

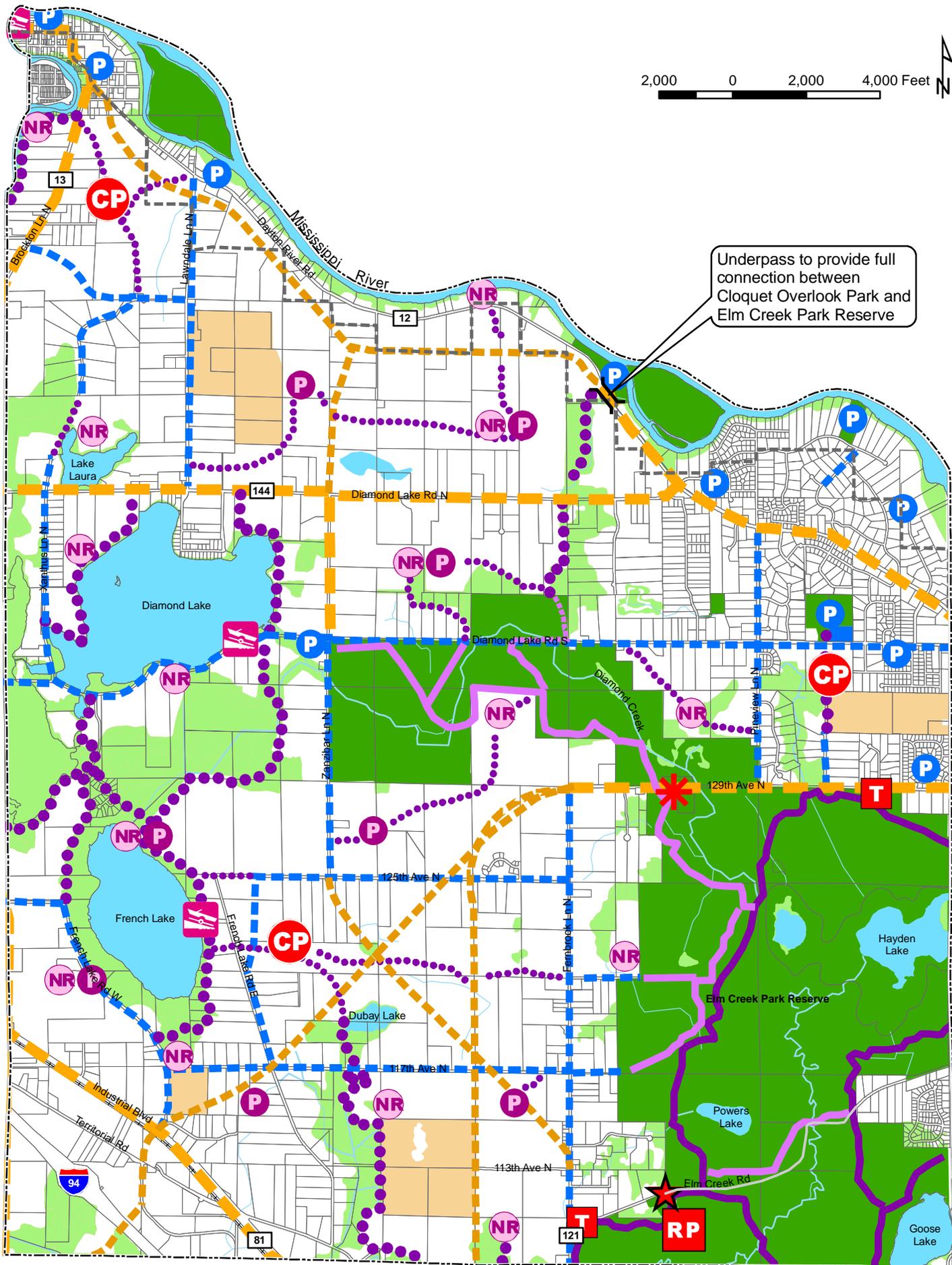
APPENDIX B: PARK, TRAIL, AND OPEN SPACE PLAN

Park, Trail & Open Space Plan Legend

City of Dayton 2007 Comprehensive Plan

-  Existing Park
-  Natural Resource Park & Neighborhood Park
-  Neighborhood Park
-  Community Park
-  Natural Resource Park
-  DNR Boat Launch
-  Elm Creek Park Activity Area
-  Elm Creek Park Entrance
-  Elm Creek Park Activity Area
-  Elm Creek Park Paved Trail Access & Parking
-  Trail Connect Conceptual Park to City System (9.98 Miles)
-  Conceptual Elm Creek Park Unpaved Trail (0.52 Miles)
-  Trails Adjacent to Local Road (21.66 Miles)
-  Trail Adjacent to Conceptual County Road (11.78 Miles)
-  Conceptual Independent Corridor Trail (11.64 Miles)
-  Trails Adjacent to County Road (13.99 Miles)
-  Elm Creek Park Paved Trail (7.15 Miles)
-  Elm Creek Park Unpaved Trail (6.51 Miles)
-  City Limit
-  Mississippi River
Critical Area Boundary
-  Existing Park
-  Conceptual Open Space Planning Efforts
-  School
-  Multi-Purpose Greenway Overlay

Park, Trail & Open Space Plan



1 Introduction & Background

What is a park, trail, and open space system plan?

This plan is a community plan for a connected system of parks, trails, and open spaces. It is a vision for the system as a whole and provides a framework for system development in an environment of increasing population, development, and park and trail use over the next 25 years. The Dayton Park, Trail, and Open Space Plan includes:

Section 1 - Introduction & Background states the plan's purpose, summarizes the planning process, and reviews relevant related planning efforts.

Section 2 - Inventory and Identification of Future Needs describes the existing system and identifies community needs and desires for the future system.

Section 3 - Vision and Guiding Principles outlines the vision and guiding principles that form the foundation of this plan.

Section 4 - Classification & Standards defines park and trail classifications and presents standards for new parks and trails in Dayton.

Section 5 -Park, Trail, and Open Space System describes the system as a whole and outlines objectives and policies to guide the future design and development of the park, trail and open space system, including recommendations for new parks, conceptual trail alignments and open space system goals.

Section 6 -Implementation outlines objectives and policies to guide implementation of the park, trail, and open space plan and describes the City's current and potential implementation tools.

The Appendices contain detailed fact sheets for each existing park, existing local ordinances and state statutes related to park dedication, the public involvement in this plan's creation, a glossary of implementation tools, recreation facility standards, a reference list of related planning documents, and a current list of grant resources.

Why is Dayton preparing a system plan?

Over the next 25 years, Dayton's population is projected to increase significantly; this growth will result in pressure to develop many of the agricultural lands and natural areas residents treasure today as well as increase demand for parks and trails. Since Dayton is on the threshold of significant changes, this is a critical time to be planning its park, trails, and open space

system. Investments made over the life of this plan will be the foundation of a system that will be used and enjoyed by future generations. The City of Dayton recognizes that it has a one-time opportunity to plan development around its park, trail, and open space system and, as a result, has chosen to undertake this plan as the first step in its comprehensive plan update. This system is intended to be the framework for guiding the other chapters of the Comprehensive Plan, such as land use, environment/natural resource protection, and transportation.

This Plan is an update to the Parks and Open Space chapter of the current 2020 Dayton Comprehensive Plan adopted in February of 2001. Since that time, Dayton has experienced growth and, along with that growth, acquired new park land. Recently, the City has taken significant steps to identify and prioritize the City's highest quality natural resources that warrant protection. In June of 2005, a Natural Resource Inventory (NRI) was completed by Hennepin County Environmental Services and Bonestroo Natural Resources, an environmental consulting firm. As part of the NRI project, conceptual greenways were identified as a means to connect, protect, and enhance the City's natural resources system. The City Council also formed an Open Space Advisory Committee with the charge to "develop advisory recommendations to the Dayton City Council related to the appropriate protection and development of parks, trails and open spaces within the context of anticipated future growth." One of the committee's recommendations to the City Council in May of 2006 was that the City adopt a parks, trails, and open space plan that incorporates the conceptual greenway, which is an open space system linking Dayton's high quality natural resources, as an integral part of the 2030 Comprehensive Plan Update. Figure 1.1 summarizes park, trail, and open space planning efforts in Dayton.

An updated park, trail and open space plan is needed to reflect changes that have occurred since the last plan, to better address open space priorities based on the NRI and recent efforts by the City and the Open Spaces Advisory Committee, as well as to guide the update of the remaining chapters of the City's 2030 Comprehensive Plan.

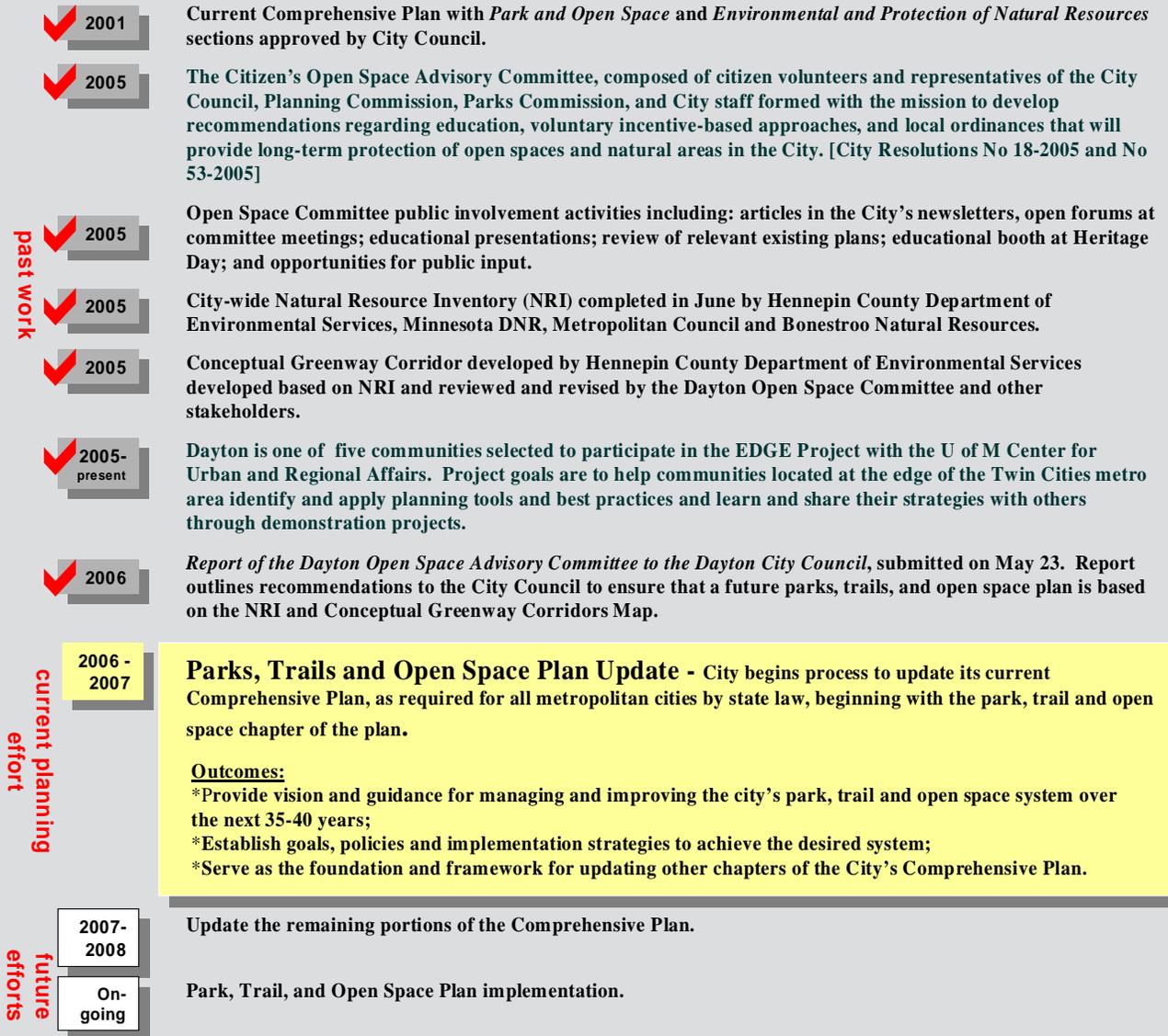
This system plan focuses on future park, trail, and open space system needs. It is intended to be a user-friendly guide for decision-making affecting the City through 2030. The City recognizes that demographic, recreation, and environmental trends will change over the next 25 years and that those changes will affect park, trail and open space needs. This Plan will set the framework for obtaining new park land, obtaining or protecting open space, and developing trails, as well as funding and improvements by establishing priorities within a long-term vision. Keep in mind that this Plan can be amended as deemed necessary and is required to be reviewed and updated every ten years by State law.

Planning Process

In 2006, the City of Dayton hired Hoisington Koegler Group Inc. as planning consultants to work with City Staff and the Open Space Advisory Committee to prepare this plan. The six-month process began in August 2006 with an

Figure 1.1 Timeline

Timeline of Dayton's Parks, Trails and Open Space Planning Efforts



inventory and analysis of the existing system, a review of the *Open Space Advisory Committee's Report to the City Council*, and the establishment of a community vision and guiding principles. September and October were spent exploring alternative concepts for parks, trails, and open space systems, followed by establishing the preferred approach outlined in this plan.

Open Space Advisory Committee

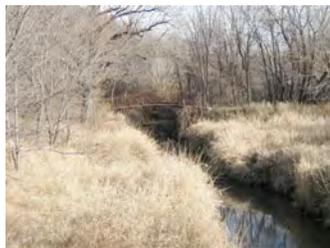
Throughout the planning process the Open Space Advisory Committee has been integral to the planning process. The committee was kept informed of the consultant team's progress at monthly meetings during the planning process and provided a valuable sounding board for ideas and concepts.

Project Partners

Project Partners for this plan include: the EDGE project with the University of Minnesota Center for Urban and Regional Affairs; 1000 Friends of Minnesota; Hennepin County Department of Environmental Services; and Hennepin County Extension / University of Minnesota Services. The project partners offered valuable assistance related to natural resources, data collection, public outreach and community participation.

Community Involvement

The public was invited to participate in the planning process at two public meetings. The first was a public workshop held on October 17, 2006. At this workshop, the public was invited to evaluate alternate city-wide system approaches to parks, trails, and open space. Results helped to identify a preferred approach that responds to needs and desires specific to Dayton residents. The second public meeting was a Community Open House, held December 5, 2006, to present the Draft Park, Trail, and Open Space Plan. Feedback from the public at this meeting has been incorporated into the final plan. A summary of community feedback and the alternate system approaches can be found in Appendix D.



Rush creek in Elm Creek Park Reserve.

Related Planning Efforts

This plan exists within the context of other regional and local park, trail, open space and natural resource planning efforts. These efforts have had influence in defining the direction and recommendations of this plan and may provide opportunities for partnerships when implementing the plan's elements. The following is a brief summary of related planning efforts.

Elm Creek Park Reserve Master Plan

Elm Creek Park Reserve is 5,279 acre park encompassing land in Dayton, Champlin and Maple Grove. The park is part of the Metropolitan Regional Park System and is owned and operated by Three Rivers Park District. The park is the dominant feature in the southeast portion of Dayton is an important recreation and open space amenity for residents. As a park reserve, only 20% of the park's upland may be developed for recreation. The remaining land must be restored or retained in a natural state, which means the park will continue to be a significant open space resource.

Three Rivers Park District is currently at the end of its process for updating Elm Creek Park Reserve's master plan. The draft plan suggests new facilities

and the rehabilitation of some existing facilities to meet expected increases in visitation and changing demographic and recreation trends. As planned, the park would meet its 20% maximum area for development. Some high quality areas of the park are designated as sanctuaries with very limited public access.

Dayton's park, trail and, open space system is intended to complement the resources in Elm Creek Park Reserve and increase connectivity between the regional park and the City's system.

Blandings Turtle Monitoring

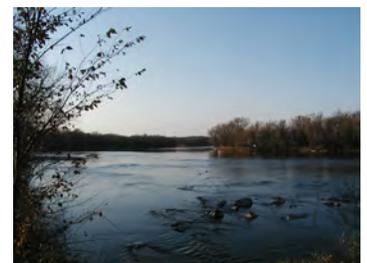
Three Rivers Park District has been studying the Blanding's Turtle, a state threatened species, in Elm Creek Park Reserve for almost a decade. Monitoring has revealed that significant numbers of turtles live north of the park on private residential and agricultural land. The turtles reside in wetlands most of the year, but use upland areas for nesting in June. Any significant changes to land use in this area would lead to the demise of the turtles. This plan suggests a community park on the agricultural land south of City Hall and near the turtle's habitat. If a park were to be created in this area, care in specific site selection, uses and site design, as well as coordination with Three Rivers Park District, should be taken so turtle habitat is not disturbed.

