



DAYTON by design

2040 Comprehensive Plan Steering Committee meeting

MAY 18, 2017



Agenda

- ▲ Welcome and Introductions
- ▲ Comprehensive Plan Overview
- ▲ Roles and Responsibilities
- ▲ Who We Are Today
- ▲ Process and Timeline
- ▲ Activity
- ▲ Wrap-Up

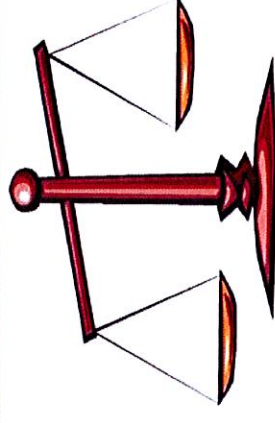
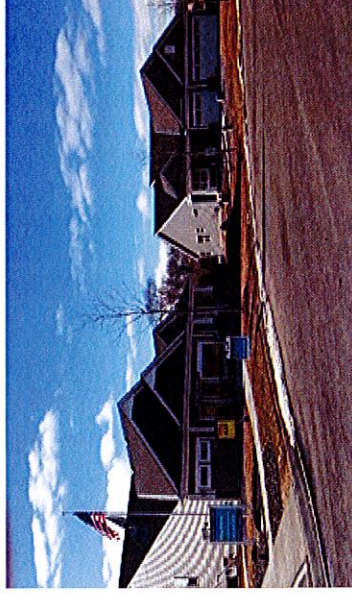
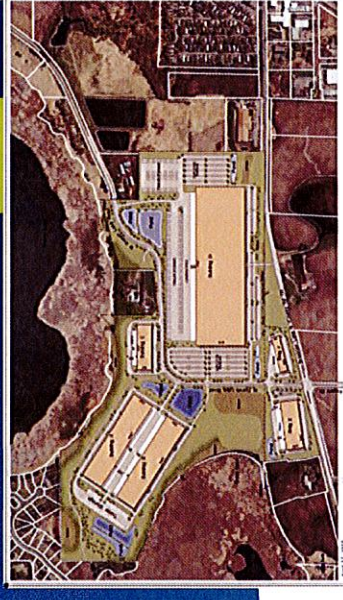
Why do we Plan?

“The purpose of planning is to protect public and private investment over time.”



What is a Plan?

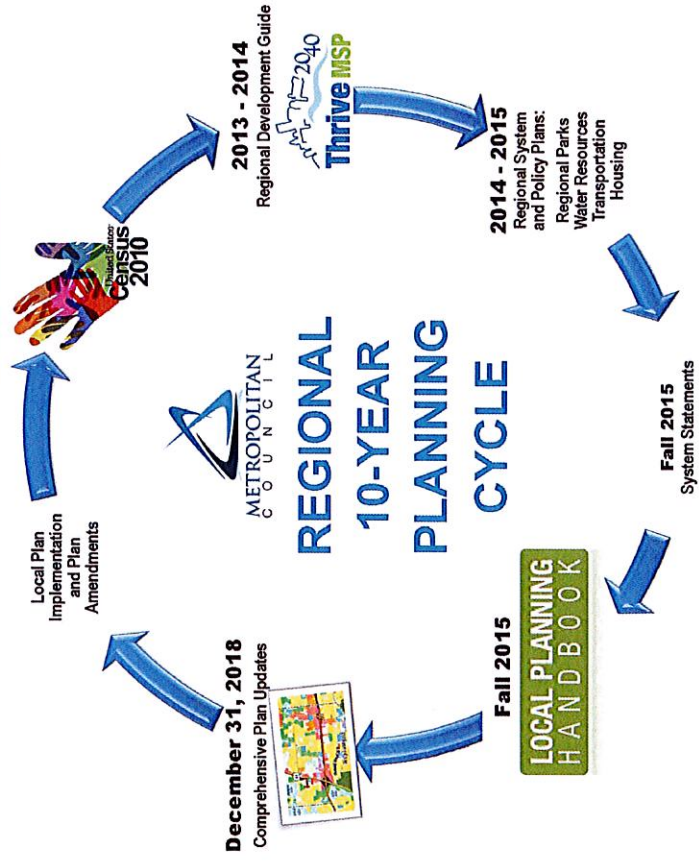
- ▶ **Long-range vision**, guide and design for the community's future
 - ▶ Guides future growth and development in the community for the next 20 years
 - ▶ Establishes a vision and sets goals and objectives which guide decision and policies
- ▶ **Guide** for elected officials to use when making decisions
 - ▶ Directs investments in City services
- ▶ **Legal foundation** for rules and regulations adopted by the community – zoning ordinance, subdivision regulations, etc.



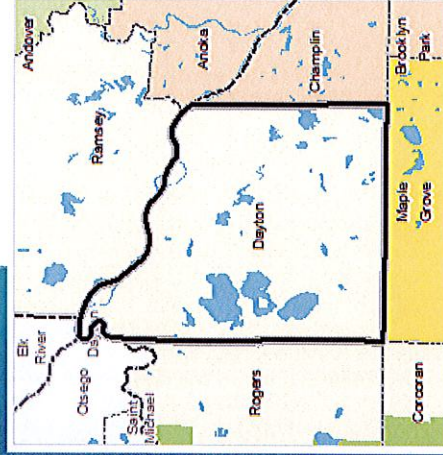
What is a Plan?

- ▶ Metro Area
 - ▶ Mandatory comprehensive plans- Metropolitan Land Planning Act- Mn State Statutes 473.859
 - ▶ Metropolitan Council review-policies and regulations for management of wastewater, water, transportation, affordable housing and parks
 - ▶ Issues system statements with population forecasts
 - ▶ Required update every ten years- must be complete by 2018
 - ▶ Consistency between plan and ordinances

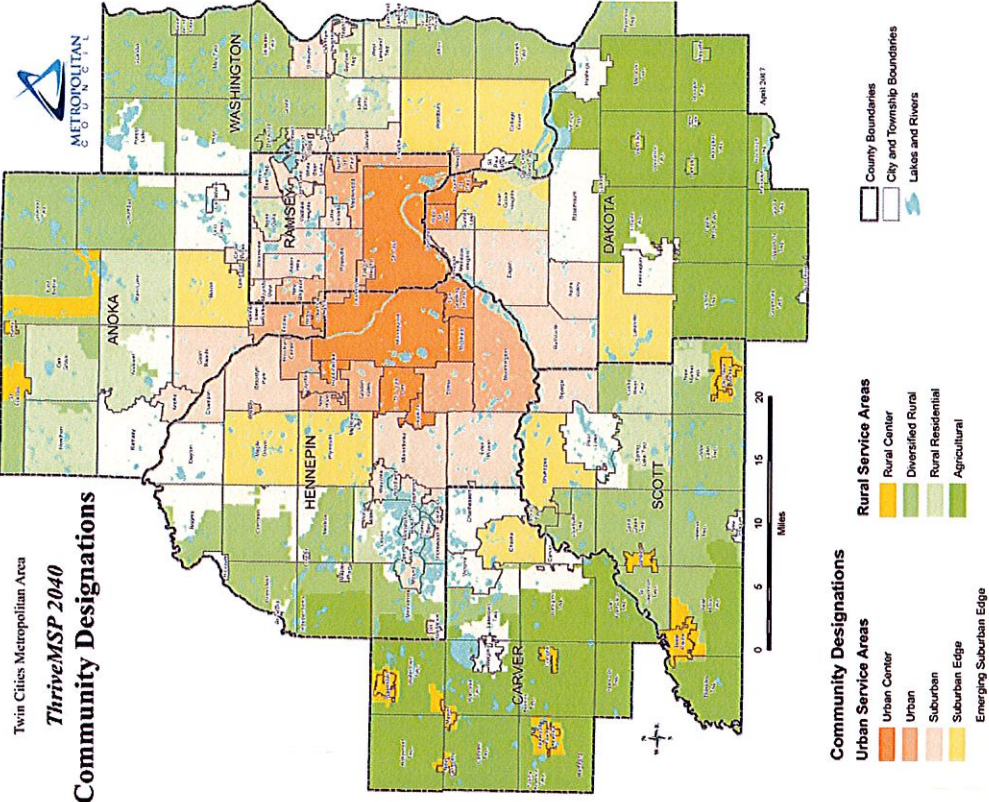
The Community Planning Process



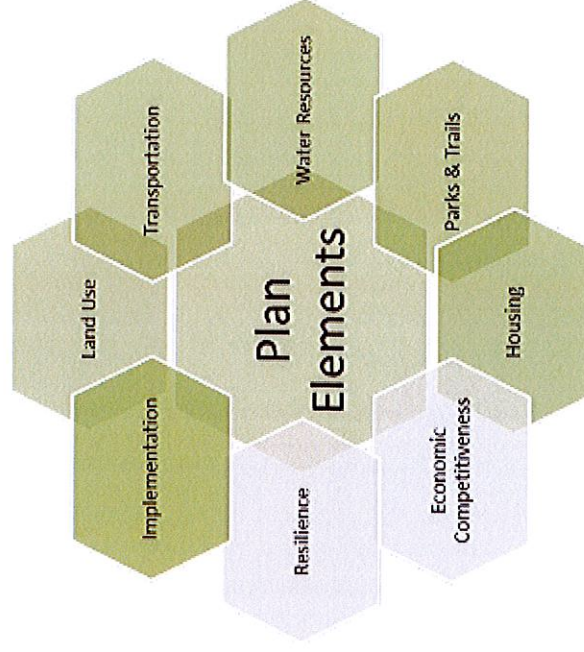
City of Dayton Emerging Suburban Edge community



Twin Cities Metropolitan Area ThriveMSP 2040 Community Designations



Comprehensive Plan Elements



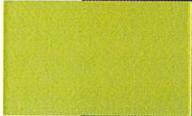
Resilience and Economic competitiveness are not required but recommended elements

Roles and Responsibilities

- ▲ The Planning Commission, Council Members, Park Commissioners and resident volunteers play an important role to guide this significant planning project. They are tasked with:
 - ▲ Review of project deliverables
 - ▲ Assist with community outreach and engagement efforts
 - ▲ Assist in the establishment of project priorities and identification of issues
 - ▲ Distribute project information and obtain feedback from the community
 - ▲ Support community engagement efforts

▲ The Steering Committee will serve advisory to the City Council. The Planning Commission's engagement throughout the process will help inform their final recommendation through the public hearing process. Steering Committee members (including Commissioners) and City Council members have the following responsibilities:

- ▲ Thoughtfully engage in the issues
- ▲ Represent the interests of the city as a whole
- ▲ Share relevant information (historical, background) with the entire group
- ▲ Assist in informing and sharing information with residents
- ▲ Work to identify solutions to issues that arise, and open/objectively discuss and evaluate those options
- ▲ Attend all meetings and review meeting materials prior to the meeting
- ▲ Help "staff" community engagement events, such as open houses

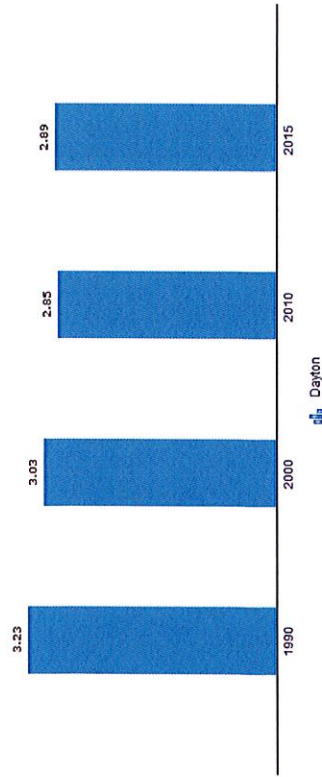


Who we are Today

- ▲ New Home construction:
 - ▲ 2013- 40
 - ▲ 2014- 43
 - ▲ 2015- 74
 - ▲ 2016- 122
 - ▲ 2017 – 66 permits as of 5-9-17

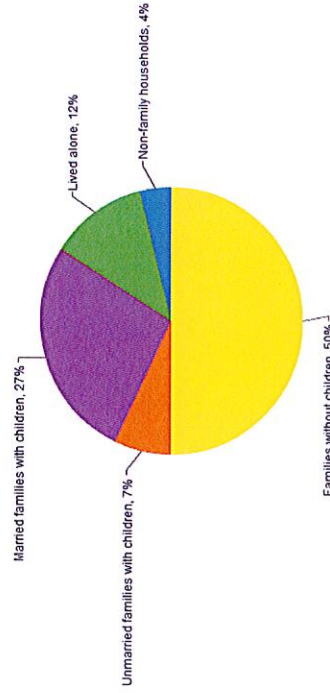
Who we are Today

Average Household Size in Dayton



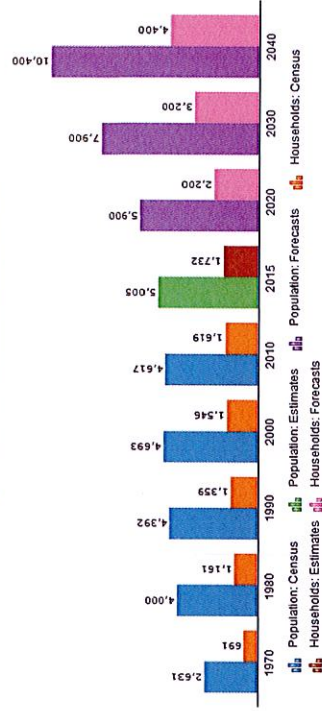
Sources: U.S. Census Bureau Decennial Census and Metropolitan Council Annual Estimates.

