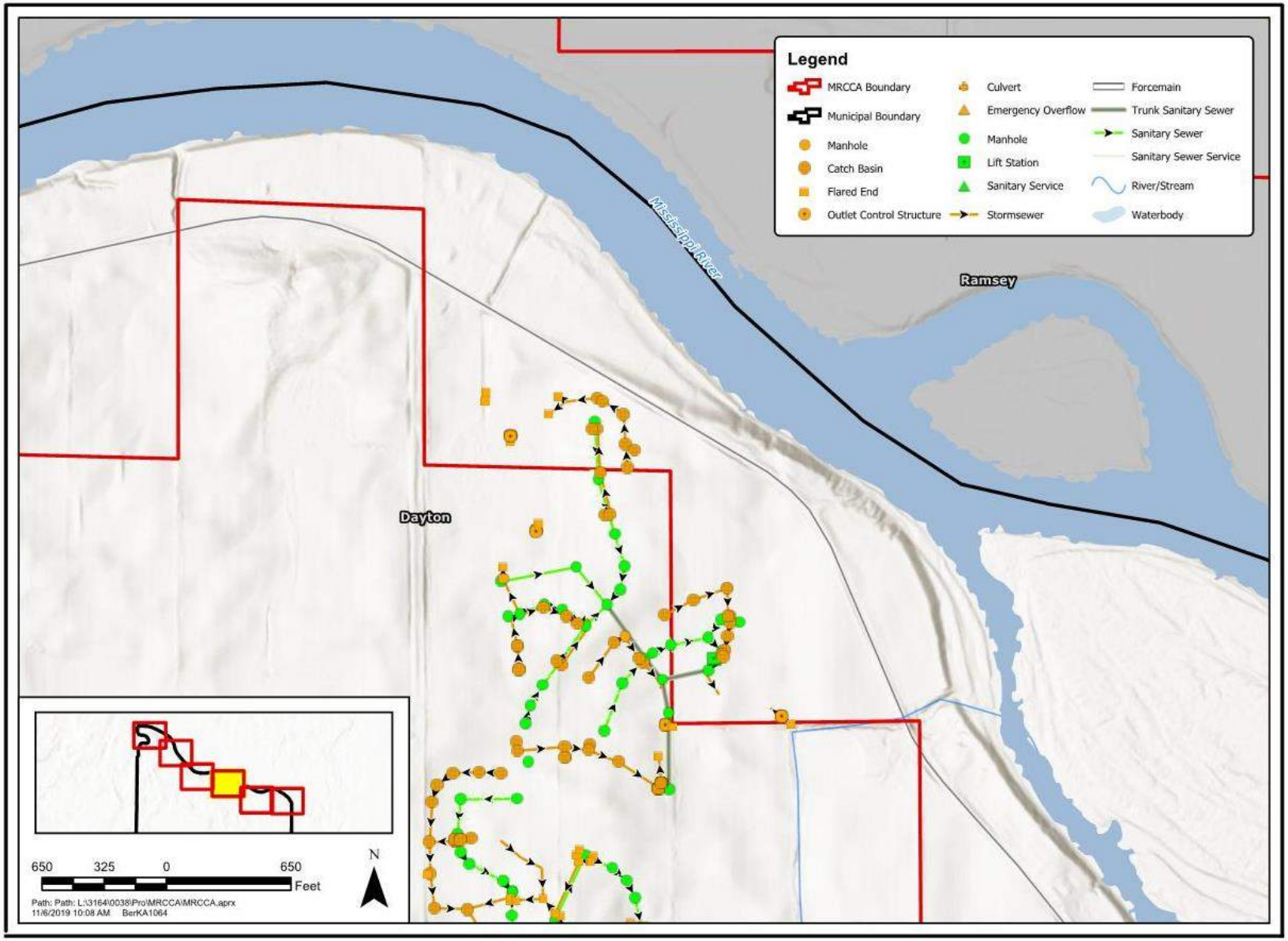


Figure 45. Public