Regional Trail Planning

Three Rivers Park District is in the process of master planning for two regional trails that will likely travel through Dayton: the Rush Creek Regional Trail connecting Elm Creek Park Reserve to the Crow Hassan Park Reserve; and the Crow River Regional Trail which conceptually will follow the Crow River to Carver County and connect to the proposed Twin Cities and Western Regional Trail in Norwood-Young America (see Figure 1.3). This plan suggests several possible trail alignments that could serve as the Dayton portion of the Rush Creek Regional Trail (see Section 5). This plan also suggests a conceptual trail alignment along the Crow River that could serve as the Dayton portion of the Crow River Regional Trail.

French Lake - Diamond Lake Area Study

French and Diamond Lakes have been identified by the Department of Natural Resources (DNR) Nongame Wildlife Section as important wildlife habitat, particularly for waterfowl, shore birds and Blandings Turtles. In 2001 Hennepin Conservation District conducted a study to identify land cover around the lakes and assessed potential development impacts. Today the lakes are very nutrient rich and there are concerns about water quality. The study points out that future development, both adjacent to the lakes and in their watersheds, could have a negative impact on water quality and wildlife habitat. Diamond Lake's water quality also negatively affected by recreational boating. Restoration of wetland in the area, establishment of a park on the



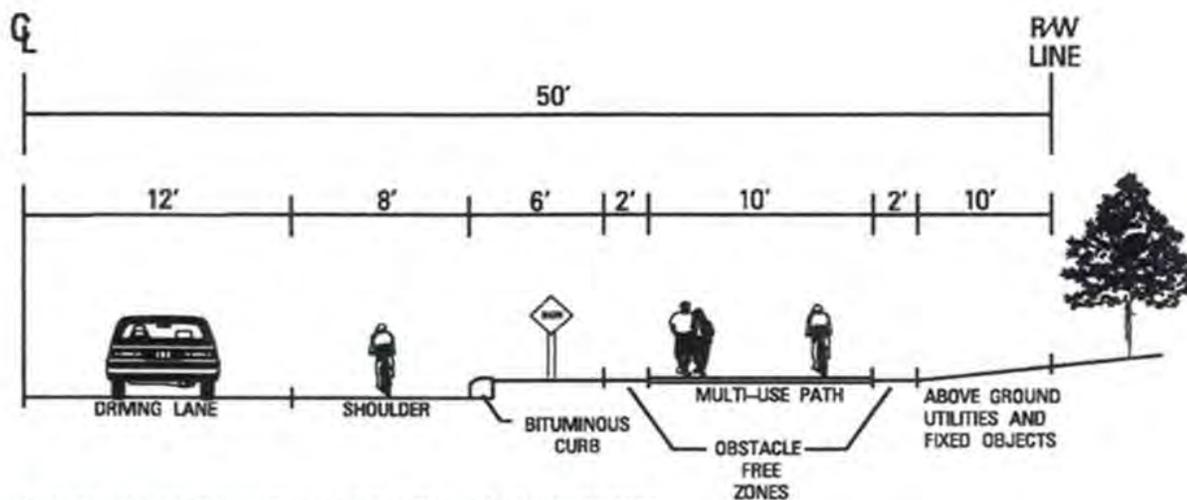
The Mississippi River in Dayton

south side of Diamond Lake, and creation of a greenway along Diamond Creek, which connects the lakes to Elm Creek Park Reserve, are all suggested as measures that could improve lake water quality and wildlife habitat. In addition, a Total Maximum Daily Loads (TMDL) study should be undertaken.

Mississippi National River and Recreation Area (MNRRA) / Mississippi River Critical Area

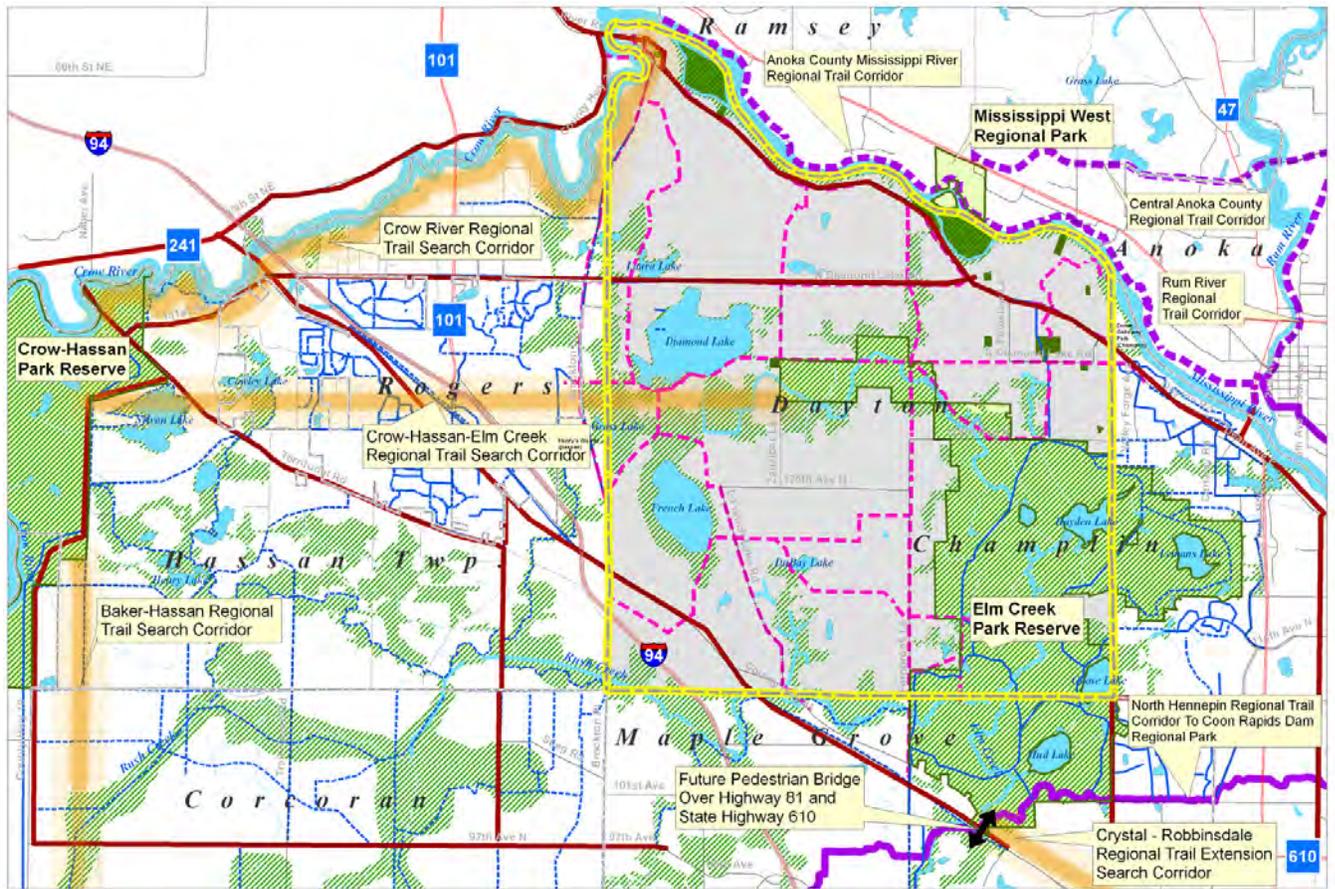
The City of Dayton’s Mississippi River corridor is officially designated by the State as part of the Mississippi River Critical Area and MNRRA. The purpose of these programs is to protect and preserve the river as unique and valuable state and regional resource. The City’s Mississippi River Corridor Plan contains information, goals, and guidelines for the river corridor within Dayton and is, as required by law, compliant with the Minnesota Department of Natural Resources Critical Area minimum standards and MNRRA policies. Goals in Dayton’s Mississippi River Corridor Plan that relate to parks, trails, and open space include: protecting the river corridor for the benefit of the citizens of Dayton and the greater region; providing recreational opportunities allowing interaction between people and the river including a non-motorized trail and preserving and enhancing the visual, cultural, historic and ecological resources and natural character within the corridor. This plan supports the Mississippi River Corridor Plan goals by suggesting one more park along the river, a continuous trail between Dayton River Road and the Mississippi, and incorporating high quality natural resources along the river in the conceptual greenway.

Figure 1.2 Full Bicycle Accommodation on County Roads



Source: Hennepin County Bicycle Transportation Plan, adopted 12/10/1996

Figure 1.3, Planning Context



Hennepin County Bicycle Transportation Plan

Hennepin County plans for county-wide bicycle trails, primarily along County Roads. In Dayton, the Hennepin County Bicycle Transportation Plan shows planned bike trails along Dayton River Road, North Diamond Lake Road, County Road 81, and a connection between Elm Creek Park Reserve and Dayton River Road east of Pineview Lane (see Figure 1.3). For full bicycle accommodation, the County envisions these trails as on-road bike lanes and parallel off-road trails within or adjacent to the road right-of-way (Figure 1.2). Very few examples of this ideal trail section exist today in Hennepin County. Currently, bicycle



accommodation on County Roads may consist of a combination on-road bike lanes within the right-of-way or multiuse paths separated from the roadway but within the right-of-way. To move towards better accommodating trails, the County typically reviews plans for new development along County Roads to ensure that adequate right-of-way for trails is dedicated at the time of development and undertakes trail projects along with road reconstruction or upgrades. If the City wishes to build a trail in advance of road improvements, the County will consider cost-sharing. Dayton's plan shows conceptual trails along all County Roads (see Figure 5.2) and the City should continue to coordinate efforts with Hennepin County.

Park, Trail and Open Space Planning in Adjacent Communities

People do not restrict themselves to parks, trails and open space within their community. Therefore, this plan coordinates efforts with those in adjacent communities. Conceptual trail connections to existing and planned trails in Hassan, Corcoran, Maple Grove, and Champlin are made to create a regional trail network. In addition, Dayton's open space system, the conceptual greenway, connects to greenways or other open space plans in adjacent communities to preserve habitat connectivity and allow for wildlife movement (see Figure 1.3).

2 Inventory & Identification of Future Needs

Existing Park, Trail, and Open Space System

Today, Dayton's park, trail, and open space needs are met by city parks, Elm Creek Park Reserve, and Department of Natural Resources (DNR) boat launches. Recreation on private land, such as golf courses and horse farms, currently play a significant role in meeting residents' recreation needs. Figure 2.1 depicts the existing park and trail system. See Section 3 for park classification definitions. Individual fact sheets describing each City Park can be found in Appendix A.

Existing City Parks

Existing parks fall in to three classifications: neighborhood park, special use park, and school-park. The city also owns four undeveloped parks. Figure 2.2 summarizes facilities at and acreages for each park.

Neighborhood Parks

The City of Dayton currently has five neighborhood parks that serve existing residential areas. McNeil Park is a ball field located in the Historic Village; Goodin Park provides access to the Mississippi River; River's Bend Park has a playground and ball field; Donahue Dells Park contains a small play area; and Diamond Lake Diamonds, east of Diamond Lake, contains two ball fields.

Special Use Parks

There are currently two special use parks in Dayton, both located along the Mississippi River. Cloquet Overlook Park is a 16-acre park overlooking Cloquet Island and contains picnic facilities, a playground, and trails. The Mississippi River Park is a half-acre park in the Historic Village. The park allows for picnicking and offers river views.

Community and School-Parks

Central Park, located on South Diamond Lake Road adjacent to the Elementary School and City Hall can be classified as a school park. This is the largest park in the City and contains a playground, a picnic shelter, four ball fields, restrooms, a basketball court, a parking lot shared with the school. This park currently also functions as Dayton's community park.

Undeveloped Parks

The City currently has four undeveloped parks all of which are in the northeastern part of the City. Leather's parks will, when developed, make an

Figure 3.2, Existing Park and Trail Facility Matrix

	Upland Acres	Wetland Acres	100-Year Floodplain Acres	Total Acres	Play Equipment	Picnic Tables and/or Grills	Picnic Shelter	Trail	Basketball Court	Ball Fields	Restrooms	Parking Lot	Boat Launch	Wetland	Woods	Other
CITY OF DAYTON PARK LAND																
Developed Neighborhood Parks																
Diamond Lake Diamonds	3.1	-	0.3	3.3						2		●				
Donahue Dells Park	0.6	1.4	-	2.0	●	●								●		
Goodin Park	1.4	-	3.6	5.0		●	●					●		●	●	Grills, adjacent to Mississippi River, landscaping
McNeil Park	3.2	-	-	3.2	●	●				1	●	●				Lights, Football/Baseball Field
River's Bend Park	3.3	-	-	3.3	●	●				1						
Undeveloped Parks																
Dayton Highlands Park	3.0	-	-	3.0											●	
Leather's Park	2.6	-	-	2.6												
Old Orchards Park	2.0	3.0	-	5.0										●		Ponding/Wetlands
Wildwood Springs Park	4.1	-	6.0	10.1											●	Mississippi River Location
School Park																
Central Park	39.2	0.8	-	40.0	●	●	●	●	●	4	●	●				Soccer field, running track, ice hockey, shared with elementary school
Special Use Parks																
Cloquet Overlook Park	11.2	-	4.8	16.0		●	●	●			●	●		●	●	Overlook, Adjacent to 5 acres owned by Hennepin County, Mississippi River Location
Mississippi River Park	0.5	-	0.0	0.5		●										
Trails																
Rolling River Estates Trail																Potential undeveloped trail easement
Dayton Rolling Acres Trail				1.0				●								Noon Drive to Central Park
Nicole Lachinski Trail				0.5				●								Hemlock Lane to Central Park
Trail								●								Norwood Lane to Central Park
NON-CITY FACILITIES																
DNR																
DNR Boat Launch, Crow and Mississippi Rivers				1.9								●	●			
DNR Boat Launch, Diamond Lake				0.3										●		
DNR Boat Launch, French Lake				1.0										●		Open only during hunting season
Goodin Island				89.8												Undeveloped
Anoka County Parks																
Cloquet Island				83.5												
Three Rivers Park District																
Elm Creek Park Reserve				3,200.0	●	●	●	●			●	●	●	●	●	Horseback riding, dog off-leash area, camping, mountain biking, swimming pond, archery, downhill and cross country skiing, winter tubing, snowmobiling, snowshoeing
Private Golf Courses																
Daytona Golf Course				169.3												
French Lake Golf Course				31.2												
Hayden Hills Golf Course				87.4												
Sundance Golf Course				148.1												

excellent neighborhood park and Wildwood Springs Park, located on the Mississippi River, may serve as a neighborhood or natural resource park. Dayton Highlands Park is a disturbed woodland that could be developed as a neighborhood park or restored as a natural resource park. Old Orchards Park, in the northeastern Dayton, is primarily used for ponding and has only one potential public access point on Viewood Lane. This park site is not ideal for park development but it does have some upland areas that could potentially contain limited recreation facilities.

Non-City Recreation Facilities

Minnesota Department of Natural Resources (MnDNR)

The MnDNR maintains three boat launches in Dayton: one at the confluence of the Crow and Mississippi Rivers, one on Diamond Lake, and a third on French Lake (Figure 2.1). The boat launch at French Lake is only open during the hunting season. They also own Goodin Island which is undeveloped floodplain surrounded by the Mississippi River.

Anoka County

Anoka County owns Cloquet Island in the Mississippi River. The island is currently undeveloped and not accessible by land.

Private Recreation

Some residents' recreation needs are met by privately owned facilities, notably golf courses and horseback riding barns and facilities. There are four private golf courses in Dayton: Daytona Golf Course, French Lake Golf Course, Hayden Hills Golf Course, and Sundance Golf Course.

Elm Creek Park Reserve

Elm Creek Park Reserve is a 5,279 acre regional park, owned and operated by Three Rivers Park District. Roughly half of the park is located in Dayton. The park's size, along with its varied recreational amenities, make it an important recreation and open space resource for residents. As a park reserve, a maximum 20% of the park's upland can be developed for recreation and the remainder must be retained in, or restored to, a natural state. As outlined in the park's master plan, recreation development is expected to reach the 20% maximum and park visitation is expected to almost double over the next 25 years.