Household Type in Dayton



Source: U.S. Census Bureau Decennial Census or American Community Survey.

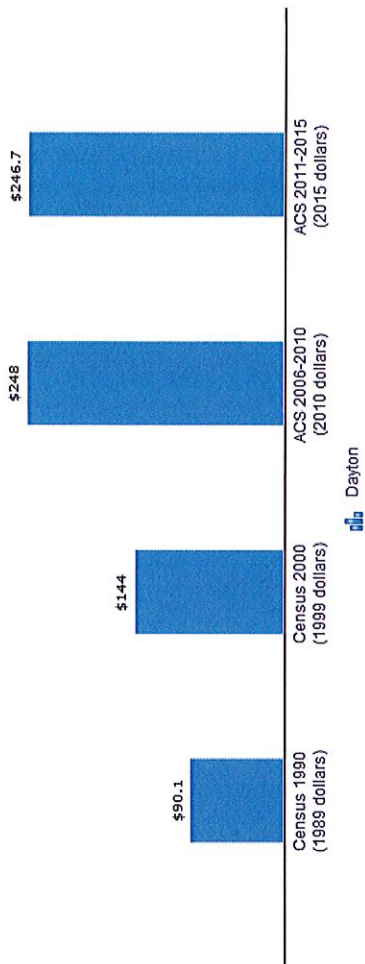
Population and Households in Dayton



Click a population column for the mix of population in households and population in group quarters (not available for forecast years).

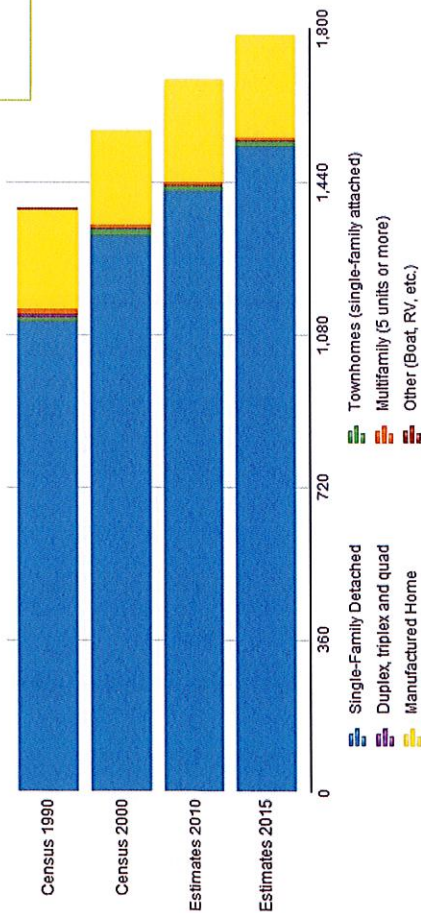
Sources: U.S. Census Bureau Decennial Census, Metropolitan Council Annual Estimates, and Metropolitan Council Forecasts.

Median Housing Value in Dayton (in \$000s)



Source: U.S. Census Bureau Decennial Census and American Community Survey.

Housing Type in Dayton



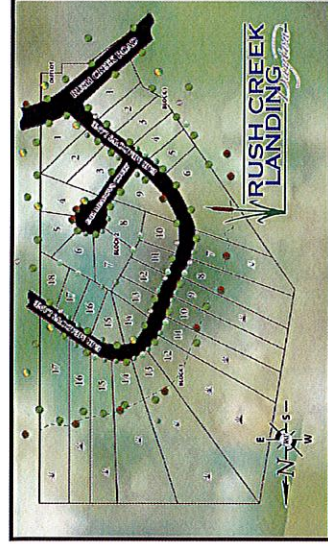
Source: U.S. Census Bureau Decennial Census and Metropolitan Council Housing Stock Estimates.

[Download chart data](#)

[Back to top](#)

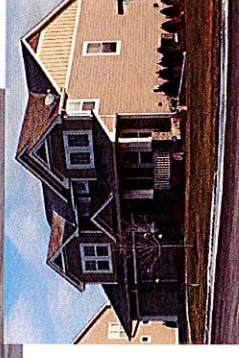
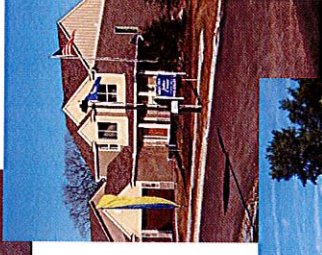
Development Update

- ▶ Seven Active Single Family Residential Developments
- ▶ New Residential Plats in 2016
 - ▶ Territorial Trail- Pulte Homes
 - ▶ 122 SF lots – SF and Age Targeted
- ▶ Rush Creek Landing- Capstone Homes
 - ▶ 32 SF lots – SF and Age Targeted



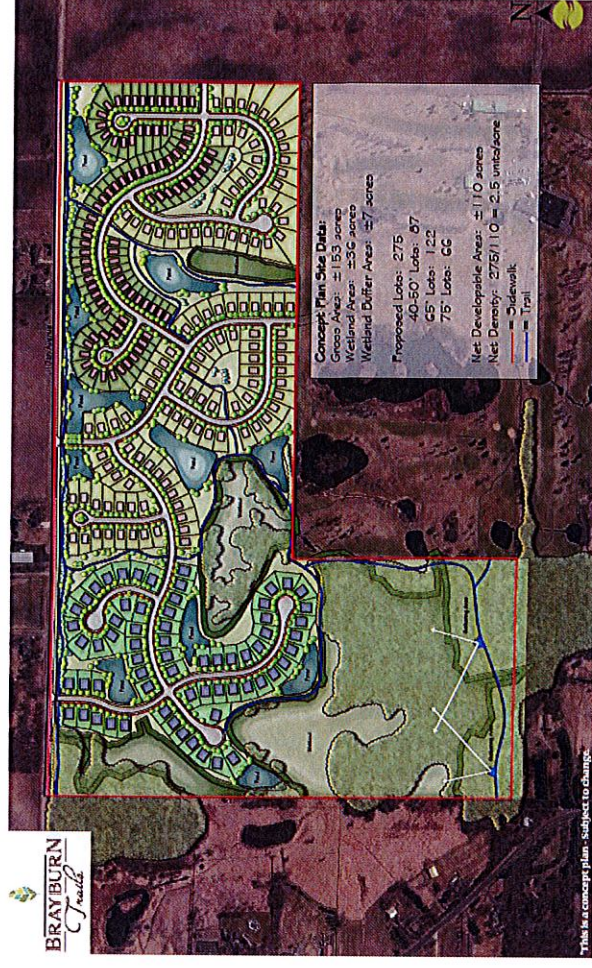
Development Update

- ▶ The Pines at Blesi Farms- across from City Hall
 - ▶ 115 SF homes
 - ▶ Final phase underway
- ▶ Granstrom Orchard- adjacent to water tower off of Pineview Ln
 - ▶ 49 SF
 - ▶ 2nd Phase will start development work this summer
- ▶ River Hills- 320 SF and age targeted; into 7th phase
- ▶ Diamond View Estates-west of River Hills
 - ▶ 72 lots; development work on phase 1 starting this summer
- ▶ Sundance Woods- south of golf course
 - ▶ 192 SF; into 5th phase



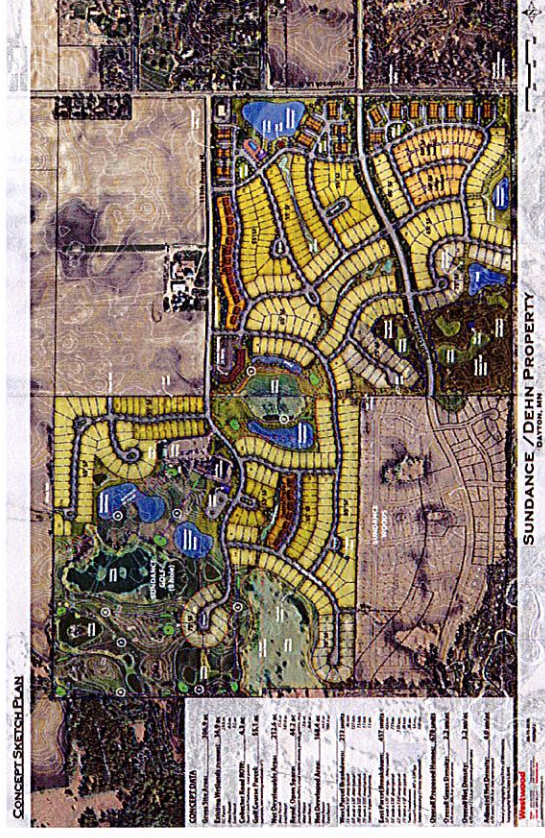
Development Update

- Brayburn Trails (Ostroot Property):** The Excelsior Group has submitted concept plans for development of the Ostroot property located south of 117th Avenue, north of Sundance Golf Course, east of French Lake Road and west of Fernbrook Lane.
- This property is guided in the 2030 Future Land Use plan for Low Density Residential (2.3 unit-4 units per acre) and is within the current staging area.
- The concept plan consists of approximately 273 single family homes in variety of lot width and lot sizes.



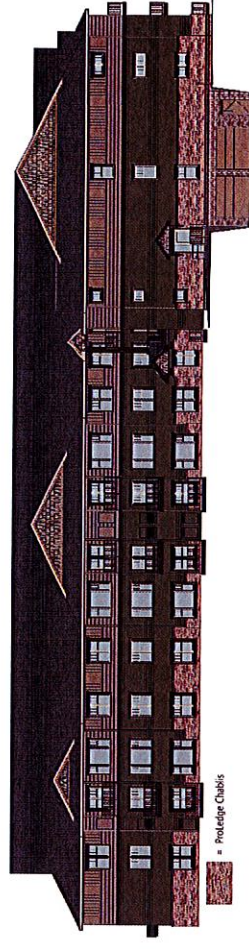
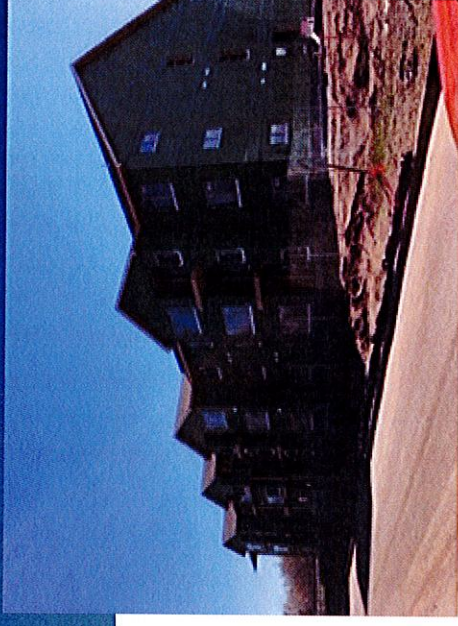
Development Update

- Sundance Development**-Sundance Development is has submitted a concept plan for development of the Sundance Golf Course property and surrounding property owned by the Dehn family. Total acreage is 306.9 acres. A comprehensive land use amendment will be required for the area of the golf course planned for redevelopment (approved by City Council; waiting for environmental review).
- The proposed concept plan includes partial redevelopment of the golf course while maintaining the western portion as a nine hole course.
- Variety of residential housing types and densities.