Utilities in MRCCA Boundary area 5

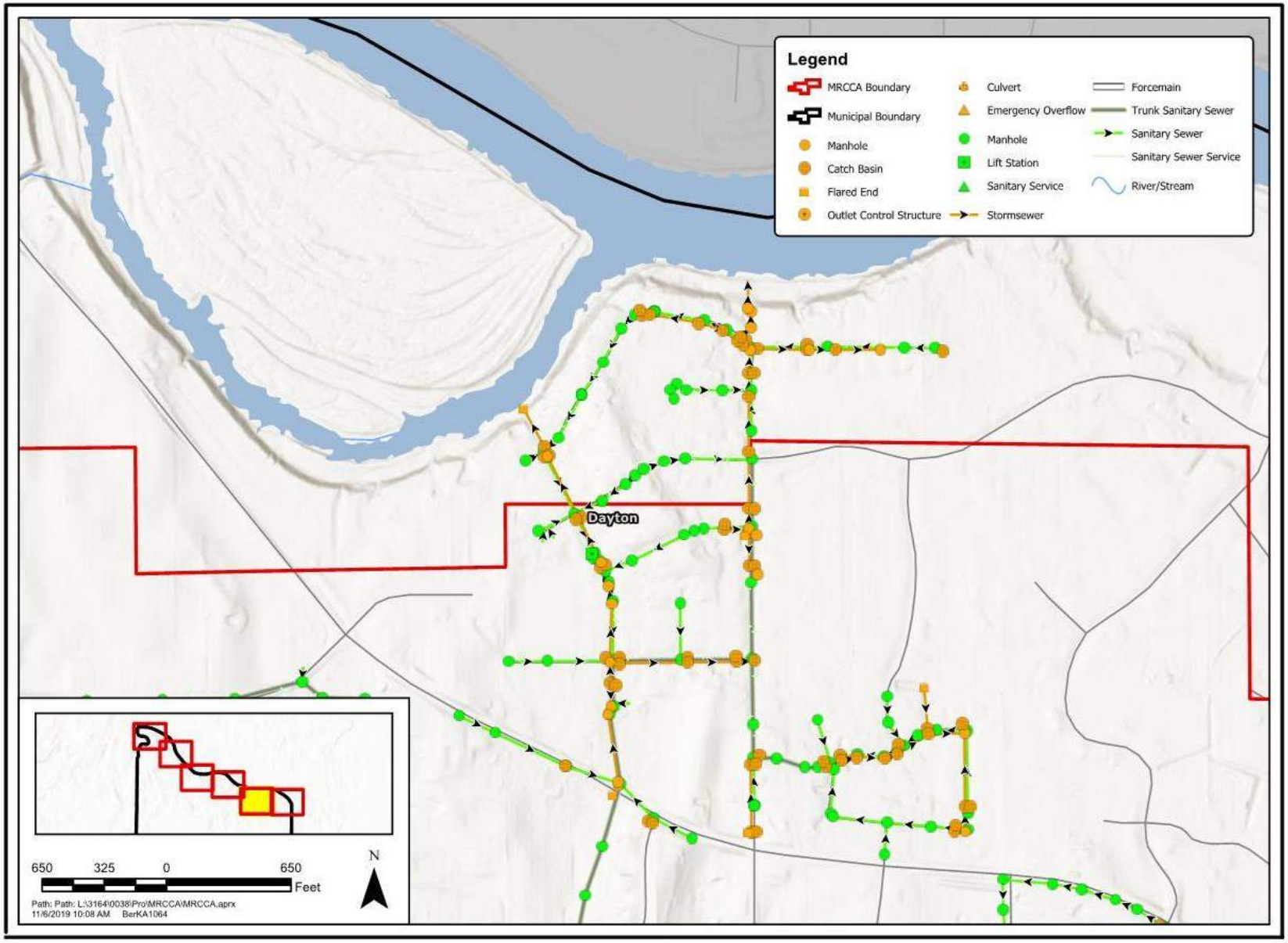