Existing popular recreation facilities in the Elm Creek Park Reserve include: a swim pond, creative play area, a winter recreation area, the Eastman Nature Center, an off-leash dog exercise area, an archery course, and an extensive paved and unpaved trail network. New facilities suggested in the park's master plan include: a disc golf course, renovation of the Eastman Nature Center and promotion of the nature center as a trail center, preservation and enhancement of views along trails, off-leash dog exercise area improvements, expansion of the chalet, a mountain bike trail network, and relocation of

the historic Bottineau House to the park.

The Park's natural resource management focuses on preserving the network of streams, wetlands, and lakes as well as preserving scenic vistas and views within the park. Certain high quality areas such as Taylor's Woods, located in the northwestern part of the park, and a wildlife area, south of the Eastman Nature Center, are designated as sanctuaries to protect them from the human impacts.

Dayton residents can expect Elm Creek Park Reserve to continue to be a valuable recreation and open space resource in the future but it will not be able to provide for all the City's needs. With increasing population there will be demand for facilities that are not planned for Elm Creek Park Reserve, such as ball fields, and these facilities should be provided within the Dayton park system.

Existing Trails

City trails in Dayton are limited to three short trail segments connecting residential neighborhoods to Central Park and Dayton Elementary School. Dayton Rolling Acres Trail travels from Noon Drive south to Central Park; the Nicole Lachinski Trail connects Hemlock Lane west to the park; and a trail connects the park to Norwood Lane. A trail on the north side of South Diamond Lake Road from the Dayton/Champlin boundary to Vinewood Lane is planned as well.

There is also a potential undeveloped trail easement, Rolling River Estates Trail, following the Mississippi River connecting Stoneridge Circle North to Donie Galloway Park in Champlin. Further City investigation regarding this easement is needed prior to any potential trail planning.

Open Space, Natural Resources and the Conceptual Greenway

Natural Resources help to define Dayton's rural character and are one of the things that residents highly value. The Mississippi and Crow Rivers define the northern boundary of the City, Diamond and French Lakes and their associated wetland complexes offer scenic views, and Elm Creek Park Reserve contains some of the highest quality natural resources remaining in Hennepin County.

Natural Resource Inventory (NRI)

In June of 2005, an NRI was completed for the City. Its purpose is to classify land cover within the City and to assess the ecological quality of the City's remaining natural areas. Land cover was classified using the Minnesota Land Cover Classification System (MLCCS). Almost half of the City, or 46%, remains natural or semi-natural (including lands in Elm Creek Park Reserve). Forested land covers 11% of the City; woodland 4%; shrubland 2%; herbaceous vegetation 21%; and 8% open water. In addition, throughout the City over 1,000 acres of natural areas are of high or moderate quality, which means that they are recognizable as a native natural community.

Inventory & Identification of Future Needs

Figure 2.3 Natural Resource Inventory

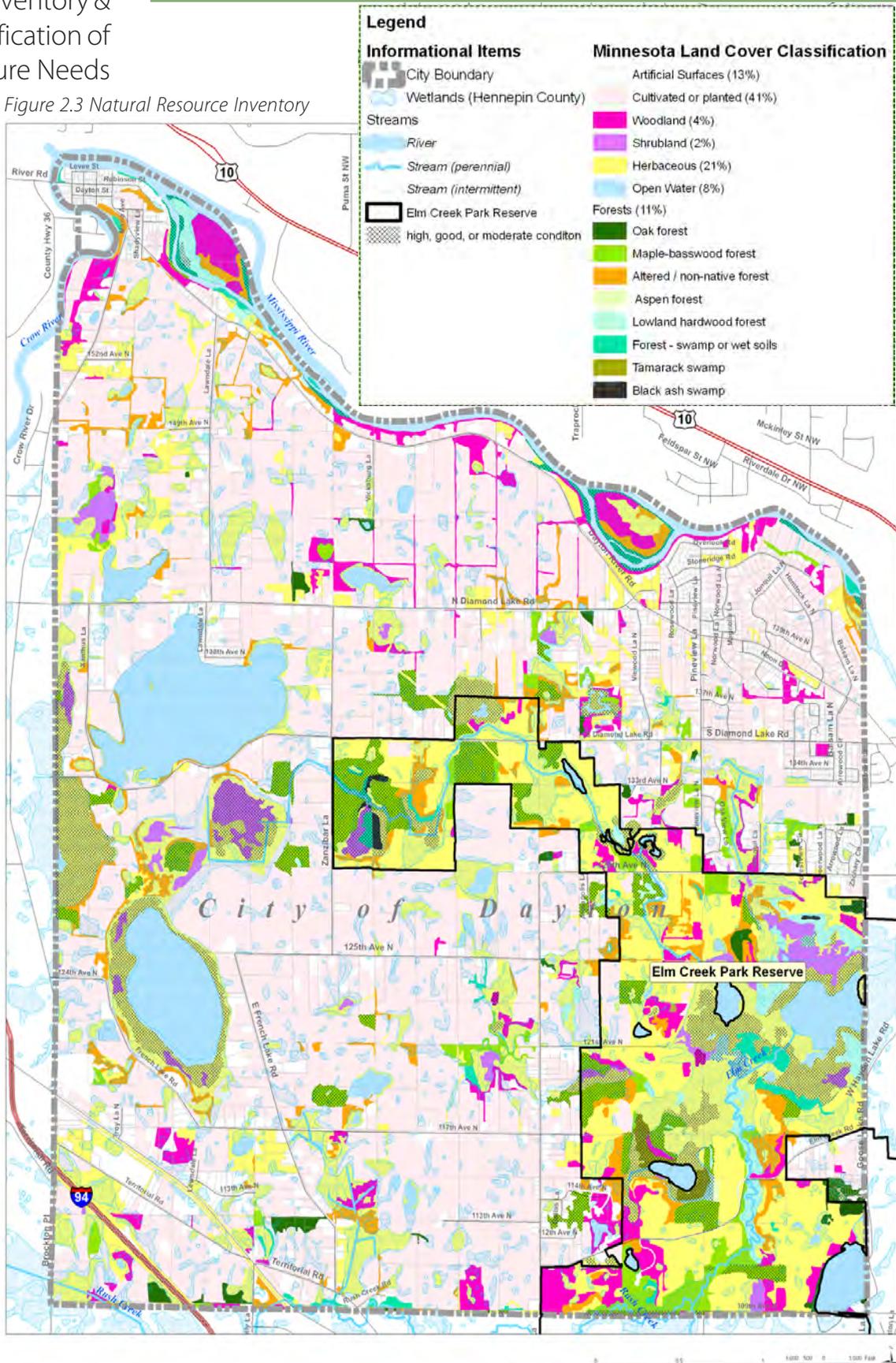


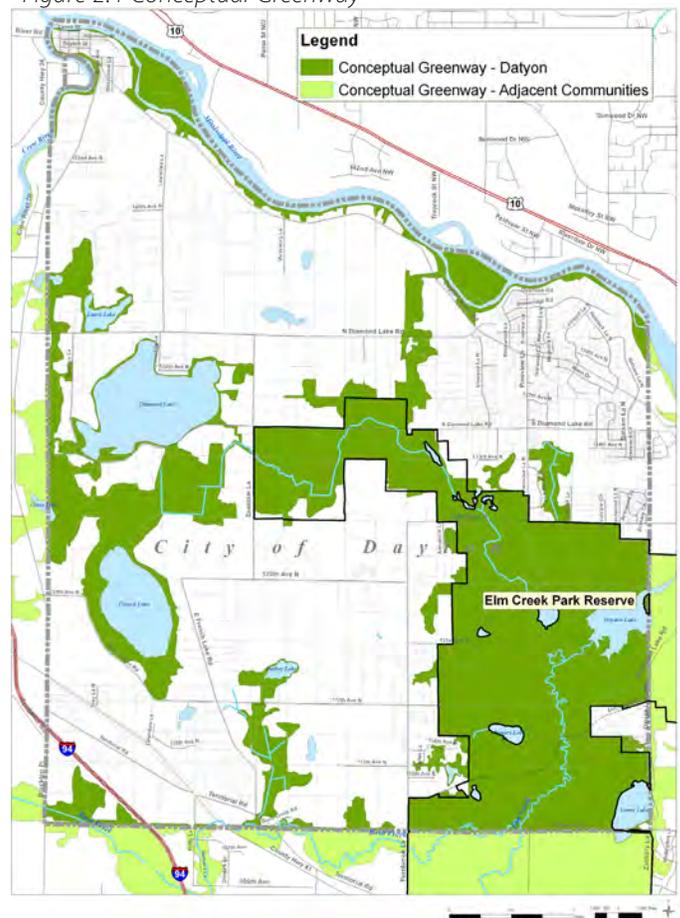
Figure 2.3 depicts land cover in Dayton.

Conceptual Greenway

A conceptual greenway was developed as part of the NRI to protect waterways; to restore, protect and enhance land and water connections between existing habitat to create wildlife corridors; and to connect with surrounding communities' greenways and trails. Criteria for inclusion in the conceptual greenway includes:

- High and moderate quality natural areas, as defined by the NRI;
- Other unique and/or ecologically significant areas;
- Semi-natural areas immediately adjacent to natural areas;
- Riparian areas including water bodies and wetland complexes;
- Natural corridors with natural/semi-natural areas, for example: streams, drainage ways, and ridges;
- Natural or semi-natural corridors connecting publicly owned open spaces;
- Areas that serve as logical links between natural areas, particularly those that have potential for restoration to native vegetation.

Figure 2.4 Conceptual Greenway



Identifying Future Needs and Community Desires

Determining a community's future park, trail, and open space needs and desires is one of the most challenging tasks in park planning. Though there are national standards for minimum park acreages and facilities based on population, these standards often do not accurately reflect needs because each city is unique; what is adequate in one community may not meet the needs of another. In addition, these standards do not adequately address integrating open space and natural resources with parks and trails, which is one of the objectives of this plan. With this in mind, park, trail, and open space needs have been assessed in Dayton in the following ways:

- A half mile service radius has been applied around each developed neighborhood park to find significant gaps in service.
- Existing and projected population has been analyzed to determine how many people will need to be served by parks in

Inventory & Identification of Future Needs

the future.

- The *Report of the Dayton Open Space Advisory Committee to the Dayton City Council, May 2003* has been used as a starting point to identify community desires and goals for parks, trails, and open space.
- Feedback from the Open Spaces Advisory Committee in monthly meetings throughout the planning process provided valuable input to the planning process.
- Opportunities for input directly from Dayton residents were built into the planning process to directly hear all interested residents' park, trail, and open space needs and desires.

Existing Park System Service Analysis

Residents are likely to walk ten minutes, or a half mile, to use a neighborhood park. Therefore, a half mile service radius, free from barriers that limit pedestrian movement such as large wetland complexes, lakes, and busy roads, was applied to developed neighborhood parks and school-parks. This radius, shown as a hatched green circle in Figure 2.5, indicates that there are currently parks located in or near existing residential areas. The Historic Village has a neighborhood park within walking distance. Neighborhoods in the northeast

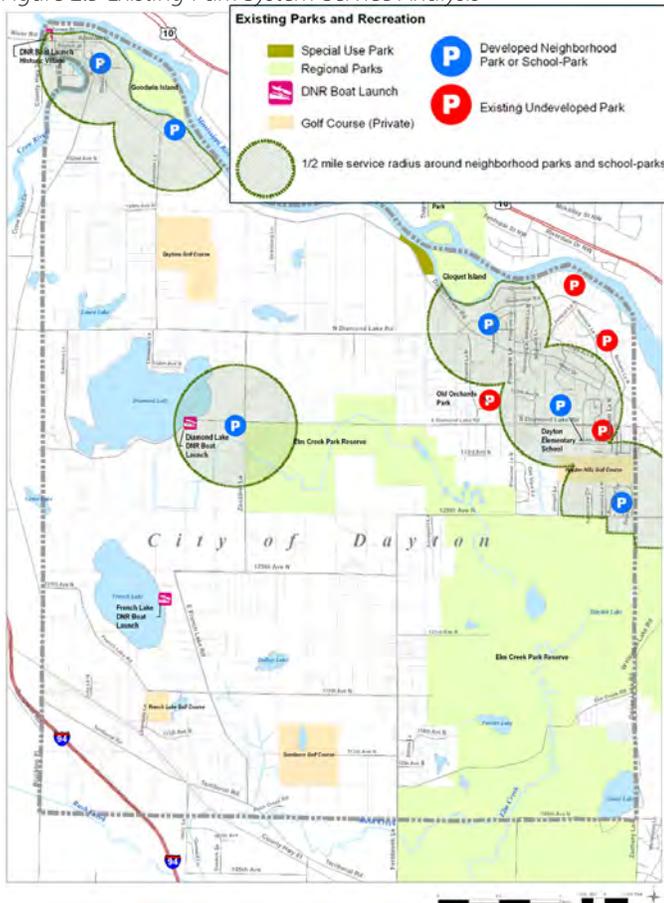
portion of the City are also adequately served by parks with the exception of homes closest to the Mississippi. There are two undeveloped parks in this area that will serve future recreation needs. The remainder of the City is not well served by neighborhood parks but is not developed at densities that would support park use at this time.

Population

Demand for parks and trails in a community is closely linked to population. Dayton will see significant growth by 2030. The Metropolitan Council expects the population to increase from 4,693 in the year 2000 to 28,700 by 2030. Without a doubt, this growth will result in a significant increase in the demand for parks and trails as well as development of some of the open spaces residents today enjoy.

The age of residents is an indicator of what types of recreational facilities will be needed. Youth tend to participate in organized athletics while older people are more interested in trail-oriented activities such as biking, in-line skating, jogging and walking. Year 2000 U.S. Census data shows

Figure 2.5 Existing Park System Service Analysis



Inventory & Identification of Future Needs

large segments of the population aged 10-19 and 30-49 (Figure 2.7). This indicates a need for a balance of active and passive recreation opportunities to serve current residents. In addition, given the anticipated population growth, it can be expected that the population in all age groups will increase significantly resulting in increased demand for all types of recreation.

When planning park facilities, it is important to keep in mind that neighborhoods go through life cycles. As Dayton grows, it will likely be building housing that will attract young families that will demand playground facilities, but as those children age, sport fields and courts may become more important to that same neighborhood. Therefore the park system must have flexible parkland with space for a range of uses so it can adapt as recreation trends shift.

Report of the Dayton Open Space Advisory Committee to the Dayton City Council, May 2006.

The *Report of the Dayton Open Spaces Advisory Committee to the Dayton City Council* clearly outlines the committee's desires for open space protection as well as touching on parks and trails. Key points and recommendations include:

- Open Space and natural areas are critical to the quality of life and rural character of Dayton and all residents should have access to these areas.
- There is a desire to preserve natural areas for multiple uses including: wildlife habitat, lake and wetland restoration, water quality, fishing, parks, trails, and other recreational uses.
- It is important to plan development around natural areas to preserve rural character, natural and historical heritage, as well as views.
- Respecting landowner interests when planning for open space and natural resource protection is paramount.
- Areas within the conceptual greenway, with recommended buffers developed from the 2005 NRI, as well as other unique and/or ecologically significant areas should be a high priority when planning for open space natural area protection.
- The City should create and implement a plan for natural area and open space protection.
- A park, trail, and open space plan that incorporates the conceptual greenway should be developed, adopted, and implemented.
- A trail network that connects all areas of the City to the conceptual greenway should be created.

Figure 2.6 Metropolitan Council Population Forecasts

Year	Population	Households
1990	4,392	1,359
2000	4,693	1,546
Growth Forecasts		
2010	5,600	2,000
2020	20,100	7,800
2030	28,700	11,000

Figure 2.7 2000 U.S. Census Population by Age

Age	2000
Under 5	356
5-9	393
10-19	822
20-29	450
30-39	842
40-49	883
50-59	588
60-69	245
70-79	86
80+	34
Total Population	4,699

Public Involvement

Input from Dayton residents is the most direct way to determine what the community expects from its park, trail and open space system. To that end, several opportunities for public involvement were built into the planning process. These include:

- Monthly meetings with the Open Space Advisory Committee which were also open to the general public;
- Exploration of alternate approaches to parks, trails, and open space, first with Open Spaces Advisory Committee at its September meeting, revised based on Committee input, and then presented to the public in a Public Workshop held October 17, 2006;
- An opportunity for residents to comment on the Draft Park, Trail, and Open Space Plan at Community Open House held December 5, 2006.

A complete record of input from the Public Workshop and the Community Open House can be found in Appendix D. Key elements of community feedback include:

- There is strong support for an open space system with a natural resource emphasis based on the conceptual greenway.
- There is a preference for integrating parks and trails with the conceptual greenway.
- Neighborhood parks with an active recreation focus located close to where people live are important to some people, but support is not as strong as for parks integrated with the conceptual greenway.
- There is interest in community parks as places for unique recreational facilities as well as programmed athletic fields.
- There is a strong desire for a trail system that provides a safe place for pedestrians and cyclists, connects neighborhoods to important destinations, and also creates recreational trail loops. For some, trails are the most important element in the system.
- Some residents are interested in seeing horseback riding trails included in Dayton's trail system.