Development Update

- ▶ **Balsam Lane Apartment Building:** Sand Development LLC received approval of a Conditional Use Permit to construct a three story, 49 unit apartment building.
- ▶ Sand Development will own and manage the property. The development will include underground parking, outdoor recreation/playground area, extensive landscaping and variety of interior amenities for residents.



EAST ELEVATION

ProEdge Cubes

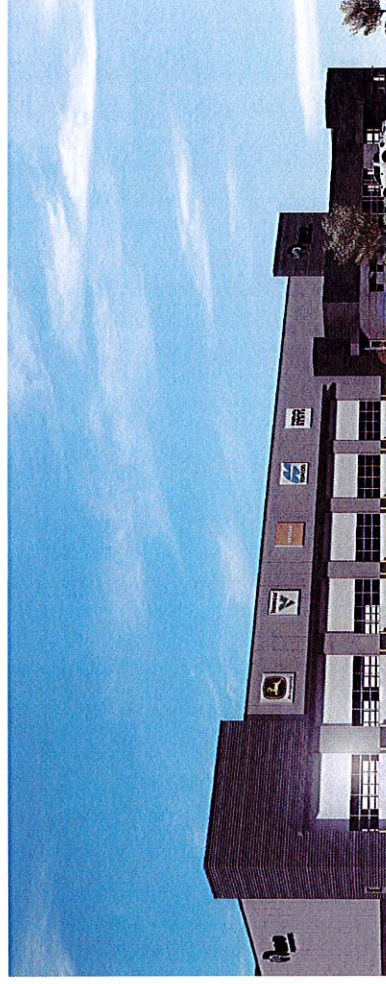
Development Update

- ▲ **French Lake Industrial Center:** 1.8 million square feet industrial park to be developed by Liberty Property Trust. Located along the east side of Brockton Lane and West of French Lake.
- ▲ The city will receive \$2 million in development fees and commitment for expansion of utilities and transportation improvements.
- ▲ The development will provide for regional transportation improvements including extension of West French Lake Road through site and intersection improvements at Brockton Lane and Rogers Drive and Brockton Lane and CSAH 81.
- ▲ Grading, street and utility work completed for the first phase and ready for building construction.



Development Update

- ▲ New RDO dealership just approved by Council
- ▲ Located on Holly Lane across from Cemstone and north of Dayton Distribution
- ▲ Initial construction ~35,000 sq. ft. – retail and repair
- ▲ PUD to allow outdoor display and outdoor storage (completely screened)



Forecasts

- ▶ Defined in the 2015 City System statement by the Met Council
 - ▶ Must be used consistently in all elements of the plan
- ▶ 2016 Household estimate (Met Council est.) is 1,800; with growth in SF units estimate closer to 1,845 households
- ▶ 2016 Population (Met Council est.) – 5,113
- ▶ Emerging Suburban Edge: Average Net Density of 3-5 units/acre

	2010 (actual)	2014 (est.)	2020	2030	2040
Population	4,617	4,957	5,900	7,900	10,400
Households	1,619	1,709	2,200	3,200	4,400
Employment	921	1,008	2,000	2,490	3,000

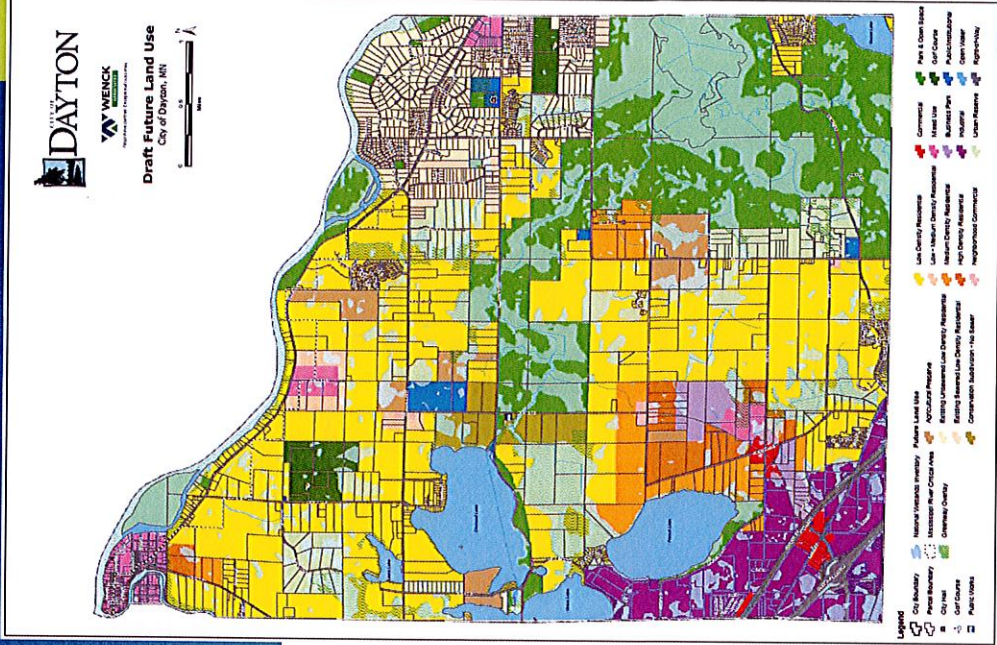
Land Use Element

- ▶ Existing Land Use
 - ▶ Map of existing land use
 - ▶ Table with total acres and percent of each
 - ▶ Identify existing land use categories
 - ▶ Identify all parks, special areas
- ▶ insert

Land Use Element

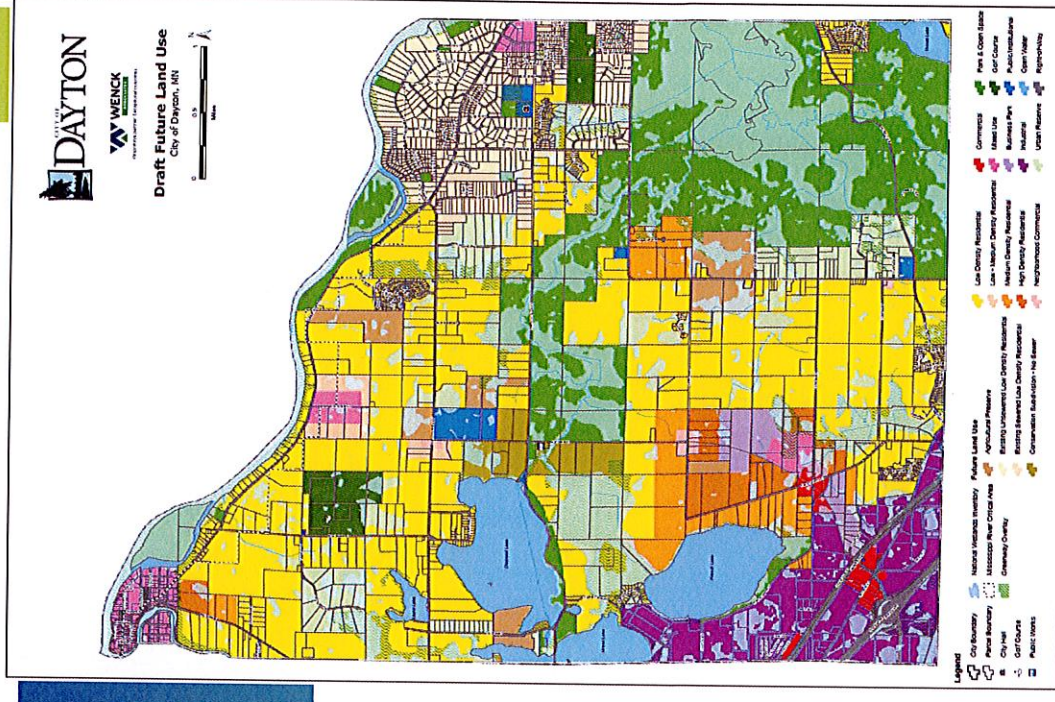
Future Lane Use Plan:

- ▶ Land use must be consistent with forecasts
- ▶ Map future land uses by designation
- ▶ Calculate total acres, percent of total for each category in each ten year planning period
- ▶ Define (narrative) each designation
- ▶ Residential must have an associated minimum and maximum density
 - ▶ List allowed uses
- ▶ Identify Ag. Preserve parcels
- ▶ Meet requirements for Mississippi Critical Area
- ▶ Meet all density requirements



Land Use Element

- ▶ Completed a Comp Plan update in 2014- focused on land use
 - ▶ Impact of future interchange
 - ▶ Proposal for more industrial in SW Dayton
 - ▶ Adjusted location of higher density housing
- ▶ Created additional industrial land use in Southwest Dayton
- ▶ Future Land Use Plan
 - ▶ Illustrates how land will be used and developed in the future
 - ▶ Variety of land use designations
 - ▶ Development intensity- each residential category has a minimum density
 - ▶ Residential areas must net at 3-5 units/acre



Land Use Element

Residential Land Use Designations

- ▶ Existing low density categories to match densities in areas with and without sewer
- ▶ Low and Low-Medium density for areas of new SF residential development.
- ▶ Medium and high density areas to provide wider range of life-cycle housing options.
- ▶ Support affordable housing goals
- ▶ Locate in areas served by future jobs and access to transit

Existing Sewered Low Density Residential
Existing Unsewered Low Density Residential
Low Density Residential
Low-Medium Density Residential
Medium Density Residential
High Density Residential
Urban Reserve
Agricultural Preserve

Land Use Element

Staging	2030 Land Use	Gross Acres	Net Acres	Park Dedication**	Net Developable Residential Acres	Minimum Density (units/acre)	Unit Capacity
Current							
	Existing Sewered Low Density Residential*	481	467	0	467	1.18	551
	High Density Residential	41	37	4	34	10.00	337
	Low - Medium Density Residential	98	92	9	83	4.00	331
	Low Density Residential	744	702	70	632	2.30	1,453
	Critical Area Low Density Residential	101	99	10	89	2.20	196
	Medium Density Residential	91	86	9	77	6.00	462
	Mixed Use-25% Residential	312	287	29	65	8.00	517
	Critical Area Mixed Use	64	63	6	56	2.20	124
2010 - 2015							
	High Density Residential	132	112	11	101	10.00	1,005
	Low - Medium Density Residential	306	252	25	227	4.00	908
	Critical Area Low-Medium Density Residential	49	44	4	40	2.20	88
	Low Density Residential	1,292	1,060	106	954	2.30	2,194
	Critical Area Low Density Residential	43	41	4	37	2.20	82
	Medium Density Residential	118	73	7	65	6.00	392
	Mixed Use (Territorial Road)-25% Residential	48	47	5	11	8.00	85
	Mixed Use (Future City Rd)-50% Residential	86	76	8	34	8.00	273
2015 - 2020							
	Low - Medium Density Residential	42	39	4	35	4.00	142
	Low Density Residential	134	608	61	547	2.30	1,258
	Critical Area Low Density Residential	123	105	11	95	2.20	209
	Medium Density Residential	33	32	3	29	4.00	116
	Mixed Use (Future City Rd)-50% Residential	173	158	16	71	8.00	571
2020 - 2030							
	Low - Medium Density Residential	490	435	44	392	4.00	1,566
	Low Density Residential	830	711	71	640	2.30	1,471
Rogers-To MCES							
	Low Density Residential	59	55	6	50	2.30	115
Density (Unit Capacity/Net Developable Residential Acres)							
							3.0

Land Use Element

Urban Reserve and AG Preserve:

- ▶ Intended as a holding zone. Did not include acreage in density calculation
 - ▶ Need to review/re-classify with this update
- ▶ Currently zoned A-1, Agriculture until sewer development occurs.
 - ▶ 40 acre lot minimum
 - ▶ Does not allow splits less than 40 acres prior to sewer development
 - ▶ Create rural estate land use- consider with this update?
- ▶ Ag Preserve guides those properties in AG Preserve program- *working on updates*