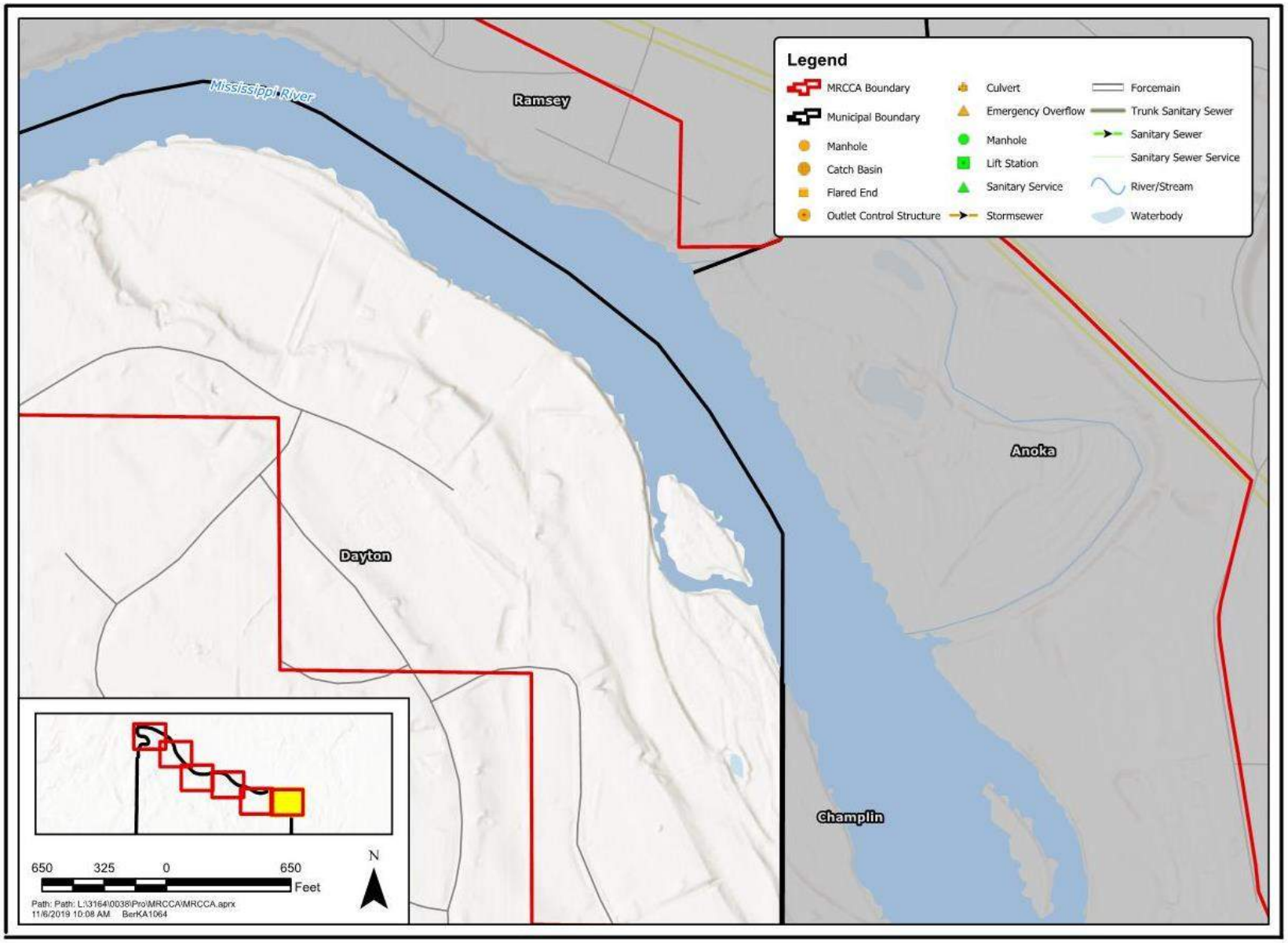