Key Findings

Key findings from analysis of the existing park, trail, and open space system and community input include:

- Current residents highly value and would like to retain the natural resources and open spaces that contribute to Dayton's rural character.

- There is strong support for protecting natural resources in a greenway system.
- There is interest in improving the water quality of French and Diamond Lakes.
- There is interest in creating an integrated system of parks, trails and natural resources.
- There is strong support for creating a city-wide trail system to provide safe connections from neighborhoods to parks, schools, and other destinations.
- The existing park system is currently meeting Dayton's needs. Residential neighborhoods in the Historic Village and in the northeast portion of Dayton are served by existing neighborhood parks and Central Park. Undeveloped parkland in this area will be able to meet future needs.
- There is interest in enhancing public access to and preserving views of the City's primary water resources: the Mississippi River and Diamond and French Lakes.
- Elm Creek Park Reserve is and will continue to be a significant recreation and open space amenity for the City. The City's park, trail, and open space system should complement this resource by providing natural resource connections to the park for habitat connectivity and wildlife movement, trail connections to improve community access to the park, and accommodating active recreation within the City's park system that the regional park does not provide.
- Dayton's population is expected to significantly increase by 2030. This will result in increased need for parks with facilities for active recreation, trails to provide safe pedestrian and cyclist movement, and access to natural resources.
- Balancing landowner rights and interests when planning for and developing parks, trails, and open space is vitally important.

Inventory &
Identification of
Future Needs

3 Vision & Guiding Principles

Overview

The vision and guiding principles are the foundation of the Park, Trail and Open Space Plan and were developed with input from City staff, the Open Spaces Advisory Committee, and the public. The vision statement embodies the community's desires and intentions for its future park, trail, and open space system, creates a picture of what it should become and identifies its critical elements which are discussed in detail in Sections 4 and 5 of this plan. The guiding principles provide a means for guiding and evaluating future efforts and to achieve the plan's vision. The vision and guiding principles also form the foundations for park, trail, and open space system objectives and policies outlined in Section 4 of this plan.

Vision

Dayton is a vibrant, growing community with a strong conservation ethic that values its unique natural resources and cultural heritage. Dayton's lakes, rivers, creeks, wetland complexes, forests, woodlands and prairies together form the community's natural resource system. As the community experiences major population growth and land development, it is important that the city identify its significant natural resource, cultural and historic preservation areas in order to guide future development to the most appropriate locations. Protection of natural areas supports healthy habitats for wildlife and vegetation, preserves Dayton's natural and rural character, strengthens citizens' sense of community, and enhances the quality of the community's parks, trails and open space system.

Dayton's parks, trails and open space system will be a collection of interrelated elements that preserve natural areas and provide recreational opportunities. Specifically, a greenways open space system will enable strong connections between significant natural areas as well as recreation areas. Parks will provide a range of recreational opportunities, including community parks, small neighborhood parks, special use parks, public access to lakes/waterways, and natural and historic areas. A community-wide trails system will provide connections to parks, natural open spaces, cultural/historic sites, community destinations and trails of surrounding communities. Open spaces will preserve significant natural areas, cultural/historic areas, major viewsheds and the community's natural/rural character. Together, these elements will form a parks, trails and open space system that will be enjoyed by citizens today and long into the future, and will be a source of pride and identity for the citizens of Dayton.



Guiding Principles

1 Plan for a System of Unique Parks

Establishing a clear park system plan and its various recreational elements prior to major population growth and development will allow Dayton to guide development in a way that supports a strong park system rather than fitting a park system into the left over spaces between neighborhoods and will accommodate a range of desired activities.



2 Protect Significant Natural Resource Areas

Dayton's remaining natural resources are integral to its natural beauty and citizens' high quality of life. As the community grows and develops, the city is committed to identifying natural resource areas and pursuing preservation of natural areas through open space protection and conservation development tools.



3 Create a Greenways Open Space System

A greenways open space system connects significant natural resource areas within the City and to natural resources in adjacent communities in order to support healthy habitats for wildlife and vegetation, wildlife movement and species diversity. Greenways can also provide connections for people.



4 Preserve Major Viewsheds of Natural/Cultural Resources

Whenever feasible, major viewsheds of natural and cultural resource areas should be preserved as a way to visually preserve the community's natural and cultural heritage, particularly along waterways, lakes, woodlands and historic sites.



5 Integrate Trails and Parks into Greenways

Parks, trails and open space amenities do not stand on their own but need to be weaved into the community's pattern. A system of trails and parks connected to greenways provides more opportunities for citizens to access and enjoy the community's natural areas, as well as connections to cultural/historic destinations and adjacent communities.



6 Connect Open Space System to Cultural Heritage

Dayton has a rich cultural heritage, including Dayton Historic Village area, historic buildings, Native American sites and its agricultural heritage. A connected open space system should connect to the community's cultural/historic sites as well as to any new cultural or community destinations as a way to provide public access and celebrate the community's past, present and future heritage.



7 Design Open Space/Rural Character into New Developments

Vision & Guiding Principles

New development should fit into the natural landscape, as much as possible, using tools such as open space design, residential cluster development, conservation easements and transfer of development rights.

8 Balance Open Space Protection with Landowner Interests

The protection of natural resources and open space needs to be balanced with individual landowners' interests. The city will work with landowners to identify the most effective protection tools for each situation through regular communication of city plans, education and incentive programs.

9 Forge Partnerships with Other Organizations

Collaboration with other organizations such as Hennepin County, Three Rivers Park District, the school district, athletic organizations, adjacent communities, and others will be essential in order to maximize resources and to achieve Dayton's desired park, trail and open space system.



Vision &
Guiding Principles

4 Classifications & Standards

Dayton’s parks and trails are classified according to their use and function. This section defines the classifications and presents standards for new parks and trails. The classification system is intended to act as a general guide to park planning, acquisition, and use and to be used in conjunction with the park, trail, and open space system outlined in Section 5. The standards are designed to assure that residents have convenient access to parks and that the community has a range of active and passive recreation facilities to meet current and future needs. Active recreation refers to sports like baseball, softball, soccer, basketball, and tennis. Passive recreation refers to activities such as picnicking, nature study, walking, and bird watching.

Park Classifications and Standards

Neighborhood Parks

Neighborhood parks provide residents with places for active recreation close to home and are designed to provide day-to-day recreation facilities for residents within 1/2-3/4 mile, or a 10 to 15 minute walk, from their home. This distance should be free of barriers such as busy roads, wetlands, or water bodies. Neighborhood parks should be 8-12 acres in size and may contain a children’s play area, picnic areas, a basketball court, internal trails, a small parking area, and ball fields (softball, soccer, etc.). Ball fields are typically used for informal use but may also be used for youth athletic leagues. Some neighborhood parks may contain a hockey rink, skating area, tennis court or other similar recreation facility. Neighborhood parks may also include small areas with natural resources such as wetlands or wooded areas.

The following site criteria apply to new neighborhood parks:

Figure 4.1 Neighborhood Park Example



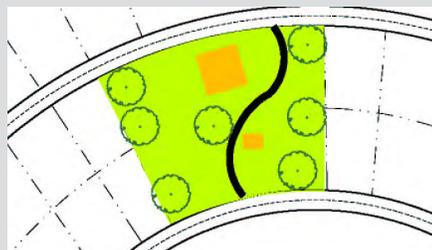
- Park shall be located adjacent to the conceptual greenway, when appropriate, or centrally located within a neighborhood and easily accessed by pedestrian and bike.
- Opportunities to share park facilities with future schools should be explored.
- Locating parks adjacent to wetlands or ponding areas should be considered to provide a buffer to adjacent uses.
- Land shall be a contiguous area of 8 to 12 acres and have a length/width ratio of no more than 3/1.
- Parks shall have a minimum of 6 acres of usable upland. This land shall be of solid subgrade and have well drained subsoils suitable to support the growth of healthy turf and athletic field use. Land should have slopes of less than 6%. Excessive slopes can hinder recreational use and development.
- Areas desired for athletic fields or landscaping shall contain a minimum of four inches of topsoil depth and a minimum average depth of six inches and be of a quality to support establishment of healthy turf and landscaping.
- At minimum park should have 150 lineal feet per acre up to 1,200 lineal feet of frontage on a public street (Figure 4.2).

Figure 4.2 - Street Frontage

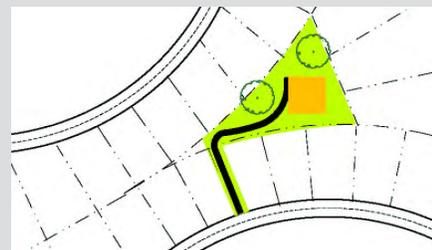
Studies have shown that parks with street frontage have a greater positive impact on neighborhood property values than parks located behind lots.

Street frontage:

- *Creates multiple opportunities for park access.*
- *Increased public awareness of park locations and amenities.*
- *Clarifies park boundaries.*



Desirable: park with street frontage



Undesirable: park without street frontage

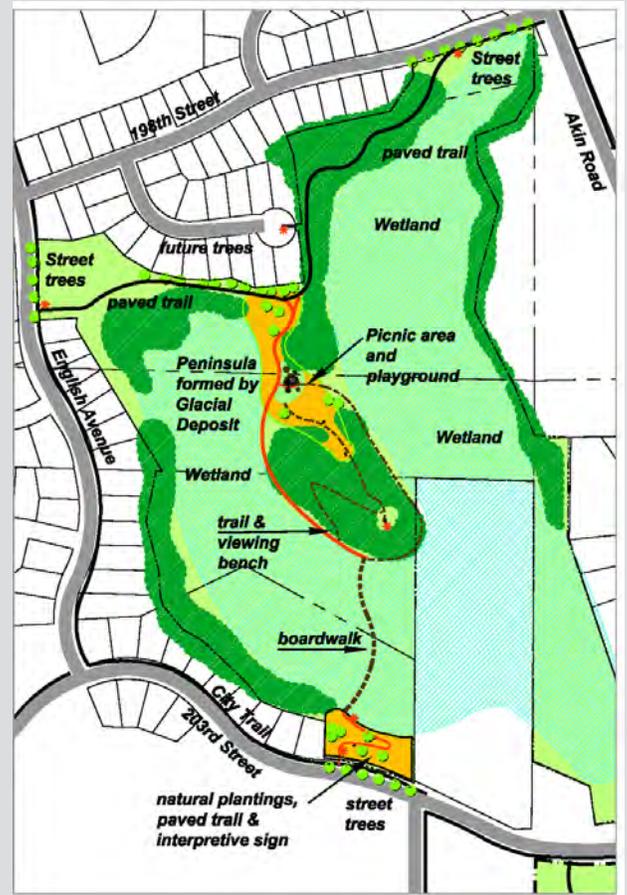
Natural Resource Parks

Natural resource parks protect and provide residents with access to existing natural resources and opportunities for passive recreation close to home. Natural resource parks preserve unique natural features such as creeks, rivers, wetlands, woodlands, and prairie. The size, configuration, and location of these parks is based on the unique natural feature and opportunities for public access, parking (if desired), and passive recreation facilities such as small picnic and children’s play areas, walking trails, bird blinds, and water access. Park development must be planned in a manner that minimizes disturbance to the natural resource.

The following site criteria apply to natural resource parks:

- Land shall be located in or adjacent to the conceptual greenway or encompass other significant natural resources.
- Park shall be easily accessible by pedestrian and bike trails and, when practical, shall have connections to trails within the conceptual greenway.
- Park size can vary greatly depending on resources present but typically shall be 2 to 40 contiguous acres. Street access to the park must be available.
- High quality upland resources that are appropriate for passive uses should receive strong considerations. Forest and woodland areas are often highly visible and treasured resources that can be lost to development, making them ideal candidates for preservation as a natural resource park.
- Grassland and wetland areas should also be considered, particularly when located in important public viewsheds. Locating parks adjacent to wetlands can buffer adjacent uses and enhance views to and from the park.

Figure 4.3 Natural Resource Park Example



Vermillion Grove Park in Farmington, MN is 37 acres of woods, prairie, and wetland. 15 acres of the park is upland. Trails connect to adjacent neighborhoods and an upland peninsula has a small picnic area and playground.

Classifications & Standards



North Community Park in Rogers is a typical Community Park

- When considering sites for a park it is essential that upland that is not ecologically sensitive land be acquired for facilities such as parking, access, picnic areas, and small play areas. Care should also be taken when designing trail and overlook systems to ensure park development does not disturb sensitive wildlife species or plant communities. Some natural areas are not appropriate for passive recreation and access may be limited to views from overlooks.

Community Parks

Community parks provide facilities for community-scale recreation, and are typically multi-field athletic complexes or contain special facilities, such as picnic shelter rental, aquatics, skate parks, multiple tennis courts, destination playgrounds, and programmed ice hockey that serve the entire community. Concentrating these facilities gives the community control over the quality of facilities, use, scheduling and impact on surroundings. Community parks serve a 1-2 mile service radius or more, depending on accessibility and facility draw. Users typically drive to the parks, although some community parks may also function as a neighborhood park for adjacent residents.

Community Parks should meet the following site criteria:

- Opportunities to share park facilities with future schools, a future community center or other public buildings should be explored.
- Land shall be easily accessed by pedestrian or bike and provide convenient and safe vehicle access to a collector or arterial street.
- Since these parks are heavily used and often are lit, adjacent land uses should be considered to avoid conflicts.
- Land shall have a continuous area of 30-60+ acres of usable upland. Consider an additional 25% for unforeseen needs. Land shall typically have a length/width ratio of no more than 3/1.
- Areas desired for active recreation shall be usable upland. This land shall be of solid subgrade, and have well drained subsoils suitable to support the growth of healthy turf and athletic field use. Land should have slopes of less than 6%. Excessive slopes can hinder recreational use and development.

Figure 4.4, Community and School Park Example



Community Park in Chaska is a typical community park with multiple ball fields, a picnic area, ice hockey, pleasure skating, and a small playground. The park shares facilities with the adjacent school.

Figure 4.5 , Park Classifications

Park Classification	Use	Service Area	Size	Site
Neighborhood Park	Provides opportunities for informal recreation close to home. Developed primarily for unstructured active recreation.	1/2-3/4 mile radius, free of major barriers such as roads, lakes or wetlands.	8-12 acres	Easily accessible to neighborhood residents and when feasible, adjacent to the conceptual greenway. Safe walking and biking access on trail networks. Site should have well-drained soils and not have excessively steep slopes.
Natural Resource Park	Protects natural resources and provides residents with access to existing natural areas close to home.	Community - wide according to natural resource patterns	Varies	Located in or adjacent to the conceptual greenway or other existing natural areas. Safe walking and biking access on trail networks. Areas that are not ecologically sensitive should be included to accommodate desired park development.
Community Park	Provides facilities for community scale active recreation; typically multi-field athletic complexes or contain special facilities that serve the entire community.	1-2 mile service radius, or more	30-60 acres	Site should be suited for community use, be easily accessible to the population it is intended to serve. Located near high traffic areas such as schools and major thoroughfares.
School /Park	Combining parks with school sites can fulfill the space requirements of neighborhood, community or special use parks.	Driven by the location of the school property	Varies	Land should be suited for active recreation use, but may include small natural areas.
Special Use Park	Specialized use areas such as public golf courses, water access, gardens and other specialized recreation uses	Community - wide	Varies	Site specific

- areas desired for athletic fields or landscaping shall contain a minimum of four inches of topsoil depth and a minimum average depth of six inches and be of a quality to support establishment of healthy turf and landscaping.

School - Parks

Opportunities for the City and School Districts to work cooperatively on recreation facility planning and park use should be explored. Shared school/parks, suitable for school and community or neighborhood park use, should be jointly selected by the School District and City and shall have the following characteristics:

- Land shall be contiguous area large enough to accommodate school site and acreage for the desired park type (neighborhood or community).
- Park land shall be located directly adjacent to a school site and shall be easily and safely accessed by pedestrian, bike, and automobile.
- Areas desired for active recreation shall be usable upland. This land shall be of solid subgrade, and have well drained subsoils suitable to support the growth of healthy turf and athletic field use. Land should have slopes of less than 6%. Excessive slopes can hinder recreational use and development.
- Areas desired for athletic fields or landscaping shall contain a minimum of four inches of topsoil depth and a minimum average depth of six inches and be of a quality to support establishment of healthy turf and landscaping.
- Land shall not include any areas of open water that could pose a safety hazard, but may have wetland areas which serve an aesthetic or environmental learning function.