Urban Reserve

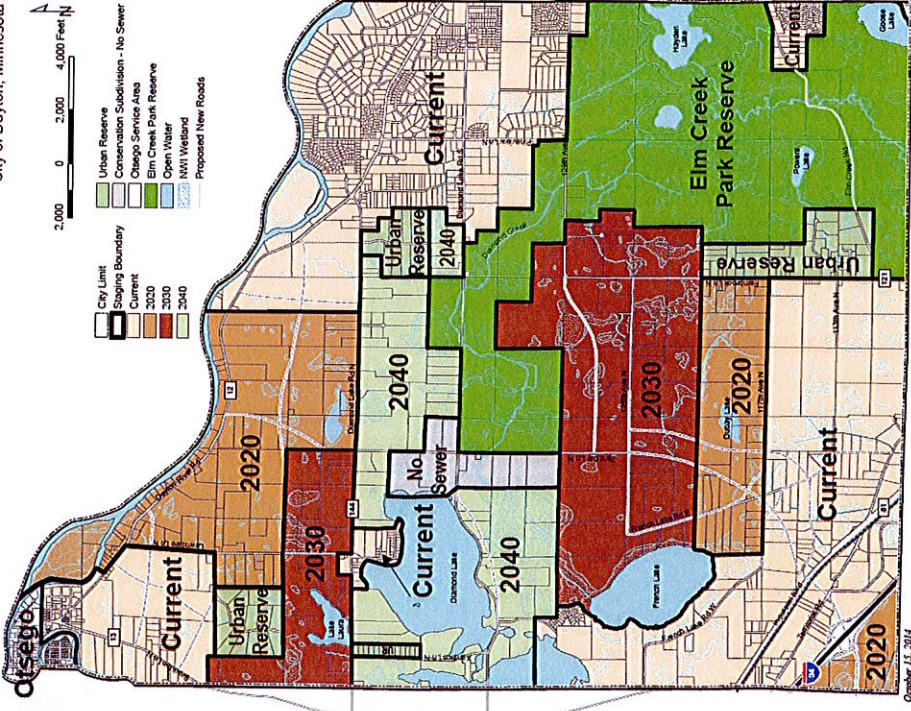
Agricultural Preserve

Land Use Element

Staging Plan

- Met Council requires emerging suburban edge communities to map stages of development in 10 year increments- 2020, 2030 and 2040
- Must provide a table of staged development that includes future land use, area in acres, density ranges and total residential units in each stage
- Based on extension of sewer and water infrastructure.
- Provides some control over timing and pace of growth

2030 Staging Plan City of Dayton, Minnesota



- Describe goals, intentions and priorities for preservation, conservation or restoration of natural resources
- Protection for historic sites
- Access to Solar
- Aggregate resources
- Mapping info from Hennepin County

Housing Element

- ▶ Designate residential land uses at densities to meet Dayton's share of the regions affordable housing. Two Options:
 - ▶ Guide sufficient land at minimum densities of 8 units/acre to support total allocation.
 - ▶ Guide sufficient land at minimum densities of 12 units/acre or greater for allocation at <30% AMI and 31-50% AMI and 6 units/acre for allocation at 51-80%
- ▶ Implementation plan- goals, policies to support creation of affordable housing
- ▶ Plan for future staged growth through 2030 and beyond to accommodate a variety of housing choices

Affordable Housing Need Allocation for Dayton

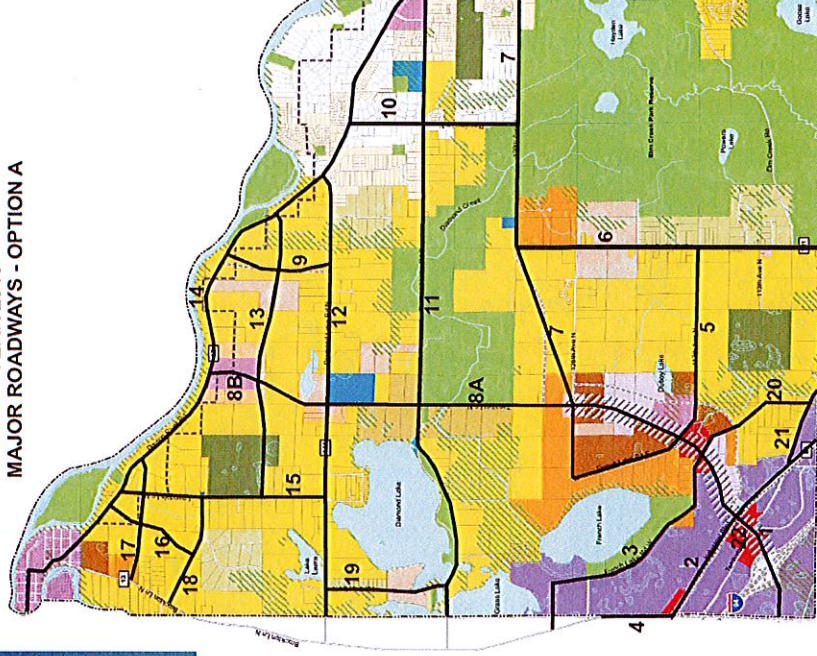
At or below 30% AMI
31 to 50% AMI
51 to 80% AMI
Total Units

112
103
118
333

Transportation Element

- ▲ Identify and describe functional classification of all existing and proposed roads
- ▲ Identify ROW needs
- ▲ Provide info on A-minor arterials as required
- ▲ Some updates done in 2016 as part of a effort to understand costs for Transportation fee
- ▲ When land use is completed need to update TAZ (transportation analysis zones)
- ▲ Requirements for transit, biking/walking, aviation and freight

YEAR 2040
MAJOR ROADWAYS - OPTION A

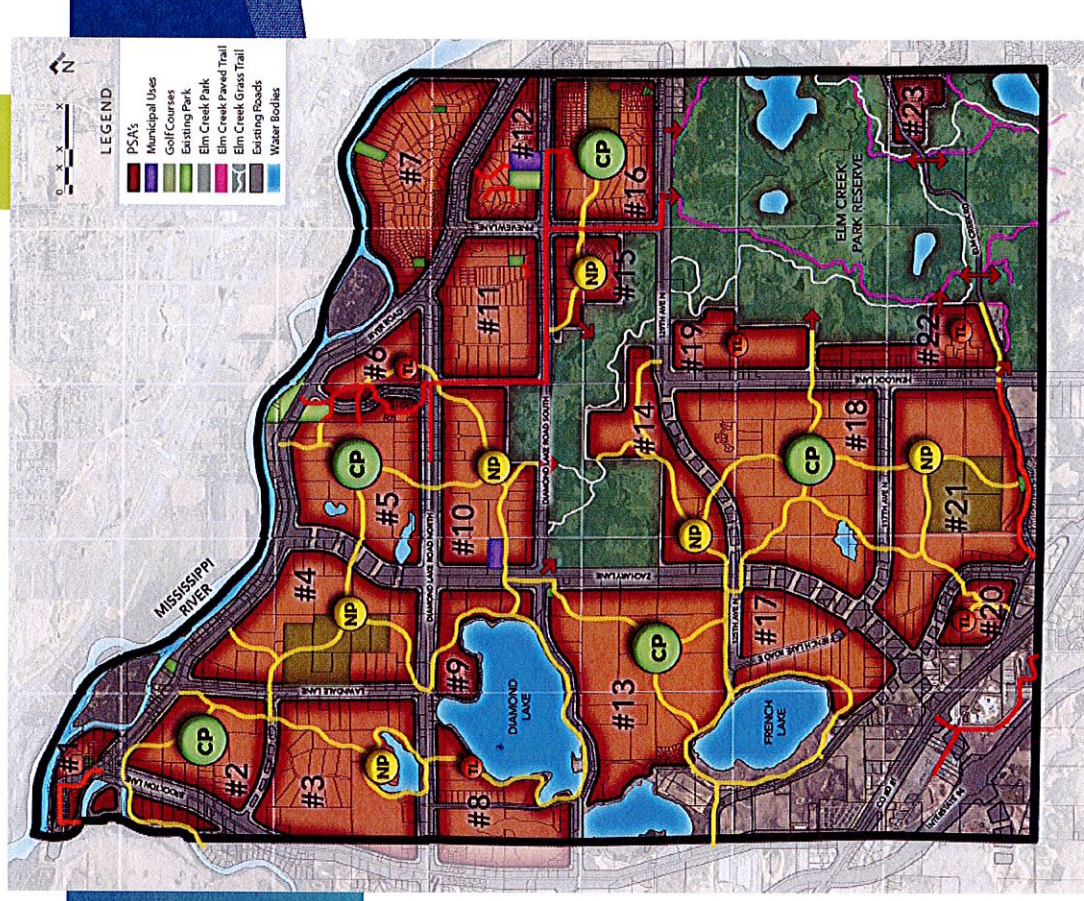


WENCK
TRANSPORTATION
CONSULTANTS

FIGURE 4

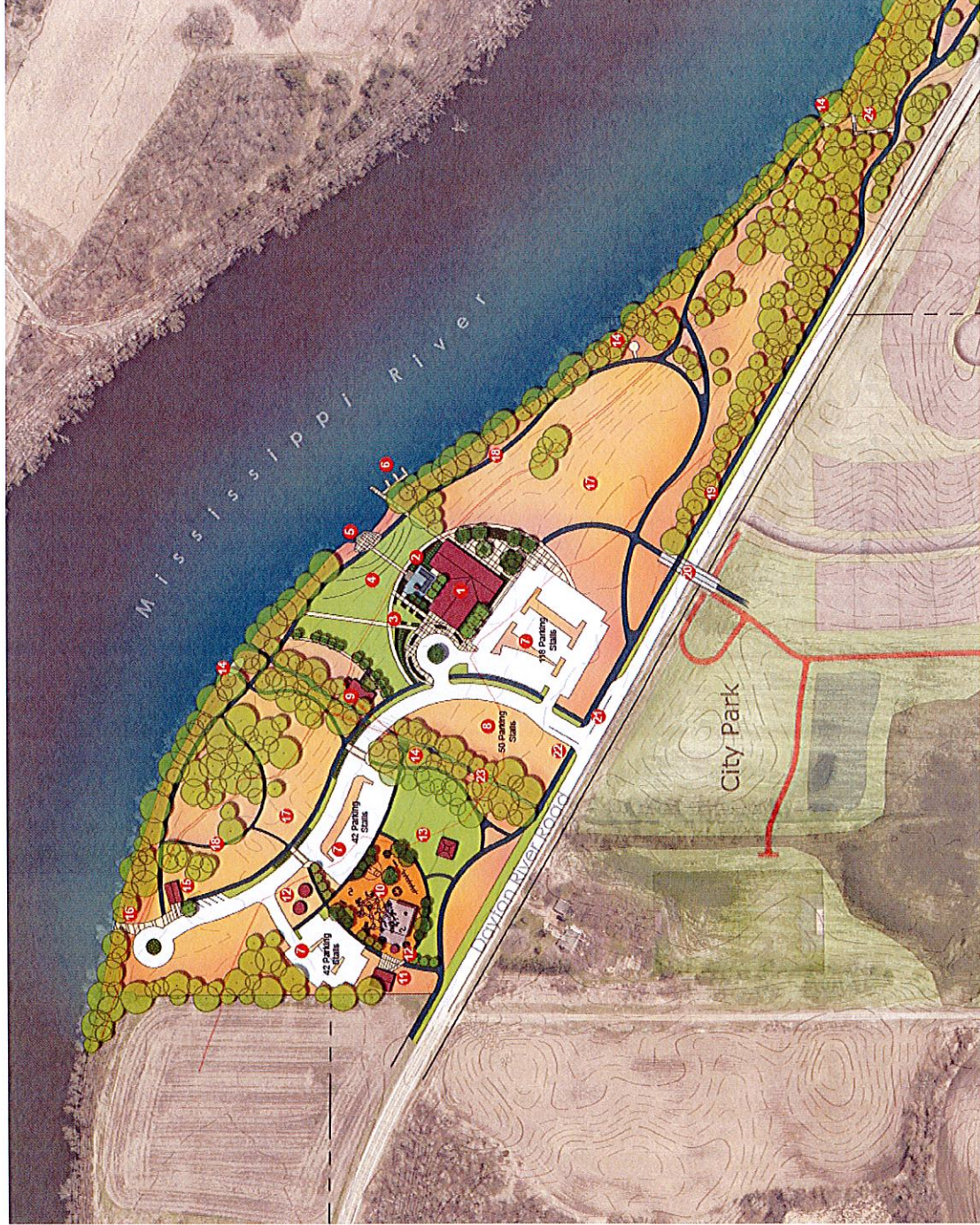
Parks and Trails Element

- ▶ Park Commission leading the update
 - ▶ Draft Plan for future trails, parks and connection to amenities and Elm Creek Park Reserve
 - ▶ Identify all existing parks
 - ▶ Map all regional park systems
- ▶ Implementation focused on what trail links can be built annually
- ▶ Identify priority parks for construction
 - ▶ Sundance Woods
 - ▶ River Hills
- ▶ Steering Committee will have an opportunity to review plan and narrative