Figure 46. Public Utilities in MRCCA Boundary area 6



Policies of the Dayton MRCCA Plan

District/Land Use

- Guide land use and development and redevelopment activities consistent with the management purpose of each district.

Primary Conservation Areas

- Protect the PCAs identified in this plan throughout the existing city parks along the Mississippi River and continue to minimize impact to the PCAs from public and private development and land use activities.
- Support mitigation of impacts to PCAs through, subdivisions/PUDs, variances, CUPs, and other permits.
- Make restoration of removed native plant communities and natural vegetation in riparian areas a high priority during development and redevelopment.
- Support alternative design standards that protect Dayton's PCAs, such as conservation design, transfer of development density, or other zoning and site design techniques that achieve better protections or restoration of primary conservation areas.
- Make permanent protection measures (such as public acquisition, conservation easement, deed restrictions, etc.) that protect PCAs a high priority.

Public River Corridor Views

- Protect and minimize impacts to PRCVs from public and private development activities.
- Protect and minimize impacts to PRCVs from public and private vegetation management activities.
- Support the City of Ramsey to continue to protect the PRCVs on the northside of the Mississippi River.

Restoration Priorities

- Protect native and existing vegetation during the development and redevelopment process, and require restoration if any is removed by development. Priorities for restoration shall include stabilization of erodible soils, riparian buffers and bluffs or steep slopes visible from the river.
- Seek opportunities to restore vegetation to protect and enhance PRCVs identified in this plan.
- Seek opportunities to restore vegetation in restoration priority areas identified in this plan through the CUP, variance, vegetation permit and subdivision/PUD processes.
- Sustain and enhance ecological functions (habitat value) during vegetation restorations.
- Evaluate proposed development sites for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process.

Open Space & Rec Facilities

- Encourage creation, connection, and maintenance of open space, recreational facilities, including public access to the river.
- Identify and encourage connection of CA-SR district land to existing and planned parks and trails.

- Encourage that land dedication requirements be used to acquire land suitable for public river access.

Transportation & Utilities

- Minimize impacts to PCAs and PRCVs from solar and wind generation facilities, public transportation facilities and public utilities.

Actions

District/Land Use

- Amend existing or adopt new MRCCA ordinance overlay district compliant with the goals and policies of the MRCCA plan, and with Minnesota Rules, part 6106.0070, Subp. 5 - Content of Ordinances.
- Update zoning map to reflect new MRCCA districts.
- Ensure that information on the new MRCCA districts and zoning requirements is readily available to property owners to help them understand which ordinance requirements - such as setbacks and height requirements apply to their property for project planning and permitting.
- Update the Shoreland Management Ordinance, Critical Area Ordinance, and Zoning Ordinance where appropriate to reflect goals and policies of this plan as well as the requirements of federal and state legislation.

Primary Conservation Areas

- Ensure that information on the location of PCAs is readily available to property owners to understand how PCA-relevant ordinance requirements, such as vegetation management and land alteration permits, apply to their property for project planning and permitting.
- Support where appropriate alternative design standards that protect the City's identified PCAs, such as conservation design, transfer of development density, or other zoning and site design techniques that achieve better protections or restoration of primary conservation areas.
- Make permanent protection measures (such as acquisition, conservation easements, deed restrictions, covenants, etc.) as a method to protect and enhance PCAs.
- Establish procedures and criteria for processing applications with potential impacts to PCAs, including:
    - identifying the information that must be submitted and how it will be evaluated,
    - determining appropriate mitigation procedures/methods for variances and CUPs,
    - establishing evaluation criteria for protecting PCAs when a development site contains multiple types of PCAs and the total area of PCAs exceed the required set aside percentages.
    - Developing administrative procedures for integrating DNR and local permitting of riprap, walls and other hard armoring.

Public River Corridor Views

- Ensure that information on the location of PRCVs is readily available to property owners to understand how PRCV-relevant ordinance requirements, such as vegetation management and land alteration permits, apply to their property for project planning and permitting.

- Establish procedures for processing applications with potential impacts to PRCVs, including:
    - identifying the information that must be submitted and how it will be evaluated,
    - developing visual analysis approach for CUPs for additional height in the RTC and UM districts (if applicable), as well as for proposed PUDs and variances, and
    - determining appropriate mitigation procedures/methods for variances and CUPs.
- Actively communicate with other communities to protect views other communities have identified in your community that are valuable, and vice versa.

Restoration Priorities

- Ensure that information on the location of natural vegetation restoration priorities is readily available to property owners to understand how relevant ordinance requirements apply to their property for project planning and permitting.
- Establish a vegetation permitting process that includes permit review procedures to ensure consideration of restoration priorities identified in this plan in permit issuance, as well as standard conditions requiring vegetation restoration for those priority areas.
- Establish process for evaluating priorities for natural vegetation restoration, erosion prevention and bank and slope stabilization, or other restoration priorities identified in this plan in CUP, variances and subdivision/PUD processes.

Open Space & Rec Facilities

- Include facilities in the capital improvement program for parks and open space facilities.
- Develop a system for reviewing, tracking, and monitoring open space required as part of the subdivision process.
- Provide recreation opportunities for interaction between people and the River, allowing for both physical and visual access and a continuous, non-motorized trail

Transportation & Utilities

- Include transportation facilities in the capital improvement program.
- Incorporate specific design and placement conditions that minimize impacts to PCAs and PRCVs into local permits for solar and wind generation facilities and essential and transmission services.
- Recognize the importance of the Great River Road through preservation of natural character and scenic views, use of promotional materials and interpretive signs