Special Use Parks

Special use parks and recreation areas such as community golf courses, arenas, gardens, plazas, historic sites, skate parks, BMX bike areas, disc golf, and off leash dog areas are based on the unique, cultural, historic, or community feature or recreation activity. The size, configuration, and location of these parks will be determined by the City on an individual basis.

Trail Classification and Standards

Three types of trails are suggested for the City of Dayton, these are: independent corridor trails, separated paved trails along roadway, and connector trails.



Examples of independent corridor trails. Uses on the Luce Line Trail include walking, biking and horseback riding (top). Parallel paved and unpaved trails accommodate multiple uses and minimize conflicts (bottom).

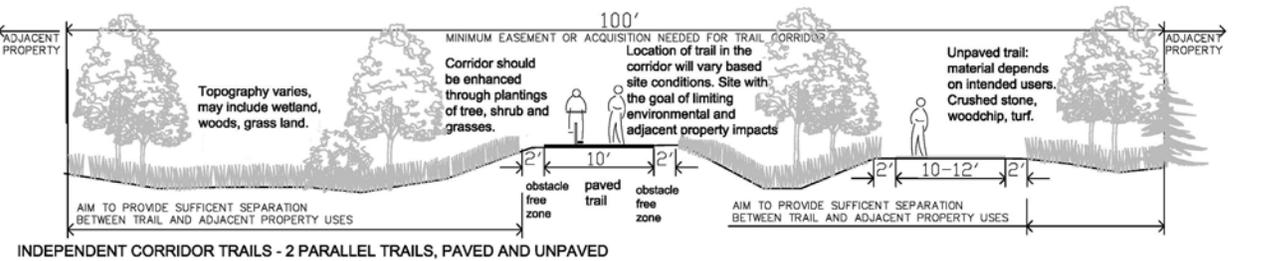
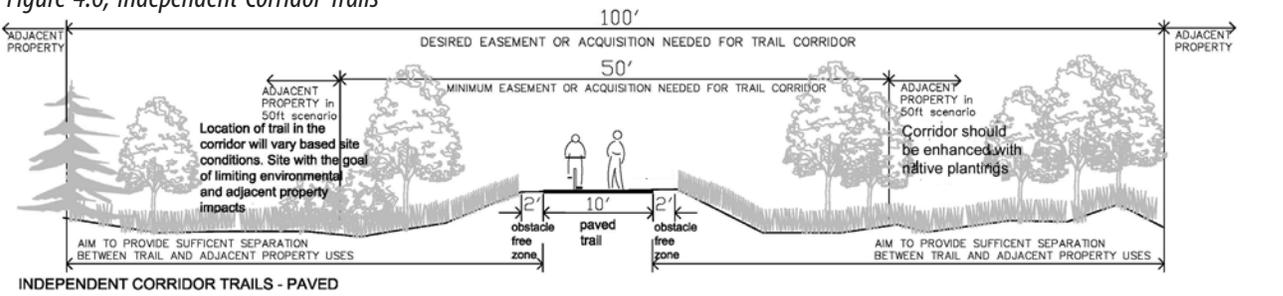
Independent Corridor Trails

Independent corridor trails, when feasible, follow natural resources and can accommodate more than one parallel trail for multiple uses. These trails are intended to provide access to natural areas. Trail uses may include: walking, in-line skating, biking, horseback riding, and cross country skiing.

Independent corridor trails should meet the following criteria:

- Trail corridor shall be located within or adjacent to the conceptual greenway or other natural resource corridor.
- Alignment shall provide adequate buffer between adjacent land uses and sensitive high quality natural resources and trail uses.
- Alignment shall, whenever feasible, be on upland soils. When crossing wet areas is unavoidable, boardwalk trails will likely be needed.
- A 50'-100' wide trail corridor is ideal. While 50' is adequate for one trail and buffer areas, 100' is an optimum width and will allow for two parallel recreational trails separated by a buffer and flexibility in trail routing (See Figure 4.6). 20' should be the a minimum width for one trail, and while not optimum, may be appropriate for connections to the city wide trail system, trails internal to residential developments, or locations where greater width is not feasible
- 10' paved or unpaved-multi use trail and, when demand warrants it, a parallel unpaved trail for horses and/or cross-country skiing.
- Land or easements shall be acquired prior to or at the time of development.

Figure 4.6, Independent Corridor Trails



Trails Adjacent to but Separated from Roads

Trails that follow roads are within the road right-of-way but are separated from the road by a grass or landscaped boulevard or drainage swale. These trails may follow state, county or local roads and are paved for walking and biking. If multiple uses on parallel trails are desired along some key roads, additional right-of-way will be needed.

Trails that are adjacent to but separated from roads should meet the following criteria. This criteria is flexible when space or other constrains are insurmountable.

- Paved 10' trail adjacent to a roadway but separated by a landscape buffer or drainage ditch.
- Minimum 30' wide corridor needed from road shoulder for a rural section. Width may be greater depending on drainage needs and trail design (See Figure 4.7).
- Minimum 22' needed from the curb edge for an urban section. Trail corridor needs may be greater depending on road and trail design (See Figure 4.7).
- Trail can be on either side of the road. If demand warrants and site conditions allow, provide trails on both sides of the road.
- Trail easements or right-of-way shall be acquired prior to or at the time of development.
- When possible, trails shall be built at the time of road construction or reconstruction and built within the road right-of-way.
- When demand warrants and space allows, parallel sidewalks and bike trails and/or bike lanes (paved shoulder next to the street) should be considered.

Figure 4.7 - Trails Adjacent to but Separated from Roads

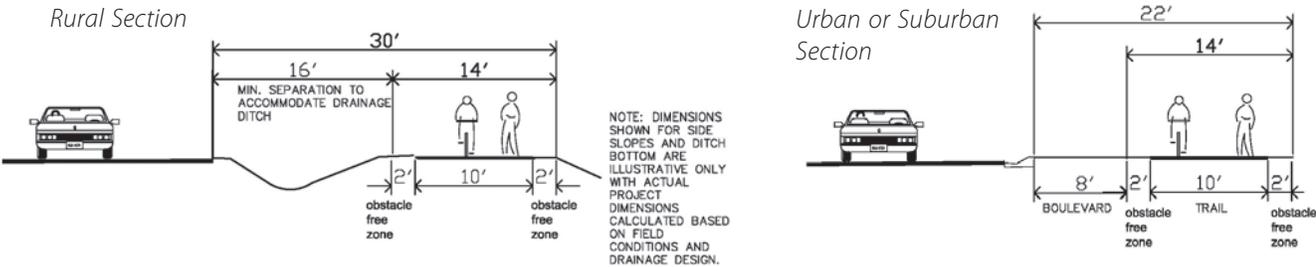


Figure 4.8 Trail Classifications

Trail Classification	Use & Location	Surface	Trail Width	Trail Corridor Width	Slope	Notes
Independent corridor trail	Trail corridors follow natural resources and accommodate 1- 2 parallel trails for multiple uses. Potential uses include: walking, biking inline skating, horseback riding, cross-country skiing	Bituminous or aggregate for walking and biking. Turf or woodchip for horseback riding. Snow surface for cross country skiing. Boardwalk in wet areas.	10'	50' - 100' optimum width. 20' minimum width for connection trails in independent corridors.	0-5% average 8-15% max.	If parallel trail is desired for horseback riding a minimum of a 10' buffer between the horse trail and walking/ biking trail. Minimum of 6-10 miles of trail needed for a usable horseback riding experience.
Trail adjacent to but separated from roads	Combined pedestrian and bicycle trail located adjacent to road but separated by a landscape buffer or drainage ditch.	Bituminous	10'	Min. 30' from road shoulder for a rural section with a drainage ditch. Width needed will vary based on drainage needs. Min. 22' from road shoulder for an urban section with curb and gutter.	0-5% average 8-15% max.	Trail can be on either side of the road. If demand warrants consider trails on both side of the road and/or separated parallel walking and biking trails and bike lanes on the road shoulder.

Connection Trails

These trails provide connections between neighborhoods, parks, community destinations, and the city-wide trail system. Trails may be adjacent to and separated from the roads or be in independent trail corridors depending on site conditions and the desired trail experience. Standards described in the categories above apply. When considering trail connections in independent corridors, the optimum corridor width is 50' as shown in Figure 4.6 and the minimum width is 20'. If more than one parallel trail is desired a 100' corridor width should be considered optimum.

Recreation Facility Standards

Recreation facility standards are prepared by the National Recreation and Park Association (NRPA) as a guide to minimum park facility sizes, space requirements, number facilities per population, and service radius. A modified version of the standards, which takes into account changing recreation trends and demands (for example, increased participation in soccer and lacrosse) is summarized in Appendix F. The standards are presented as a reference resource and should be used as a rule of thumb for minimum facility needs but should be considered flexible to account for local residential densities, local demands, and specific conditions.

5 Park, Trail, & Open Space System

Using This Section

This section begins with an overview of the park, trail, and open space (PTOS) system and is followed by objectives and policies for the system. The section is intended to assist the City when choosing park locations, trail alignments, and prioritizing areas for open space protection. The System Plan (Figure 5.1) should serve as a general guide and locations depicted should not be taken literally. A park symbol on the graphic indicates the City should aim to establish a park within that general area; not necessarily at the exact location shown. For example, the System Plan depicts a natural resource park on the north side of Diamond Lake. This indicates that the City should search for a park location anywhere on the north side of the lake; the actual park will likely not be in the exact location shown. Similarly, trail alignments shown are conceptual and represent a desire to have a trail linking one point to another. The actual alignment can, and likely will be, different from what is shown on the graphic as long as desired connections are made. Park and trail classifications are defined in Section 4 of this plan. The Open Space Opportunities map (Figure 5.2) identifies priority areas for preservation as open space and is intended to help the City identify areas where protection is desired.

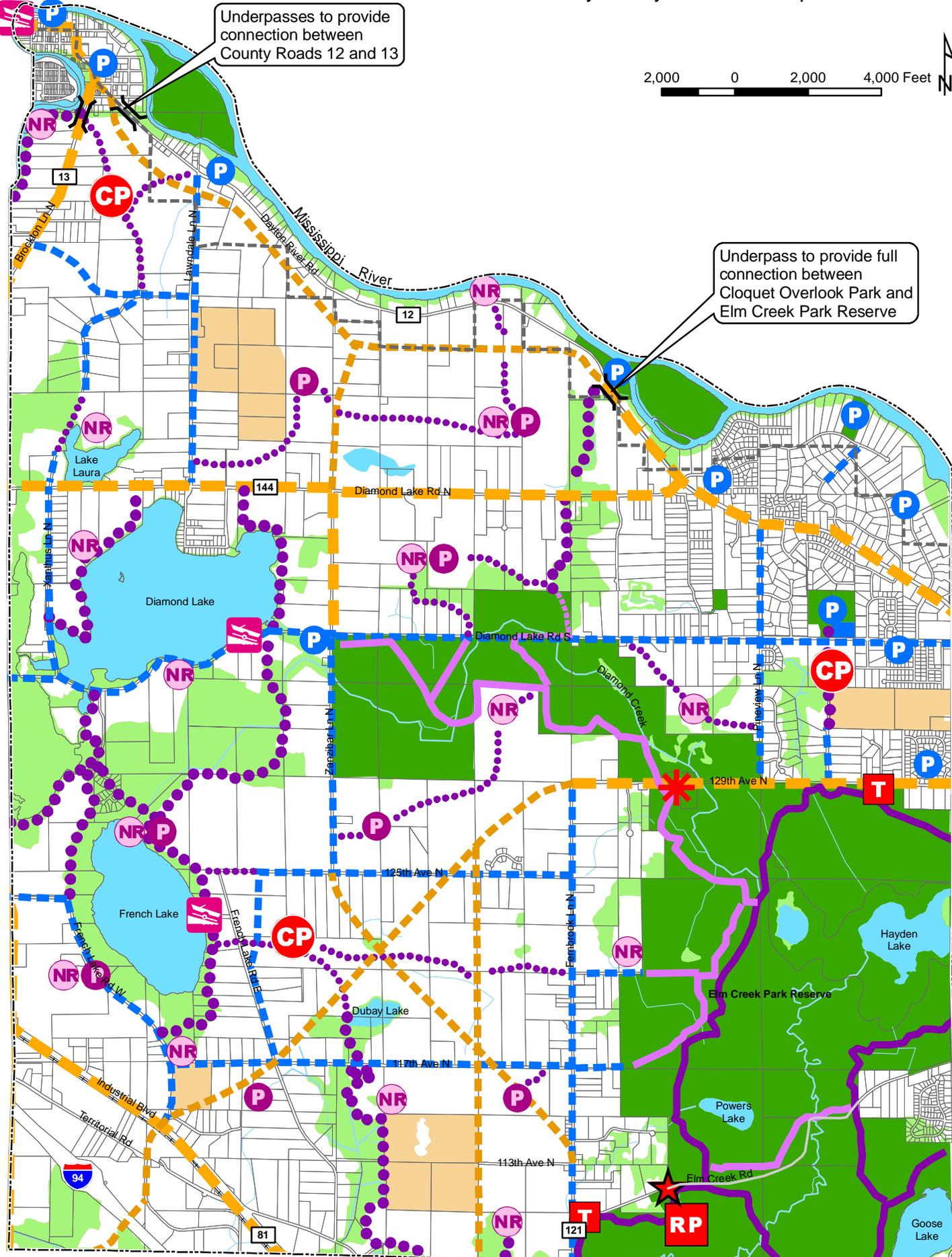
It should also be noted that the System Plan (Figure 5.1) depicts parks, trails, and open space in the entire City, though it is unlikely that the entire City will develop within the window of this plan. This plan recommends that park, trail and open space system establishment occur at the time land is developed and recognizes that some system elements suggested will likely not be built during the life of this plan unless unique opportunities, such as land donation, present themselves.

PTOS System Overview

Dayton's planned park, trail, and open space system weaves together parks, trails, and natural resources to create an integrated recreation and open space system. Parks are envisioned as a mix of neighborhood parks, which provide opportunities for informal active recreation close to where people live; natural resource parks, which offer passive activities such as picnicking and wildlife viewing and preserve treasured natural areas; and community parks, which contain facilities such as multiple fields for league sports, skate parks, or destination playgrounds for community-scale recreation. Trails are organized into a system that connects important destinations, provides access to natural resources, and creates recreational trail loops of varying

Park, Trail & Open Space Plan

City of Dayton 2007 Comprehensive Plan

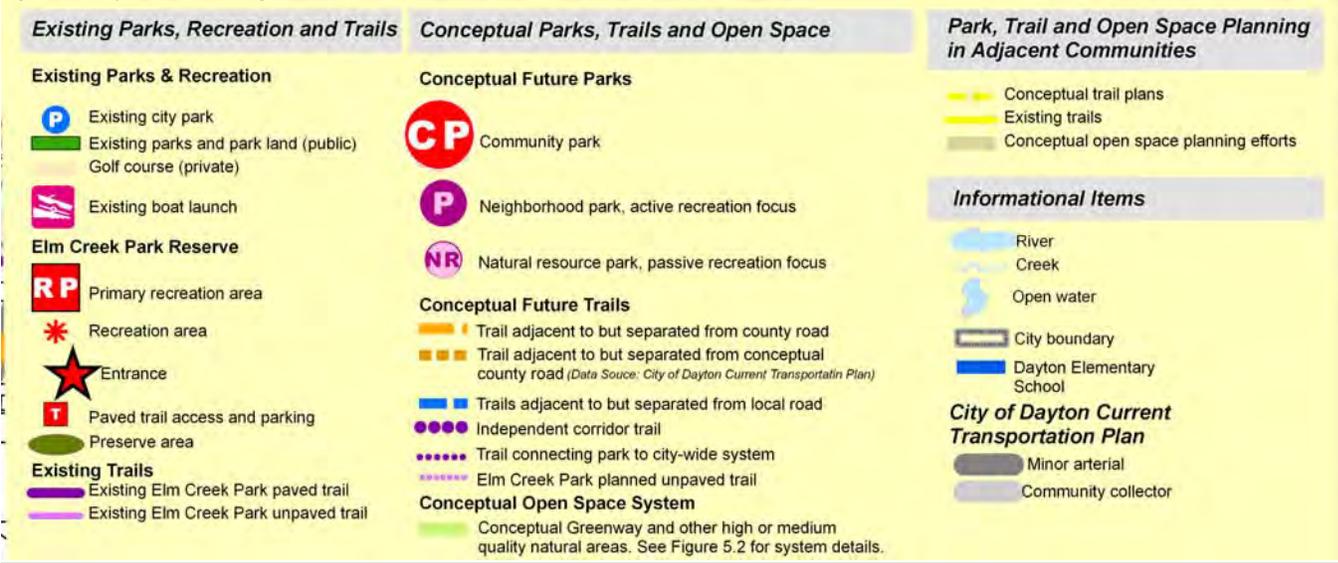


distances. The open space network, based on the conceptual greenway, offers opportunities to link and protect natural resources and, where feasible, integrates parks and trails to become the organizing framework for the overall system.