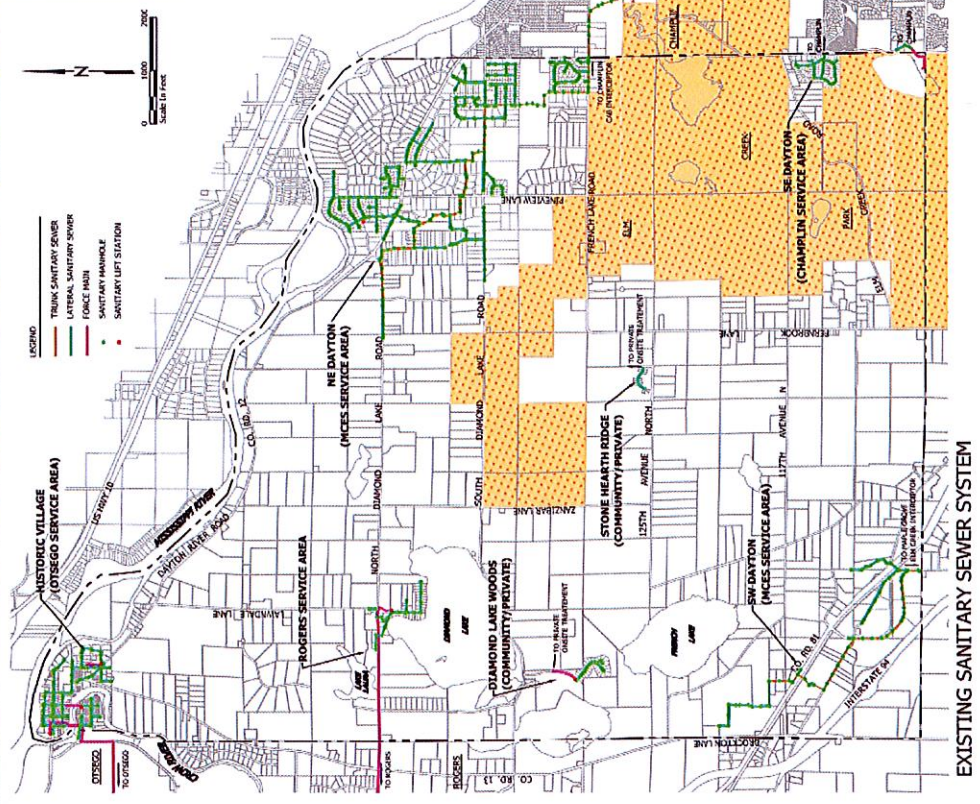
LEGEND

- 1 Year Round Event Center (reception space for 250-300 people)
- 2 The Patio (utilize historic residence footprint and chimney. Provide arbors and seating with views to the river)
- 3 Veteran's Memorial Space & Garden
- 4 Outdoor Performance Area
- 5 Performance Platform
- 6 Seasonal Docks and Fishing Pier
- 7 Parking with Stormwater Enhancements
- 8 Overflow Parking Area
- 9 Existing Boathouse
- 10 Playground Area (utilize barn footprint and stone wall)
- 11 Enhanced Horse Barn (potential uses are city office space, picnic shelter, trail head, storage)
- 12 Existing Silos (climbing wall, viewing/overlook opportunity)
- 13 Picnic Area with Shelter (maintain existing farm house location for new shelter structure)
- 14 Outdoor Classroom
- 15 Relocated Historic School House Building (rental space for canoe, kayak, cross country ski and snow shoes)
- 16 Carry-In Boat Access
- 17 Restored Prairie
- 18 Trail
- 19 Regional Trail Along Dayton River Road
- 20 Proposed Trail Underpass
- 21 Added Turn Lane and Access Enhancements
- 22 Entry Signage
- 23 Enhance Existing Drainage Way
- 24 Existing Stairs



Water Resources Element

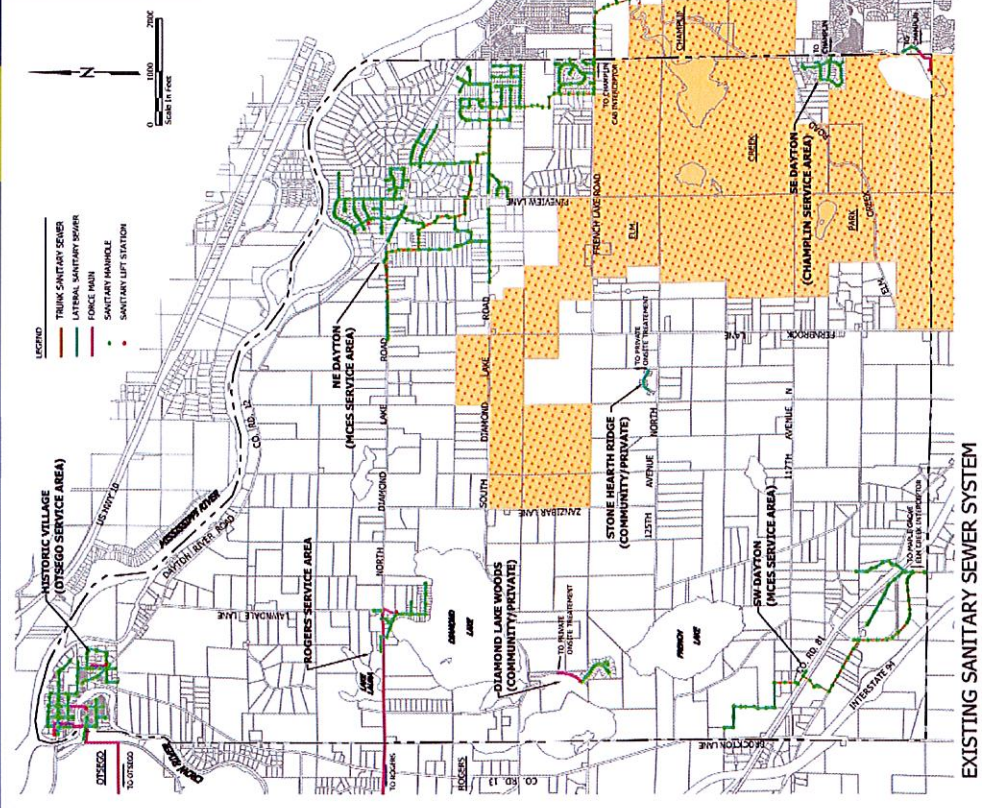
- Water supply
- Wastewater
- Surface Water



EXISTING SANITARY SEWER SYSTEM

Water Resources Element

- Water supply
- Wastewater
- Surface Water



EXISTING SANITARY SEWER SYSTEM

MN Design Team Visit

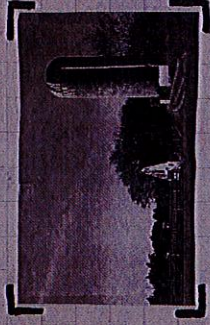
- ▶ MDT asked five questions:
 - ▶ Name your favorite place in Dayton?
 - ▶ What 3 new services/amenities would you use in Dayton?
 - ▶ What do you hope Dayton will look like in 20 years?
 - ▶ Knowing that Dayton is growing, how do you want it to grow?
 - ▶ Describe or name a place that could serve as a good model for Dayton?



DAYTON by design

WE HEARD YOU VALUE ...

- RURAL
- FARMLAND
- HISTORIC
- ELMCREEK
- RIVER



HERE ARE OPTIONS —



Minnesota
Design
Team

CITY VALUES

DAYTON by design

Dayton, MN October, 2015

TO STOP DEVELOPMENT...



JUST SAY NO

Possible Consequences:

- POTENTIAL LAWSUITS FROM LANDOWNERS
- POTENTIAL LOSS OF LIABILITY INSURANCE
- A JUDGE WILL DECIDE CITY'S FUTURE
- LONG TERM HIGH TAXES
 - * THRESHOLD COST OF CITY SERVICES
 - * PAY EXISTING DEBT



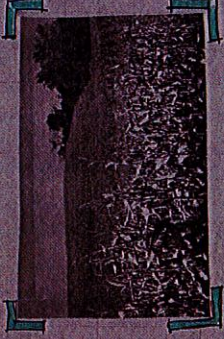
NOT A LONG-TERM SOLUTION

22 Minnesota Design Team NO GROWTH

DAYTON by design

Dayton, MN October, 2015

TO KEEP DAYTON THE SAME...
BUY THAT CORNFIELD!



PRIVATE \$

"GREEN ACRES"
OPTIONS

- PURCHASE DEVELOPMENT RIGHTS
- CONSERVANCY DISTRICT

"SUBSTANTIAL PENALTY FOR EARLY WITHDRAWAL"
MUST CONSIDER **PROPERTY TAX**

PUBLIC \$

WILL NEED PUBLIC VOTE
COUNTY WILL TAKE %
OF RENTAL INCOME

RAISES YOUR PROPERTY TAX

RESULTS IN HOPSCOTCH DEVELOPMENT
UNLESS YOU GET IT ALL!



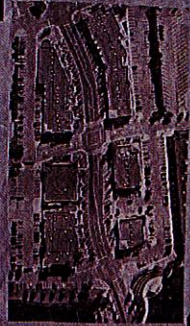
Minnesota
Design
Team

PURCHASE RIGHTS

DAYTON by design

Dayton, MN October, 2015

COMMERCIAL



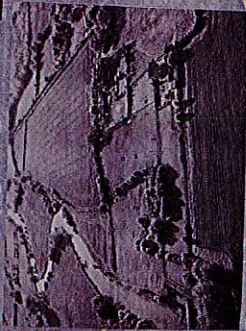
INDUSTRIAL



MIXED USE



FARMLAND



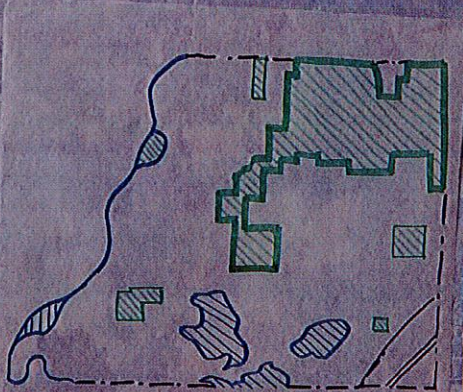
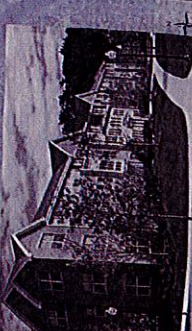
LARGE LOTS



LOW to MEDIUM



HIGH DENSITY



DAYTON

LAND USE: TRADE OFFS

Minnesota
Design
Team

DAYTON by design

Dayton, MN October, 2015

CURRENT



PLANNED
FOR 2030



TRADITIONAL
DEVELOPMENT



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- Handwritten: "Handwritten: 11/11/11"
- Handwritten: "Handwritten: 11/11/11"



CLUSTER 7



LARGE LOTS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

Dayton's Comprehensive Plan calls for 2-3 units per acre on parcels designated low-density residential.

Rose Hills is an example housing development that includes smaller homes targeted at empty nesters. Because some homes in the development are on smaller lots, other lots are larger than in a traditional development.

Cluster development is a tool that cities and developers use to preserve open space. In exchange for preserving open space, developers are permitted to cluster homes on smaller lots.

Many people in Dayton have expressed support for large lots. In order to increase the number of large lots, more multi-family units would be needed in other areas in order to provide enough housing on available land.

WHAT COULD 3 UNITS/ACRE LOOK LIKE?