Three significant natural resource areas are focus areas for integrating natural resources with recreational access: Elm Creek Park Reserve, the Mississippi River, and the Diamond and French Lake area.

- **Elm Creek Regional Park Reserve** - Residents of Dayton are fortunate to have this significant open space, natural resource, and recreation resource in their community. The plan suggests natural resource parks along the regional park’s edge and, where appropriate, access to the park’s existing and planned trails.
- **The Mississippi River** – A trail along Dayton River Road is suggested as a recreational destination linking existing and future parks with river frontage. Today, there are four parks along the river. This plan suggests at least one more riverside park to create public access and/or views every 1-2 miles along the Mississippi. Since Dayton River Road is part of the Great River Road National Scenic Byway, there may be partnership opportunities with the Minnesota Mississippi River Parkway Commission.
- **The Diamond and French Lake area** – French Lake is one of the finest wildlife habitat lakes in Hennepin County and Diamond Lake provides opportunities for water recreation. This area is one of the most scenic in the City. The plan suggests several parks along these lakes to allow for public access and, where practical, lake front trails to provide multiple recreational loops of varying distances for public enjoyment.

Figure 5.1 System Plan Legend



Park, Trail, and Open Space (PTOS) Objectives and Policies

PTOS System Objective #1:

Create an integrated recreation and open space system.

Policies:

- Protect high quality natural resources on both public and private land including: natural uplands, wetlands, and water bodies in a connected greenway system.
- Locate parks and trails, when feasible, in or adjacent to, the conceptual greenway.
- Connect parks with a city-wide trail system.
- Provide public access to the conceptual greenway through natural resource parks and trails.

PTOS System Objective #2:

Respect landowner interests when developing the park, trail and open space system.

Policies:

- Establish the parks, trails, and public open spaces at the time land is developed.
- Limit public access to the conceptual greenway to public parks and trails.
- Identify and implement appropriate protection tools for natural resources within the conceptual greenway that balance natural resource protection with landowner interests.

PTOS System Objective #3:

Improve public access to the Mississippi River, Elm Creek Park Preserve and Diamond and French Lakes.

Policies:

- Establish at least one new natural resource park along the Mississippi River between Cloquet Overlook Park and Goodin Park to create a riverfront park every 1-2 miles. Retain the public boat launch at the confluence of the Crow and Mississippi Rivers.
- Search for park locations in the Diamond and French Lake Area. Provide at least one public boat launch on each lake. French Lake should remain for non-motorized boating only.
- Create natural resource parks adjacent to Elm Creek Park Reserve in locations where connections to the regional park's existing and

planned trail system can be made (see Figure 5.1).

- Establish a trail along the Mississippi River connecting parks along the Mississippi and providing visual access to the river. When feasible, this trail should be adjacent to the river but much of it will likely need to be aligned with Dayton River Road due to land ownership patterns. If the Dayton River Road is realigned, the City should capitalize on opportunities for a trail parallel to the current road, which would likely become a local road. The City should also explore partnership opportunities associated with the Great River Road National Scenic Byway.
- Create two trail alignments connecting Elm Creek Park Reserve to the Mississippi River. The eastern alignment should travel north from 129th Ave. along Jonquil Lane to Central Park, and then north to the river. A second trail should be created from the northern boundary of Elm Creek Park Reserve and follow the conceptual greenway north to Cloquet Overlook Park (see Figure 5.1).
- Connect City trails to existing and planned trails in Elm Creek Park Reserve.
- Create an independent corridor trail in or adjacent to the conceptual greenway connecting Elm Creek Park Reserve to DuBay Lake. Coordinate with Maple Grove for the segment of the trail that travels along Rush Creek.
- Establish loop trails around and between French and Diamond Lakes. Aim for alignments in independent corridors with views to the lake unobstructed by development. Because of land ownership patterns and wetlands some trail sections will likely need to follow roads. Boardwalk trails in wet areas will likely be necessary.

PTOS System Objective #4:

Create an accessible system

Policies:

- Integrate handicapped accessible design in to all park, trail and open space improvements, when feasible.
- Meet or exceed standards for handicapped accessibility as required by law.

PTOS System Objective #5:

Preserve Dayton's cultural and natural history.

Policies:

- When feasible and appropriate, incorporate historic buildings or

archeological sites into the park, trail, and open space system.

- Preserve examples of the region's natural history as part of the open space system.
- Explore interpretation and education opportunities for historic/archeological sites, natural resources, and natural history.

PTOS Objective #6:

Give residents access to the City's treasured natural areas as well as provide locations for informal active recreation close to where people live.

Policies:

- Create natural resource parks with a passive recreation focus in or adjacent to the conceptual greenway or in other high quality or important natural areas. Park locations should follow natural resource patterns and be distributed throughout the City. Use the System Plan (Figure 5.1) and the site criteria outlined in Section 4 as a guide for park locations.
- Consider developing Wildwood Springs Park and Dayton Highlands Park as natural resource parks.
- Aim to create at least one neighborhood park with an active recreation focus per area bound by roads classified as community collector or higher. These roads are depicted as thick grey lines on Figure 5.1. These areas vary greatly in size. Large areas will require more than one park and some very small areas developed at rural residential densities will not require a neighborhood park. Use the System Plan (Figure 5.1) as a general guide for locations and number of parks. Community parks may provide the function of neighborhood parks for residents in close proximity.
- Use the neighborhood park definition and site selection standards outlined in Section 4 when considering specific sites for neighborhood parks.
- Explore opportunities for school-parks that will serve a neighborhood park function at future school locations (see Section 4).
- Develop Leather's Park as a neighborhood park.
- Explore opportunities to combine natural resource and neighborhood park functions in one larger park that combines both functions. Locations where this may be desirable are indicated with a neighborhood park symbol adjacent to a natural resource park symbol on the System Plan (Figure 5.1).

PTOS Objective #7:

Create community parks as places for unique recreational facilities or heavily

programmed athletic fields intended to serve the entire community.

Policies:

- Establish a system of community parks. Use the System Plan (Figure 5.1) as a general guideline for park locations. Three community parks are suggested: one in the northeast of Dayton, one in close proximity to the Historic Village, and a third in the southern portion of the City. These locations are intended to be very general. For example, the park depicted in the southern portion of the City should be located anywhere south of South Diamond Lake Road.
- Use the site standards outlined in Section 4 of this plan when considering specific sites for community parks.
- Explore opportunities for school-parks at future school locations (see Section 4).

PTOS System Objective #8:

All residents should live within walking distance of a city park.

Policy

- Distribute parks so that most residents live within a 10 minute walk from a natural resource, neighborhood, or community park (a half mile, free of barriers such as busy roads or lakes, rivers or large wetland complexes). All residents should live within a 20 minute walk (1 mile barrier free radius) from a park. Use the System Plan (Figure 5.1) as a general guide for park locations.

PTOS System Objective #9:

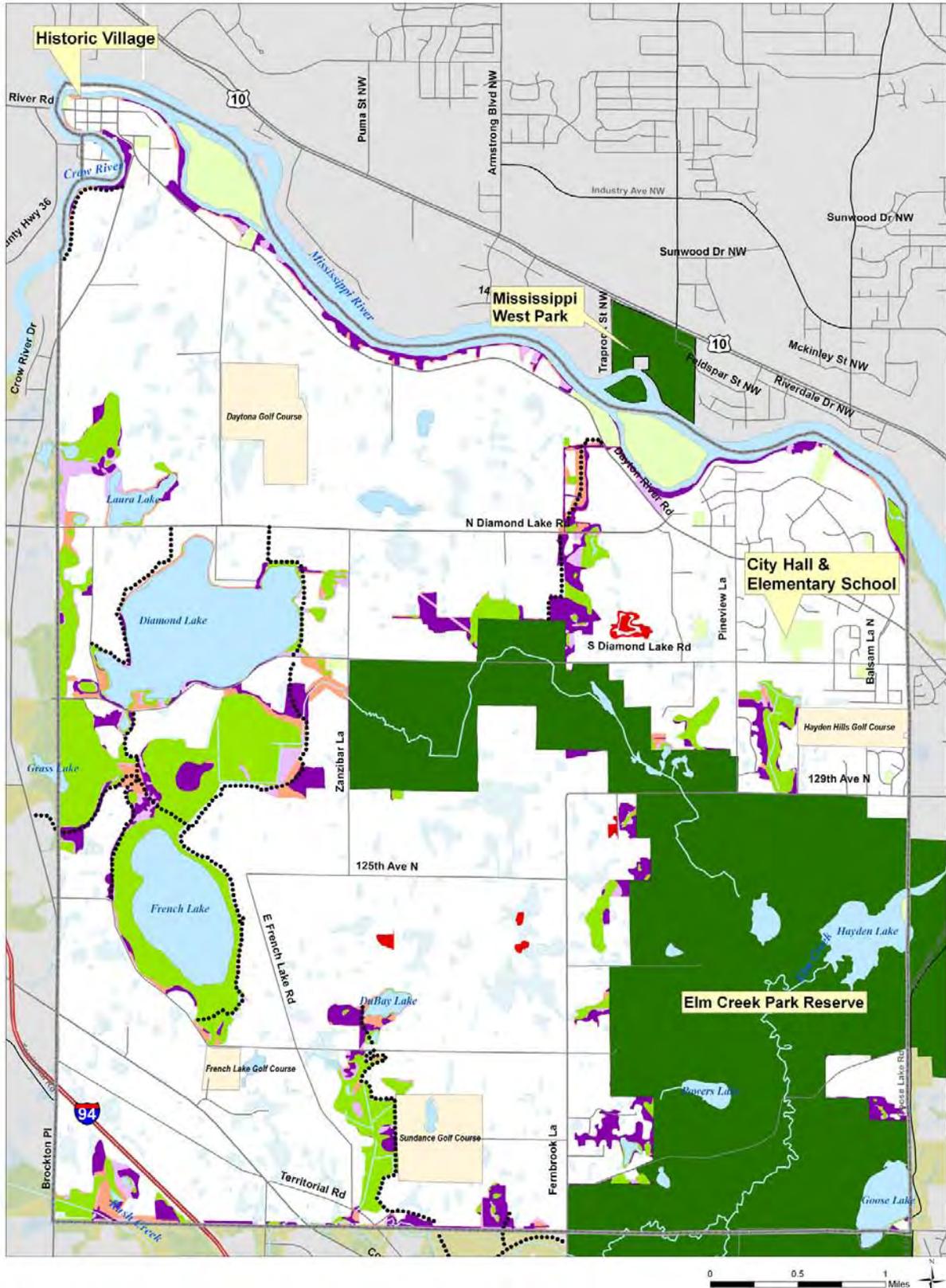
Create a city-wide trail system that is a safe place for residents to walk and bike from their homes to parks, schools, commercial areas, and other important destinations as well as to provide recreational trail loops of varying distances.

Policies:

- Use the conceptual trail alignments shown on the System Plan (Figure 5.1) and categories and standards outlined in Section 4 as a general guide for trail alignments.
- Establish trails along all roads classified as community collector or higher.
- Create trails on all local roads shown on the System Plan (Figure 5.1). Consider trail alignments along new local roads to create a complete trail network.
- Integrate independent corridor trails with the conceptual greenway to provide physical and/or visual access to natural

Park, Trail & Open Space System

Figure 5.2 Open Space Opportunities



resources, when feasible (see Section 2 for definition and standards).

- Connect all new residential developments to the city-wide trail system with connection trails (see Section 2 for definition and standards).
- Link all existing and future parks and schools with the city-wide trail system. These trails are shown as conceptual trails connecting parks to the city-wide system on the System Plan (Figure 5.1).
- Establish trail alignments and build trails at the time land is developed or roads are constructed.

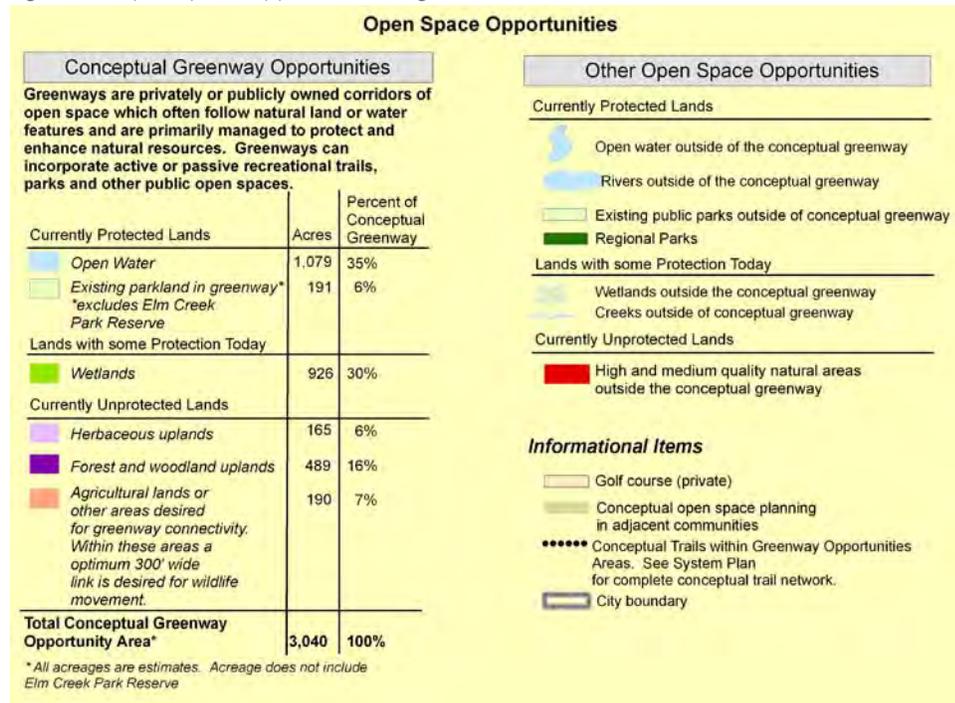
PTOSS System Objective #10:

Integrate Dayton’s trail system with the regional trail system.

Policies:

- Provide trail connections to existing and planned trails as shown on the System Plan (Figure 5.1)
- Make a connection to Hassan’s conceptual greenway system trails between French Lake and Diamond Lakes.
- Work with Three Rivers Park District to determine preferred

Figure 5.2 Open Space Opportunities Legend



alignments for the Rush Creek Regional Trail and the Crow River Regional Trail.

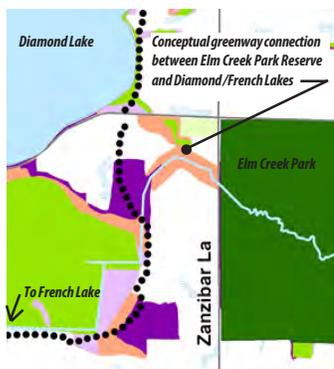
PTOS System Objective #11:

Preserve open space in a connected system that links the City's highest quality natural resources in order to protect the City's natural heritage and rural character; to retain ecological integrity and connectivity; to facilitate wildlife movement; and to contribute to improving water quality.

Policies:

- Use the Open Space Plan (Figure 5.2) as a guide when evaluating lands for protection.
- Consider natural and semi-natural uplands areas within the conceptual greenway, which have no protection today, the highest priority for protection as open space (see Figure 5.2).
- Ensure the conceptual greenway functions as a connected system by linking natural uplands, wetlands, and open water. A 300' corridor for wildlife movement is optimum. See Figure 5.3 for details of the connection between Elm Creek Park Reserve and Diamond and French Lakes.
- Consider high and medium quality natural areas that are not part of the conceptual greenway as a high priority for protection as permanent open space (see Figure 5.2).
- Identify and protect lands that are within viewsheds that express community character.
- Identify additional protections desired for wetlands and shorelands (see Figure 5.2).
- Incorporate historic resources such as the old town hall, archeology sites and historic barns into the conceptual greenway to retain Dayton's cultural character, when feasible.

Figure 5.3, Detail of Elm Creek Park Reserve / Diamond/French Lake Conceptual Greenway Connection



PTOS System Objective #12:

To integrate parks and trails with the conceptual greenway to create a connected system.

Policies:

- Locate natural resource parks and independent corridor trails within or adjacent to the conceptual greenway (see Figure 5.1).
- Respect the ecological function of high and medium quality lands

that are sensitive to human impacts. If these areas are desired as natural resource parks limit facility development to preserve the ecological integrity of the site. Locate trail alignments in a 50'-100' buffer around sensitive lands.

- Locate neighborhood and community parks adjacent to the conceptual greenway, when appropriate. Create trail connections between parks and trails within the conceptual greenway.

6 Implementation



Overview

Within the timeframe of Dayton’s 2030 Comprehensive Plan, the City is projected to experience increasingly significant population growth and land development, which will demand a strong comprehensive park, trail and open space (PTOS) plan that is backed up by strong implementation tools. As future growth and development occurs in the community, the City will be faced with critical opportunities to guide development appropriately and preserve land incrementally for its long-term park, trail and open space system. In order to achieve Dayton’s future vision and comprehensive plan for a city-wide park, trail and open space system, it is necessary for the City of Dayton to identify effective implementation tools and incorporate them into the City’s regulations (subdivision and zoning) and programs (funding, education, partnerships, etc). This section of the plan begins the implementation process for the park, trail and open space plan – moving the comprehensive future plan from concept toward reality.

Communities have typically developed comprehensive park and trail plans that were based primarily on the population size of the community, standards for the quantity of park space per person, and equitable access/proximity to park facilities and trails throughout the community. Dayton’s forward-thinking vision and plan for incorporating the community’s important natural resource areas into its park, trail and open space system will help the City preserve its most valued natural resources areas as part of its city-wide park, trail & open space system. Dayton’s vision and plan also necessitate a broader range of implementation tools than are used by the typical community.

Implementation of Dayton’s Parks, Trails and Open Spaces (PTOS) Plan can be achieved in a variety of ways: using the City’s current parks, trails and open space preservation tools, adapting some of these tools to make them more effective, and considering potential new tools. The most effective open space preservation tool(s) may vary by type of open space desired (parks, trails, natural resource and/or open space areas), the proposed development type, and the type(s) of existing natural resources involved. One tool does not fit all situations. Implementation of the Plan is based on some general assumptions regarding the City’s resources for planning its comprehensive park, trail and open space system:

- Connection to the City’s Comprehensive Land Use, Transportation and Environmental/Natural Resources Protection

Plan. Although the Park, Trail and Open Space Plan is a chapter of the City's Comprehensive Plan, it is essential that the PTOS Plan align with the other chapters of the City's 2030 Comprehensive Plan. Comprehensive Land Use Plans are intended to provide general long-term guidance for land uses patterns and intensities, so any designation of parks, natural resource and open space areas on the Land Use Plan should also be general and somewhat flexible in nature. Park/Public Facility is a current Land Use Category that should also reflect the parks, natural resource and open space areas designated in the PTOS Plan. Similarly, approximate locations of trails and parks should align with the Transportation Plan's street system. Natural resource and open space goals should align with the objectives and policies of the Environmental/Natural Resources Protection chapter.

- **Effective use of limited resources.** If the City possessed an unlimited amount of money, implementing the Plan would be a much simpler undertaking. Since Dayton, like most cities, operates with limited financial resources, the City must identify and understand all of the tools available for protecting and acquiring land as well as funding park and trail improvements identified in the Plan.
- **Strategic investments based on community priorities.** Although each improvement or addition to the City's park, trail and open space system enhances the system, it produces different benefits for different users. The City should thoroughly evaluate each investment opportunity that it is faced with against the City's priorities for developing its park, trail and open space system to ensure that the City's limited funds are targeted toward the most important improvements.
- **Collaborative efforts with other stakeholders.** The vision for a park, trail and open space system within Dayton is not held solely by the City. Other stakeholders, such as Hennepin County, Three Rivers Park District, MnDNR, the watershed districts, National Park Service, property owners and others, share similar visions and outcomes as those established in this Plan. Shared visions can create the opportunity for collaborative solutions. Creating partnerships and leveraging funding from other stakeholders expands the City's potential funding resources.

Implementation Objectives and Policies

Future implementation of the Plan should be guided by the following Objectives and Policies:

Implementation Objective #1:

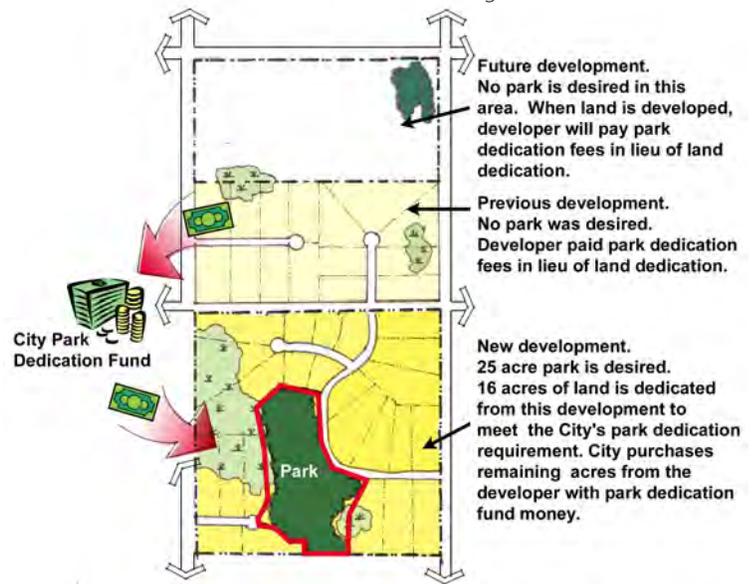
Require the dedication of at least ten (10) percent of net developable land for

public park, trail, natural resource, and/or open space uses, when land is platted, subdivided or developed. Public/park land dedication is probably the most important tool for implementing Dayton’s Park, Trail and Open Space Plan. If the proposed dedication land does not meet the goals of the City’s Park, Trail and Open Space Plan, the City shall have the option to require fees in lieu of land for use in acquiring land for public purposes elsewhere in the City, for developing existing public sites or for debt retirement in connection with land previously acquired for public purposes.

Policies:

- Accept proposed dedication land only if the property meets a goal clearly identified in the Plan.
- Ensure that public/park land dedication fees are based on the current fair market value of the land in the subdivision. This strategy ensures that the requirements of the state statutes related to public/park land dedication are met and simultaneously preserves sufficient funding for the City to purchase desired system lands of equal acreage elsewhere in the City.
- Enhance the City’s public/park land dedication ordinance to ensure that dedication outcomes are in direct alignment with the goals of the Park, Trail & Open Space Plan. The nexus between the land/fees required for dedication and the Plan goals needs to be clear and defensible. This Plan clearly establishes that nexus. More specifically, the dedication ordinance should clearly identify standards for land suitability, such as the land’s size, shape, topography, soil conditions, drainage, tree cover, and accessibility.
- Use monies received from payments in lieu of land to acquire land elsewhere in the City and to develop park, trail and open space amenities needed to implement the goals of this Plan.
- Ensure that all forms of development contribute equitably to the system of parks, trails and open spaces described in this Plan. New development brings more people who will need parks, trails and open space amenities but also consumes some of the City’s valuable undeveloped land resources. Thus the development’s impact on the PTOS system should not be measured solely on the

Figure 6.1 Park Dedication



additional number of people or households, but also on the development's impact on the character of the previously undeveloped land.

- Discourage private parks within individual developments that interfere with the City's plan for a public park, trail and open space system and credit will not be granted toward the dedication requirements of the proposed plat.

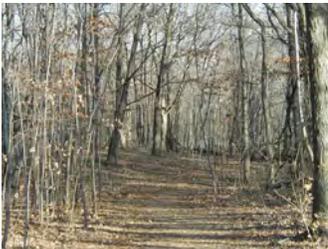


Implementation Objective #2:

Ensure that sufficient space is preserved for any trails identified in the Park, Trail and Open Space Plan at the time land is platted, dedicated or developed, either within public street rights-of-way, independent public trail rights-of-way, or public trail easements.

Policies:

- Require dedication of an additional 22 ft. wide corridor minimum for trails within public right-of-ways with an urban design (curb and gutter). Width need may vary based on specific conditions, desired pedestrian/cyclist experience, desired uses, and trail design.
- Require dedication of an additional 30 ft. wide corridor minimum for trails within public right-of-ways with a rural design (no curb & gutter). Width need may vary based on specific drainage needs, desired pedestrian/cyclist experience, desired uses and trail design.
- Require dedication of land or a public trail easement with a minimum width of 20 ft. for any independent trail corridors.
- Construct trails within public rights-of-way at the time the street is constructed or reconstructed, whenever possible.



Implementation Objective #3:

Strengthen the preservation and protection of the City's high quality natural resource areas, including steep slopes, wooded areas, and wetlands, to enhance the City's overall system of parks, trails and open spaces.

Policies:

- Explore the possibility and implications of establishing City regulations to preserve and protect steep slopes citywide. Steep slopes 12% or greater are currently protected within the Mississippi River Critical Area corridor by the Mississippi River Corridor Overlay Zoning District but are not protected by regulations elsewhere in the City.
- Explore the possibility and implications of expanding the City's tree preservation regulations, particularly the protection of

significant wooded/forested areas or tree clusters that are an important element of Dayton’s natural heritage and community character. The City’s current tree preservation regulations only protect individual trees that are significantly large.

- Explore the possibility and implications of establishing City regulations to **increase the protection of wetlands**, including a buffer area that limits development for water quality and wildlife habitat purposes.
- Explore the possibility and implications of establishing a **Natural Resources/Open Space Preservation Land Use Category** that could be mapped on the City’s Comprehensive Land Use Plan, similar to the Agriculture and Parks/Public Facility categories are used to preserve open space land and limit development.
- Explore the possibility and implications of establishing a **natural resources/greenways overlay zoning district** that could contain additional requirements for protecting natural resources and cluster development, which could be applied to properties in the greenway opportunity areas.

Implementation Objective #4:

Strengthen the City’s new subdivision application submittal and review process to ensure that the City’s priority natural resource, open space and greenway opportunity areas are identified and opportunities for preservation of these areas are optimized at the time land is subdivided, platted or developed.

Policies:

- Require all new subdivision proposals to clearly identify existing natural resources in a **natural resources inventory**, including topography, surface water, drainageways, wetlands, floodplains, soil types, trees and other vegetation types.
- Establish **design standards** relating to preservation of natural resources/features, open spaces and greenway opportunity areas in the subdivision and planned unit development (PUD) overlay zoning district application requirements.

Implementation Objective #5:

Explore alternative development strategies that provide clear incentives for preserving natural resource, open space and greenway opportunity areas.

Policies:

- Consider the addition of **strong incentives or requirements for cluster development** and the preservation of natural resource and open space areas to the Planned Unit Development zoning overlay



district, such density bonuses and reduced lot sizes.

- Explore the possibility and implications of establishing a **cluster development overlay zoning district** that could contain additional requirements for protecting natural resources and cluster development, which could be applied to properties in the greenway opportunity areas.
- Explore the possibility and implications of establishing a **Transfer of Development Rights (TDR) program** as a means for the development community to purchase the development rights from one area of the community (a sending zone) and utilize those additional development rights on a property in a different area of the community (a receiving zone). The intent would be to allow or promote more focused or intense development in areas where it will have less impact on natural resources.

Implementation Objective #6:

Identify and consider other land acquisition and protection strategies to supplement the City's capacity to assemble the parks, trails and open space system.

Policies:

- Identify and encourage any property owners that are potentially interested in protecting the natural features of their land to consider **donation of land** to the City or a land conservation organization, such as the Minnesota Land Trust, Nature Conservancy or others.
- Identify and encourage property owners that are potentially interested in granting a **voluntary and permanent conservation easement** on portions of their land that they desire to preserve in its natural state.
- Consider **direct purchase of land from willing sellers** when critical opportunities emerge, using the public/park land dedication fund or other funding, e.g. general revenues, unrestricted monies, grants or loans. Each land acquisition opportunity should be evaluated in the context of the City's Parks, Trails and Open Space Plan. The sale of land to the City may be done in a manner that has positive tax benefits for the property owner.
- Consider **seeking voter approval to issue bonds or levy a tax** for the acquisition and improvement of parks, trails, natural resource and open space lands when critical opportunities/needs emerge and other funding resources are inadequate. While the City would have the ability to levy property taxes to finance the bonds, public/park

land dedication fees and other available revenues could be used to offset a property tax levy.

- Identify and encourage property owners that are potentially interested in enrolling in **natural resource and land preservation programs**, such as the Reinvest in Minnesota Reserve Program (MN Board of Water & Soil Resources), Metropolitan Agricultural Preserves Program (Metropolitan Council), Natural Resource Incentives for Critical Habitat Program (Hennepin County) and others.
- Identify **potential partnerships and grants** that the City could leverage in the preservation of natural resource and open space lands, such as Three Rivers Park District, Hennepin County, MnDNR, National Park Service, watershed districts, adjacent communities, and others.

Implementation Tools - Existing and Potential

Implementation tools for park, trail, natural resource and open space areas can essentially fall into four general categories:

- City’s Comprehensive Plan objectives and policies
- City’s Subdivision Ordinance requirements
- City’s Zoning Ordinance requirements
- Other tools, including state laws/regulations and various voluntary programs

The City of Dayton currently has many implementation tools in place but also has the potential to improve some of these tools and establish some new tools. Since implementation tools generally are different between parks, trails, natural resources preservation and open spaces preservation, this section addresses the current and potential implementation tools for each of these four components individually. In addition, Appendix E (Implementation Tools) provides a description of all the current and potential implementation tools.

Parks Implementation Tools

Current Tools

The City of Dayton currently has the following implementation tools that can be used for park land acquisition and improvements.

- Comprehensive Plan Land Use Categories that the City can apply to land in its Future Land Use Plan, requires an amendment or update to the City’s Comprehensive Plan:
 - Park/Public Facility;
 - Commercial Recreation;



Implementation

- Dedication of Land for Public Purposes – a requirement of the City’s Subdivision Ordinance for all new subdivisions;
- Public Recreation Zoning District can be applied to land through the rezoning process;
- Planned Unit Development Overlay Zoning District can be applied to land through the rezoning process.

Potential New and Modified Tools

The implementation strategy for parks includes the following new and modified tools/strategies:

- 1) Modify public/park land dedication ordinance
- 2) Consider voter-approved bonds and taxes

Trails Implementation Tools

Current Tools

The City of Dayton currently has the following implementation tools that can be used for trail land acquisition and improvements:

- Public trail easements placed on private land in favor of the City,



Figure 6.2 Implementation Tools

TOOL DESCRIPTION	TOOL IS APPROPRIATE FOR:			TOOL CURRENTLY USED IN DAYTON?
	PARK ESTABLISHMENT	TRAIL ESTABLISHMENT	OPEN SPACE AND/OR NATURAL RESOURCE PROTECTION	
1. Comprehensive Plan Land Use Categories that Preserve Parks and Open Spaces	✓		✓	✓
2. Comprehensive Plan Environmental Protection Goals and Policies			✓	✓
3. Mississippi River Corridor Plan and Overlay Zoning District	✓	✓	✓	✓
4. Public Recreation, Agricultural, and Special Agricultural Zoning Districts	✓		✓	✓
5. Shoreland Overlay Zoning District			✓	✓
6. Floodplain Ordinance			✓	✓
7. Tree or Wooded Area Preservation Ordinance			✓	✓
8. Wetland Conservation Laws			✓	✓
9. Public/Park Land Dedication Ordinance	✓	✓	✓	✓
10. Cluster Development	✓	✓	✓	✓
11. Subdivision Ordinance requirements in favor of natural resource protection			✓	✓
12. Steep Slope Buffer Ordinance			✓	
13. Natural Resources or Greenways Overlay District			✓	
14. Transfer of Development Rights	✓		✓	
15. Conversion of township roads to public right-of-way		✓		✓
16. Donations	✓	✓	✓	✓
17. Voluntary Open Space and Natural Resource Preservation Programs			✓	✓
18. Partnerships & Grants	✓	✓	✓	✓
19. Voter approved bonds and taxes	✓	✓	✓	

which typically occurs as part of the platting and approval process for a new subdivision;

- Dedication of Land for Public Purposes (parks, trails and open space) – a requirement of the City’s Subdivision Ordinance for all new subdivisions;
- Accommodating adequate space for public trails when platting and dedicating land for public rights-of-way - a requirement of the City’s Subdivision Ordinance for all new subdivisions;
- Conversion of township roads to public right-of-way at the time of platting of new subdivisions, which MN state law allows.