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Comprehensive Plan 2040 will guide how Dayton will manage growth including:

- housing
- land use
- economic development
- transportation

Metropolitan Council

- Requires approved Comprehensive Plan to extend water and sanitary sewer lines
- Forecasts growth 2014 to 2040
 - population ~ 2x
 - households ~ 2.5x
 - employment ~ 3x
- Requires overall density 3 units/acre of all residential - guided land
- Assigns 333 units for households $\leq$ 80% Area Median Income (AMI)



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DAYTON BY DESIGN

DAYTON by design

Dayton, MN October, 2015

DAYTON'S RURAL LANDSCAPE

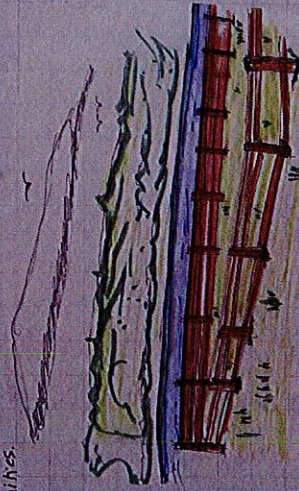
Many residents take pride in Dayton's agricultural landscape and natural amenities.



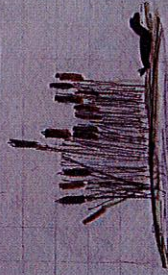
Cornfields



Farmstead



Mississippi River



Wetlands

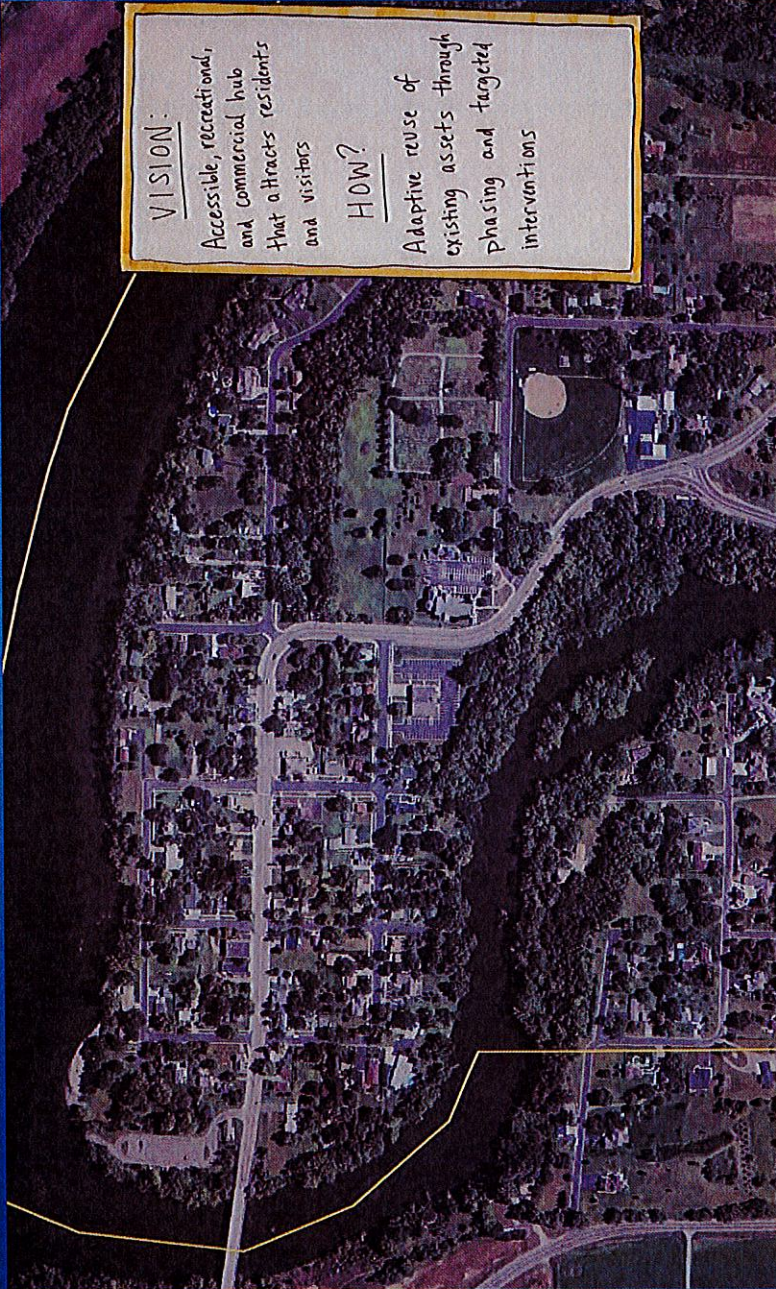


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VIEWSHEDS & RURAL CHARACTER

DAYTON by design

Dayton, MN October, 2015



VISION:

Accessible, recreational,
and commercial hub
that attracts residents
and visitors

HOW?

Adaptive reuse of
existing assets through
phasing and targeted
interventions

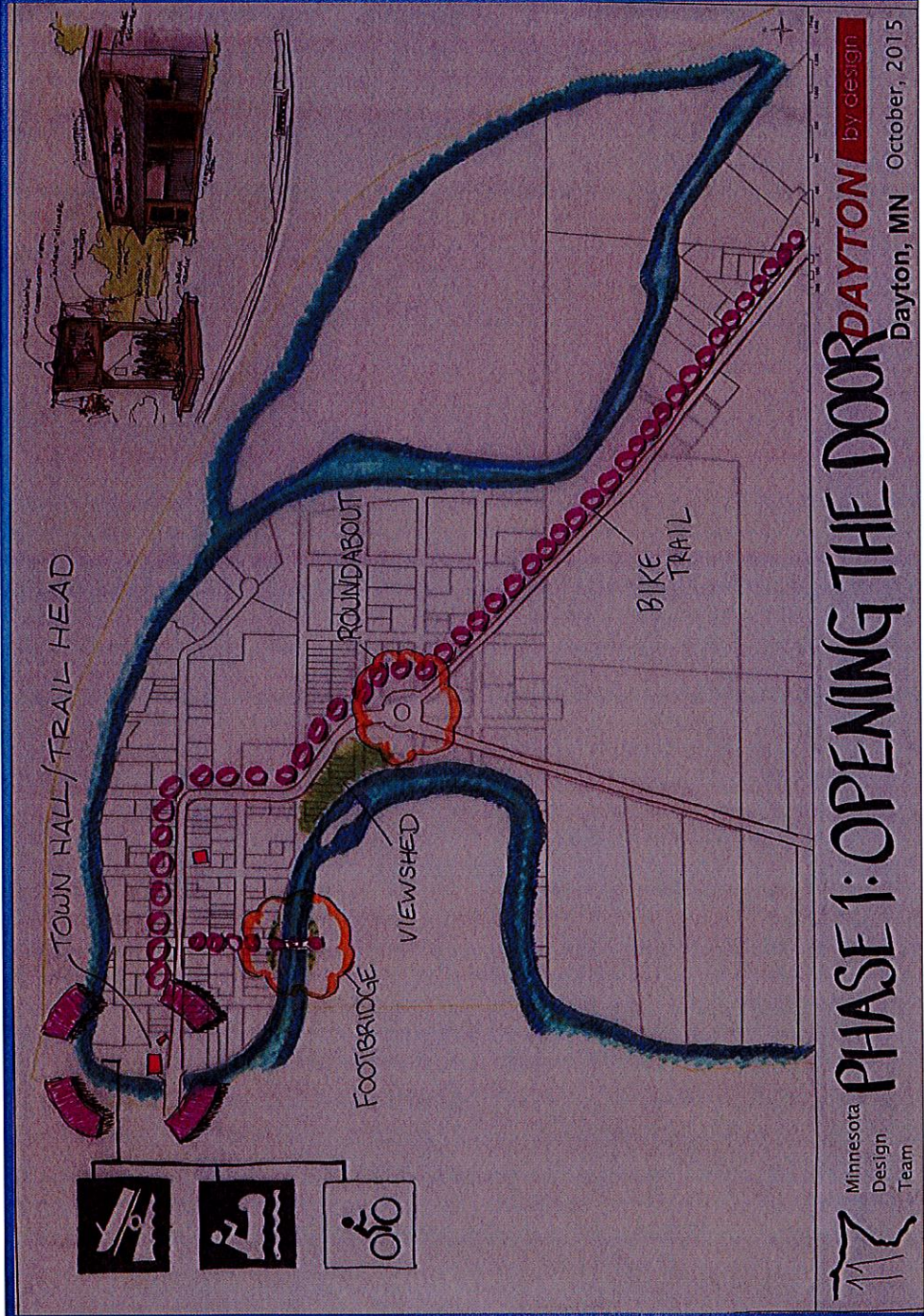


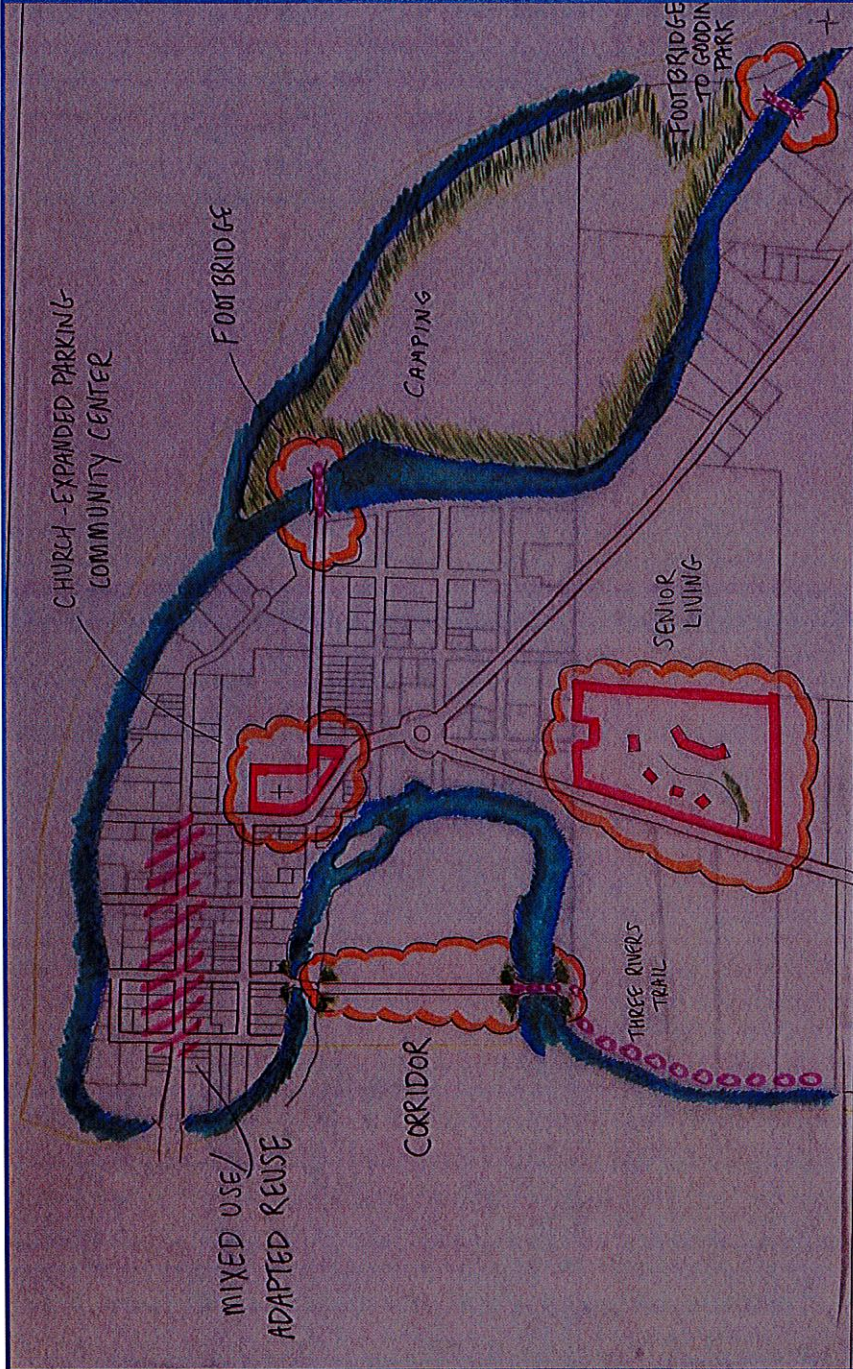
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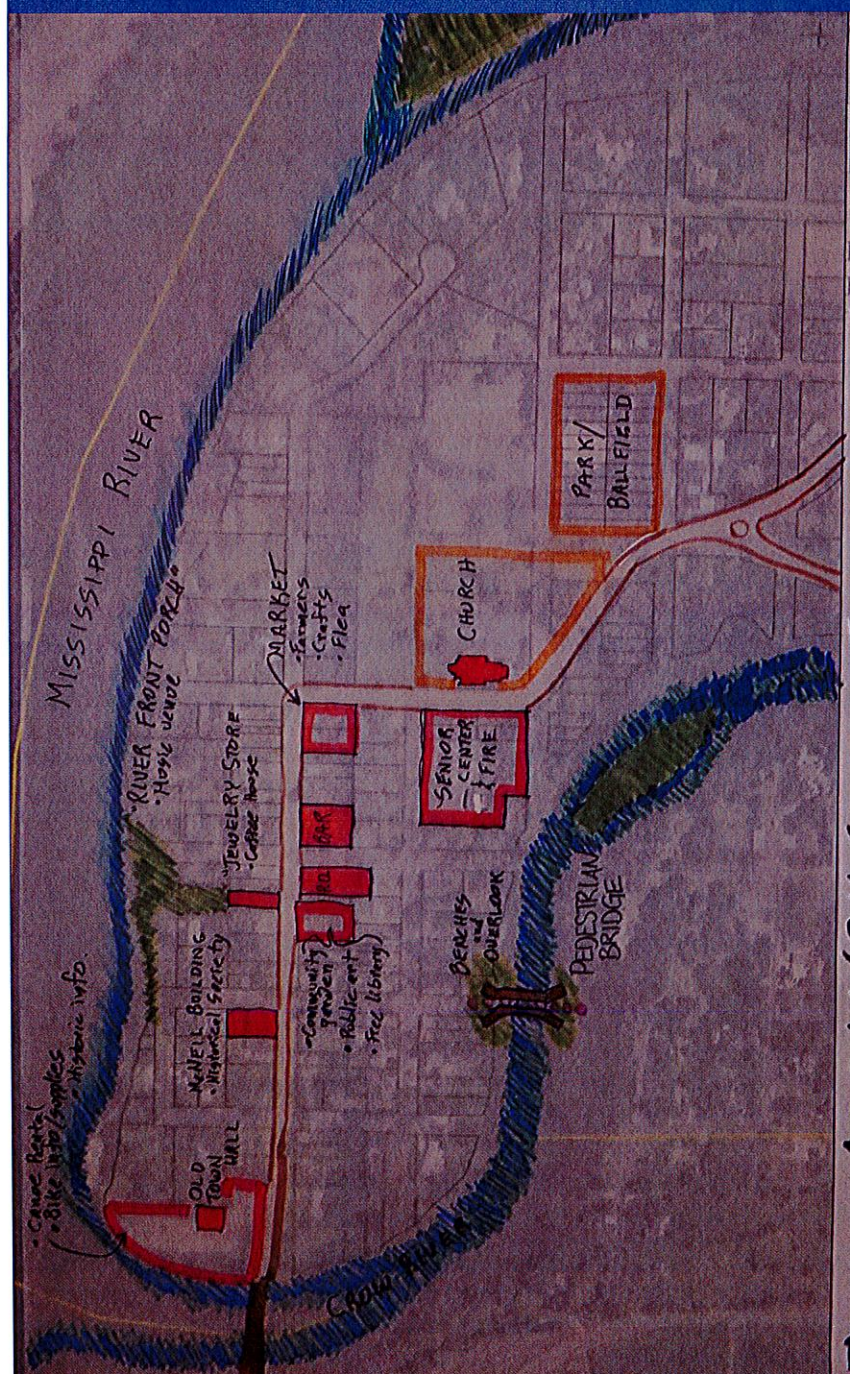
VILLAGE AS GATEWAY

DAYTON by design

Dayton, MN October, 2015





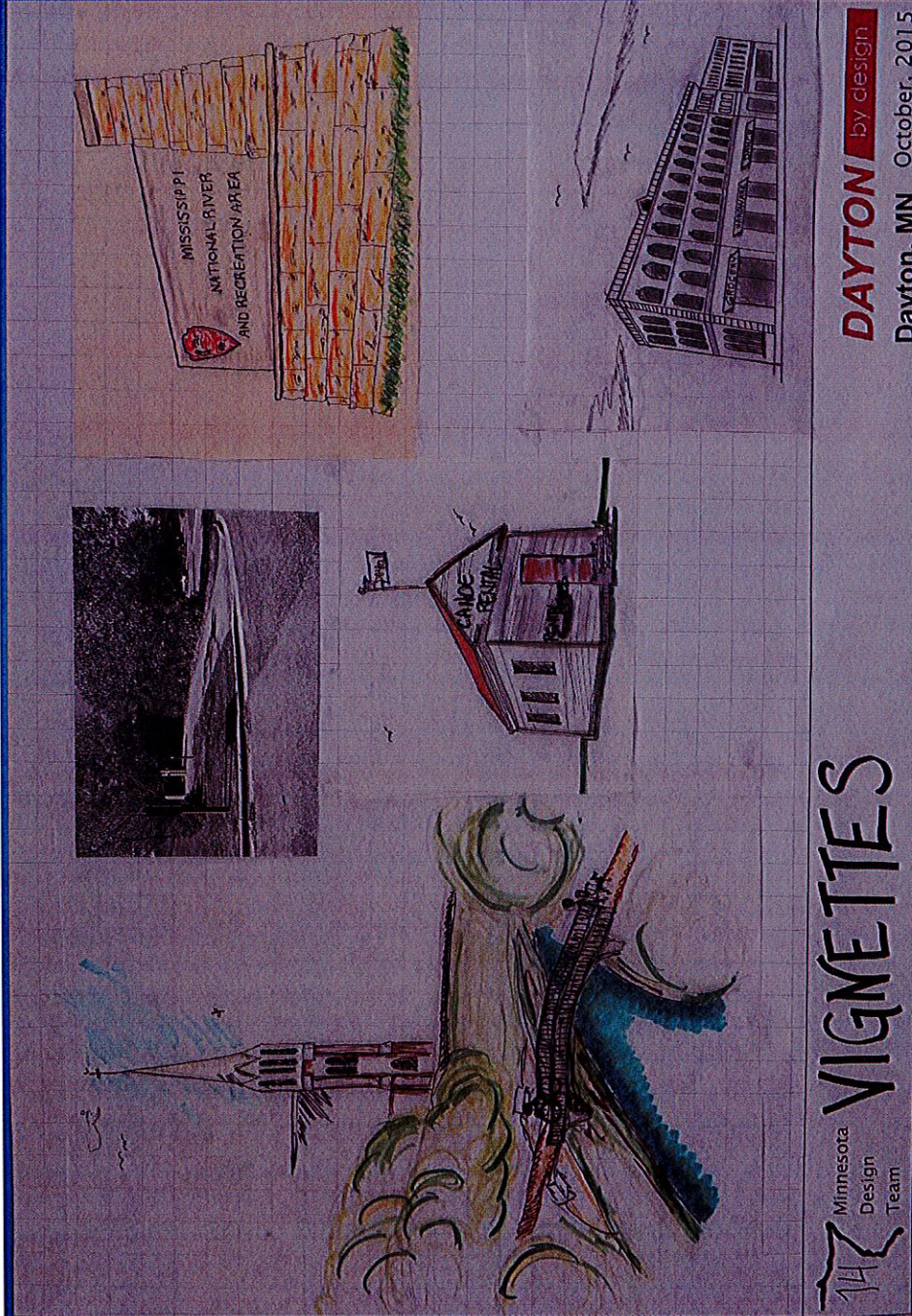


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ARRANGING THE FURNITURE

DAYTON by design

Dayton, MN October, 2015

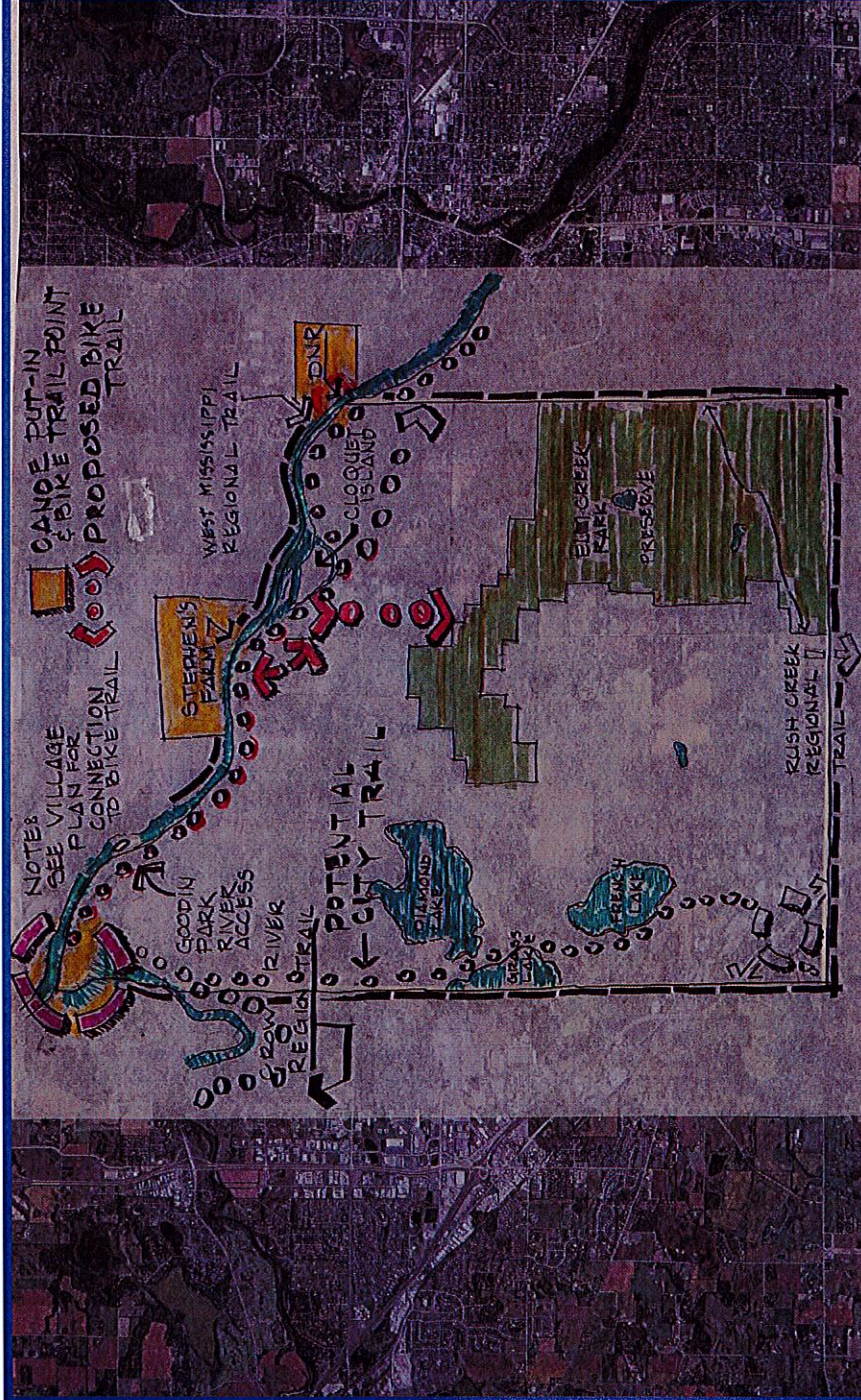


VIGNETTES

THZ Minnesota
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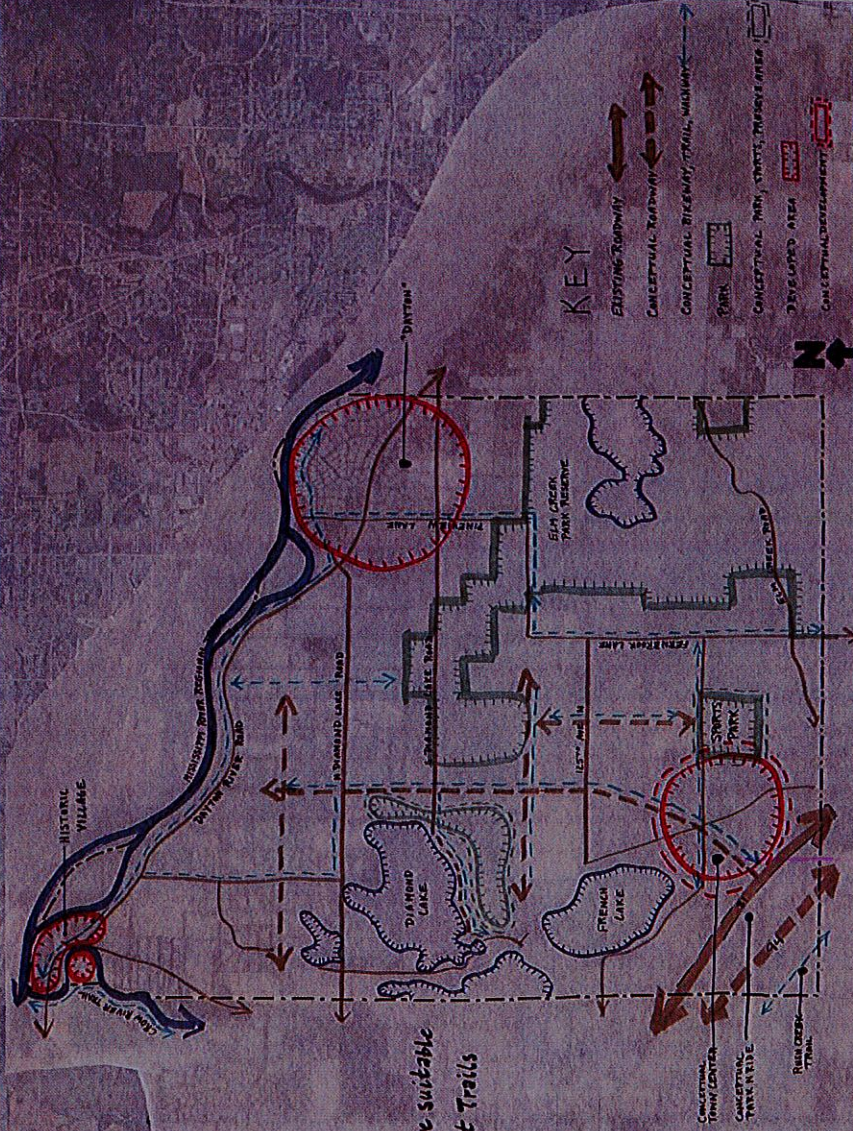
DAYTON by design

Dayton, MN October, 2015



Concepts

- Modified Grid
- Regional and Local Access
- Complete Streets, where suitable
- Trails in Road, Off-Street Trails
- Connections
- Choices



KEY

- EXISTING ROADWAY
- CONCEPTUAL ROADWAY
- CONCEPTUAL BIKEWAY/TRAIL/WALKWAY
- PARK
- CONCEPTUAL TRANSIT CENTER
- CONCEPTUAL TRAIL NETWORK
- CONCEPTUAL DEVELOPMENT AREA

CONNECTING PEOPLE & PLACES

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Dayton, MN October, 2015

CLOQUET OVERLOOK

2007



2015



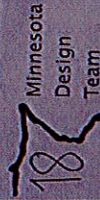
FOCUS — BUILDING COMMUNITY

PROJECT — CLOQUET PARK REINVIGORATION

PROCESS — VOLUNTEER DAY

RESULTS —

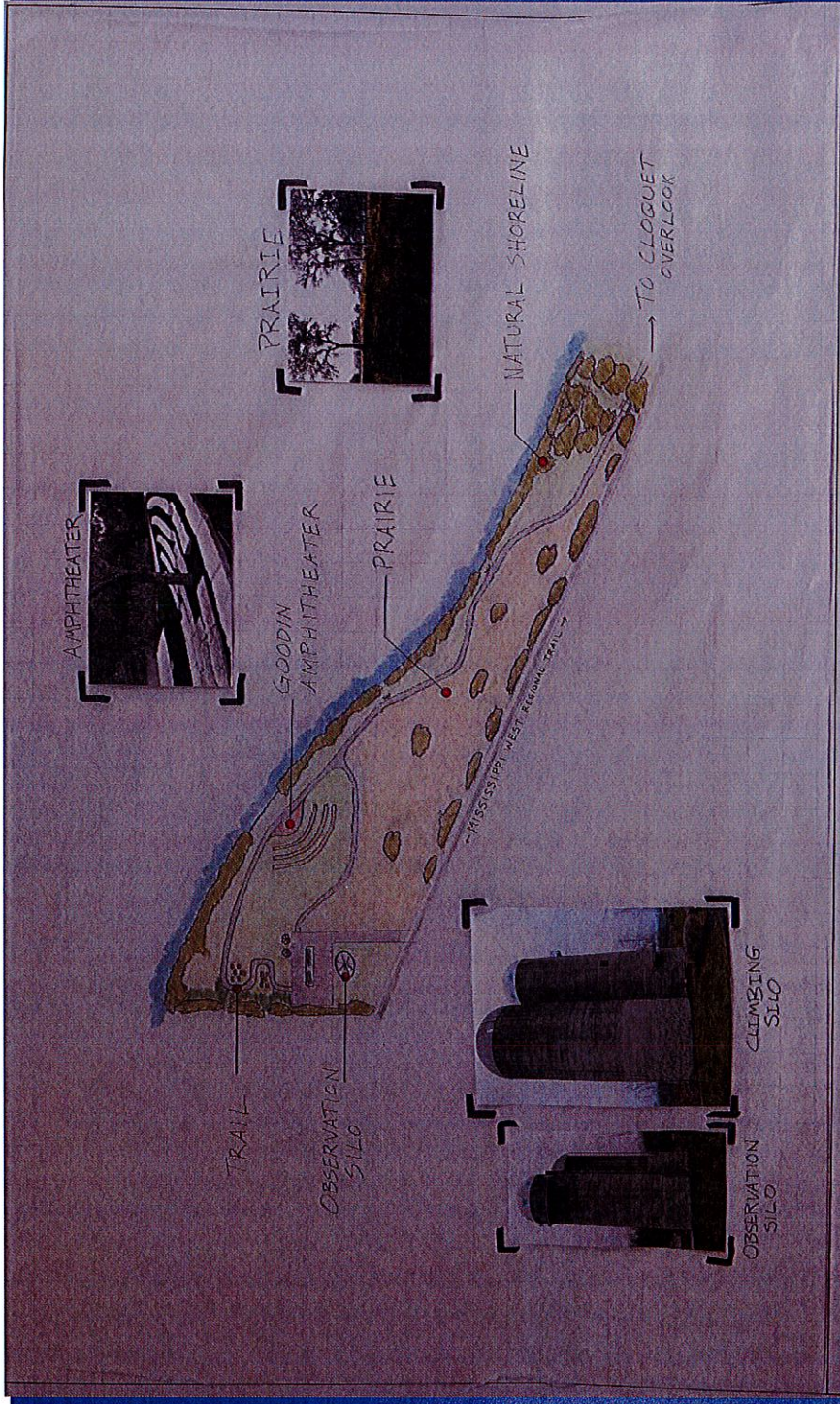
- IMPROVED PARK
- PRIDE IN STEWARDSHIP
- TANGIBLE SUCCESS
- COMMUNITY MOMENTUM



COMMUNITY BUILDING

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STEPHENS PARK CONCEPT
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 Dayton, MN October, 2015

SHORT-TERM

2015 POP: 5000

- UPDATE COMPREHENSIVE PLAN
- CLEARING AT CROW RIVER VIEWSHED ACROSS FROM ST JOHN'S
- CLEARING AT OVERLOOK PARK
- FOOT BRIDGE CONNECTING VILLAGE AND SLAB TOWN
- GATEWAY SIGNAGE
- BEAUTIFY MAIN ST
- MOVE OLD TOWN HALL TO VILLAGE
- DAYTON BEAR LANDSCAPE & SIGN
- FINALIZE PLAN, DESIGN, & EDUCATE PUBLIC RE: CROW & MISSISSIPPI RIVER TRAILS
- PARK CONNECTIONS
- SENIOR HOUSING AT BROCKTON & RIVER RD

MID-TERM

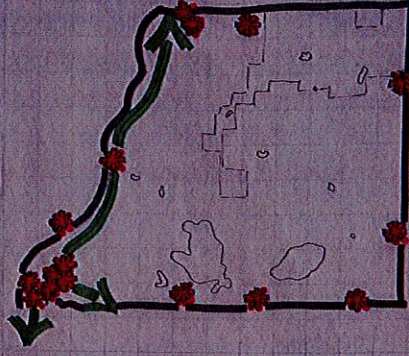
2030 POP: 8000

- CAMPSITE AT GOODIN ISLAND
- REDEVELOPMENT OF RAINTREE PLAZA - PDQ

LONG-TERM

2040 POP: 14000

- ROUNDABOUT AT RIVER RD & BROCKTON

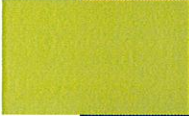


2027 IMPLEMENTATION

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DAYTON by design

Dayton, MN October, 2015



Activity and Discussion

- ▲ What are Dayton's greatest strengths? What things need to be included in the comprehensive plan update that preserve and enhance what makes Dayton a great place to live and work?
- ▲ What are Dayton's weaknesses? What is missing that could improve the quality of life?
- ▲ What are the greatest opportunities in the community?
- ▲ What are the threats? What things stand in the way of achieving these opportunities?
- ▲ What is your wish list for Dayton in 2040? What would you like to see fulfilled in Dayton's future?



Next Steps

- ▶ Review Process Outline
- ▶ Next meeting – June 8th - 6:00

2040 Comprehensive Plan Update

PROCESS OUTLINE

2040 Comprehensive Plan Steering Committee #1- Comp Plan Kick-Off | What is a Comp Plan; Background and Priorities
May 18, 2017

City Council Meeting: Process Update | System statement | Comp Plan issues and Themes
May 24, 2017

Park Commission Meeting- Continue review of updates to the Park, Trail and Open Space Plan
June 6, 2017

2040 Comprehensive Plan Steering Committee #2- Recap of mtg. #1 | Community Engagement input received so far | Identify and discuss land use focus/issue areas | Begin review of land use changes | Discussion on goals/policies based on 2030 plan | Housing Goals/Requirements
June 8, 2017

City Council Meeting:

- June 12, 2017
- Community Engagement input
- Review of Land Use plan identified issues and changes and seek Council input
- Open House Prep

City Hall Open House- Land Use focus areas and Parks and Trail Plan
July 10th

City Council Meeting:

- July 26th
- Open House input
- Continue discussions on Land Use plan identified issues and changes and seek Council input
- Review of draft goals and policies and see Council input
- Review and input on the draft parks and Trail Plans
- Discuss housing requirements

2040 Comprehensive Plan Steering Committee #3- Recap of Open House and City Council input | Refine land use changes | Review Density | Staging Plan | Transportation Plan | Housing and Affordability Goals
August 7, 2017

City Council Meeting:

- August 8, 2017
- Review draft land use changes
- Review densities and land use designations
- Review draft staging and transportation

- Review housing goals

Community Engagement- Share info on Land Use, Parks, Trails and Open Space and Transportation Draft Plan- National Night Out and Heritage Day

Park Commission Meeting- Review draft Park, Trails and Open Space Chapter
August 1, 2017

2040 Comprehensive Plan Steering Committee #4- Recap of Community Engagement and City Council input | Refine changes to system plans- land use, transportation and utilities | Review final densities and all land use designations
August 15, 2017

City Council Work Session | Review and make recommendations on final system plans- land use, transportation, parks/trails and utilities
September 12, 2017

Prepare Draft Plan Chapters/Maps and Required Tables and Info
September-early December

2040 Comprehensive Plan Steering Committee #5 and #6- review Draft Plan
December and January

City Council Work Session

- February (first meeting)
- Review draft Plan prior to Open House

City Hall Open House | Draft Plan
February

City Council Work Session

- February (second meeting)
- Open House input
- Review draft plan

Planning Commission Meeting | Public Hearing
March and April if needed

City Council Meeting | Approve for Distribution
May 2018

City Council meeting | Adopt Plan
December 2018