Potential New and Modified Tools

The implementation strategy for trails includes the following potential tools/strategies:

- 1) Add standards for conversion of township roads to public right-of-way to accommodate trails

Natural Resource Areas Implementation Tools

Current Tools

- Environmental Protection Goals & Policies
- Mississippi River Critical Area Plan
- Dedication of Land for Public Purposes – Subdivision Ordinance
- Mississippi River Overlay Zoning District
- Floodplain Ordinance
- Shoreland Ordinance/Overlay Zoning District
- Tree Preservation & Replacement, Tree Disease & Landscaping Requirements
- Planned Unit Development Overlay Zoning District

Potential New and Modified Tools

- Establish a city-wide Steep Slopes Zoning Ordinance
- Amend City’s Tree Preservation Ordinance to protect wooded areas/ significant clusters of trees
- Establish a wetlands buffer ordinance and require conservation easements
- Amend Subdivision Ordinance to require rather than request submission of a Resource Inventory with new subdivision applications
- Amend Subdivision Ordinance to add protection of greenway opportunity areas to the minimum design standards for a new



subdivision

- Add a Natural Resources/Open Space Preservation land use category
- Establish and apply a Natural Resources Overlay Zoning District
- Modify PUD Ordinance to encourage or require cluster development in certain area of the city
- Add a cluster development zoning/overlay district and apply to desired natural resource preservation areas
- Require conservation easements be placed on all natural resource preservation areas
- Establish a Transfer of Development Rights Program (Subdivision or Zoning)
- Provide education and advocacy for land donations
- Serve as a resource center for natural resource preservation programs and regulations
- Identify partnerships and grants supporting natural resources preservation
- Consider voter-approved bonds and taxes



Open Space Areas Implementation

Current Tools

- Comprehensive Plan Land Use Categories – Agricultural/Urban Reserve
- Dedication of Land for Public Purposes – Subdivision Ordinance
- Agricultural and Special Agricultural Zoning Districts
- Planned Unit Development Overlay Zoning District
- Metropolitan Agricultural Preserves Program

Potential New and Modified Tools

- Add a Natural Resources/Open Space Preservation land use category
- Modify PUD Ordinance to encourage or require cluster development in certain area of the city
- Add a cluster development zoning/overlay district and apply to desired open space preservation areas
- Require conservation easements be placed on all open space preservation areas
- Establish a Transfer of Development Rights Program (Subdivision or Zoning)
- Provide education and advocacy for land donations

-
- Identify partnerships and grants supporting open space preservation
 - Consider voter-approved bonds and taxes

Ongoing Planning

Ongoing planning is an essential step in the implementation of this Plan. The focus of this ongoing planning will be to provide additional information that is needed to make effective decisions and use of resources at a more detailed level. Some of these ongoing planning efforts are:

- Target locations for neighborhood parks, natural resource parks and community parks are needed to facilitate actual park development strategies. While the specific siting of the park occurs with platting, the general location enables the City to determine the service area. This information guides negotiations for public/park land dedication and park development funding.
- Continued planning involves strong ongoing relationships with other communities and jurisdictions that can help with development of parks, trails and open spaces in Dayton. This Plan should be used to shape the park, trail/road and open space improvements in Dayton. Understanding the scope and timing of projects of other communities and jurisdictions will help guide investments made by Dayton.
- Ongoing planning involves education to share the vision for Dayton's park, trail and open space system and inform property owners of options for land preservation.
- Prioritization of important elements and links within the overall system will help to guide use of limited funding resources and identify property owners with whom to begin discussing future planning options.
- Ongoing review of the City's Comprehensive Plan and ordinances is vital to the success of this Plan. Modification of existing implementation tools and establishment of new tools will improve the likelihood of achieving the goals of this Plan.
- A Functional Assessment of the existing wetlands in Dayton is an important planning step in helping to rationalize additional protections that may set differing setback requirements based on the actual functional value of a specific wetland. This assessment can either be done community-wide or be required as part of each new subdivision application. The community-wide approach tends to be more efficient and valuable overall due to the fact that the wetlands are analyzed more broadly as a system rather than on a parcel-by-parcel basis.
- Incorporating the implementation goals of the PTOS Plan into the City's Capital Improvements Program (CIP) allows the City to compare estimated project costs with potential funding sources over

a five- to ten-year period and then prioritize projects to make the best use of available funding sources. By looking at future needs, the City is better able to identify funding sources to fill gaps and to coordinate projects with other jurisdictions. As an ongoing planning effort, a CIP will help Dayton better manage the projects and decisions related to development of the overall system.

Next Steps

The following actions have been identified as priority next steps for the City to pursue implementation of the PTOS Plan's objectives and policies:

- 1) Enhance the City's Public/Park Land Dedication Ordinance to ensure that dedication outcomes are optimized and in direct alignment with the goals of the PTOS Plan.
- 2) Enhance the City's subdivision application requirements to require (as opposed to encouraging) submission of a natural resource inventory and ensure that all natural resources information, including the conceptual greenway, is required as part of this submission. Subdivision/PUD application checklist should also require that subdivision applications address any elements of the City's PTOS Plan that are within or adjacent to the proposed subdivision to ensure that sufficient right-of-way is platted and the site design works with the location and design of future trails and parks.
- 3) Study the potential for establishing a wetland buffer ordinance that ensures protection of the vegetative and functional values of existing wetlands.
- 4) Study the potential for establishing a tree/woodlands preservation overlay district.
- 5) Study the potential for establishing a natural resources overlay district.
- 6) Study the potential for establishing a steep slopes preservation ordinance outside of the Mississippi River Corridor.
- 7) Assess and enhance the City's existing PUD overlay districts to optimize the benefits & incentives of cluster development.
- 8) Proactively work with Three Rivers Park District to determine the preferred alignments of the regional trail connection between Elm Creek Park Reserve and Crow Hassan Park Reserve and the Crow River regional trail.
- 9) Proactively work with Hennepin County to coordinate the planned realignment of Dayton River Road (County Road 12) and establishment of a river trail within the existing road right-of-way.
- 10) Coordinate the integration of the PTOS Plan's trail system with the update of the Transportation Chapter of the Comprehensive Plan and any needed revisions to subdivision regulations, such as adequate road right-of-way widths to accommodate trails.

Appendices

Appendices

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A Park Fact Sheets

CENTRAL PARK



CENTRAL PARK

Classification

School Park

Location

12260 South Diamond Lake Road

Size

40 acres total (including school property); 39 acres upland

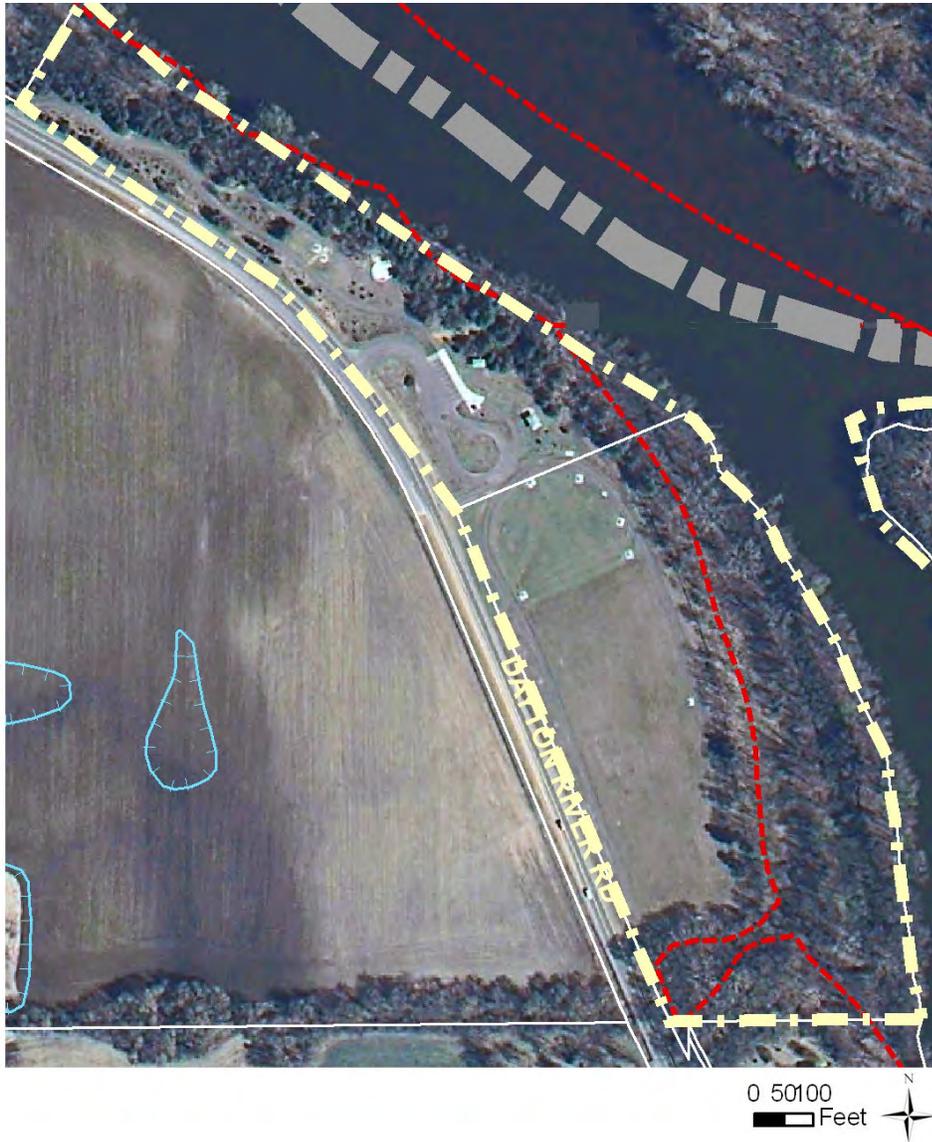


Recreational Development

- Playground
- Picnic tables
- Picnic Shelter
- Trails
- Basketball court
- Ballfields (4)
- Restrooms
- parking lot (shared w/school)
- Soccer field (shared w/school)
- Running track (shared w/school)
- Ice Hockey



CLOQUET OVERLOOK PARK



Recreational Development

- Picnic tables
- Picnic Shelter
- Trails
- Restrooms
- parking lot

Other Amenities

- Wetland/Woods
- Overlook Mississippi River

CLOQUET OVERLOOK PARK

Classification

Special use park

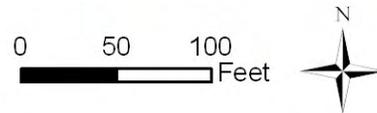
Location

Dayton River Road

Size

16 acres total; 11.25 acres up-land

DAYTON HIGHLANDS PARK



DAYTON HIGHLANDS PARK

Classification

Neighborhood Park (Undeveloped)

Location

South Diamond Lake Road in Dayton Highlands Addition

Size

3 acres total; 3 acres upland

Ammenities

- Woods



DIAMOND LAKE DIAMONDS



Recreational Development

- 2 Ball Fields
- Parking Lot



DIAMOND LAKE DIAMONDS

Classification

Neighborhood Park

Location

South Diamond Lake Road and Zanzibar

Size

3.33 acres total; 3 acres upland

DONAHUE DELLS PARK



DONAHUE DELLS PARK

Classification

Neighborhood Park

Location

North of 129th Ave on Arrowwood Ln.

Size

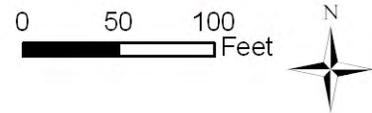
2 acres total; .5 acres upland

Recreational Development

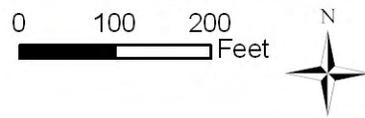
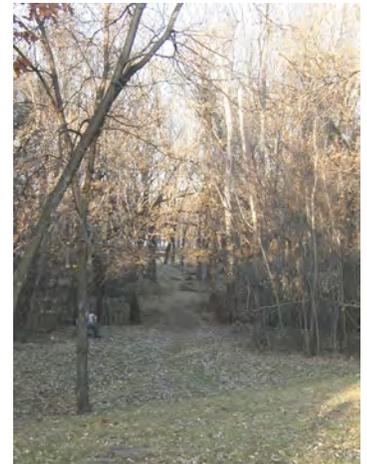
- Playground
- Picnic tables
- Ballfields (4)

Amenities

- Wetlands



GOODIN PARK



Recreational Development

- Picnic tables
- Trails
- Parking lot

Amenities

- Wetlands
- Woods



GOODIN PARK

Classification

Neighborhood Park

Location

Dayton River Road east of Landale Lane

Size

5 acres total; 1.5 acres upland

LEATHERS PARK



LEATHERS PARK

Classification

Undeveloped
Neighborhood Park

Location

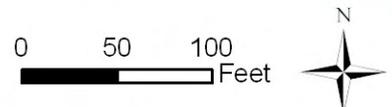
Balsam Ln. at 141st Ave.

Size

2.6 acres total; 2.6 acres
wetland

Recreational Development

- Undeveloped



MCNEIL PARK



Recreational Development

- Playground
- Picnic tables
- Ballfields (1)
- Restrooms
- Parking lot
- Football field



MCNEIL PARK

Classification

Neighborhood Park

Location

Columbus Ave. and Dayton River Rd.

Size

3.2 acres total; 3.2 acres up-land

MISSISSIPPI RIVER PARK



MISSISSIPPI RIVER PARK

Classification

Special use park

Location

Historic Village, Levee Street

Size

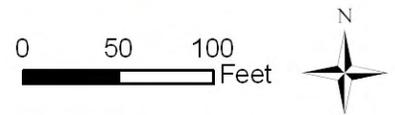
0.5 acres total; 0.4 acres up-land

Recreational Development

- Picnic tables & Grills

Amenities

- Mississippi River



OLD ORCHARDS PARK

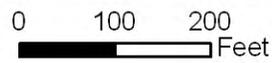


Recreational Development

- Undeveloped

Amenities

- Wetland



OLD ORCHARDS PARK

Classification

Special use park

Location

East of Vinewood Ln., north of S. Diamond Lake Rd.

Size

5 acres total; 2 acres upland

RIVERS BEND PARK



RIVERS BEND PARK

Classification

Neighborhood Park

Location

141st St. west of Pinewood

Size

3.3 acres total; 3.3 acres up-land

Recreational Development

- Playground (installed 2002)
- Picnic tables
- Ballfields (1)



WILDWOOD SPRINGS PARK



0 50 100
Feet



Recreational Development

- Undeveloped

Ammenities

- Woods
- Mississippi River



WILDWOOD SPRINGS PARK

Classification

Undeveloped Neighborhood Park

Location

StoneridgeRoad

Size

10 acres total; 4 acres upland

B Dayton Park Dedication Ordinance

CITY OF DAYTON

SUBDIVISION ORDINANCE

Section 1002.07 (Subd. 6) Design Standards: Dedication of Lands for Public Purposes

In addition to land dedicated for roadway, utility, storm water holding and similar utilities and improvements as required by the City and as shown on the plat, the following dedications shall be made:

- (1) The owners or developers of lands for residential, commercial or industrial uses, or a Planned Development which includes residential, commercial and industrial uses or any combination thereof, shall be required, as a prerequisite to approval of a plat, subdivision or development of any lands, to convey to the City, or dedicate to the public use, a reasonable portion of the area being platted, subdivided or developed, or, in lieu thereof, the owners or developers shall, at the option of the City, pay the City, for use in the acquisition of parks, playgrounds, public open space development of existing park and playground sites, public open space, and debt retirement in connection with land previously required for public purposes, an equivalent amount in cash based upon the undeveloped land value of that portion of the land that would have been required to be dedicated.
- (2) The Planning Commission shall develop and recommend to the Council for adoption standards and guidelines for determining what portion of each development should reasonably be required to be so conveyed or dedicated. The standards and guide lines may take into consideration the zoning classification to be assigned to the land to be developed, the particular use proposed for the land, amenities to be provided and factors of density and site development as proposed by the owners or developers. Planning Commission shall further recommend changes and amendments from time to time to the standards and guide lines to reflect changes in the usage of land which may occur, changes in zoning classifications and concepts and changes in planning and development concepts that relate to the development and usages to which land may be put.
- (3) The Planning Commission shall, in each case, recommend to the Council the total area and location of the land to be so conveyed or dedicated within the development for public purposes as set out in Subdivision 5(1) above.
- (4) In those instances where a cash contribution is to be made by the owners or developers in lieu of a conveyance or dedication of land for public purposes as set out in Subdivision 5(1) above, the Planning Commission shall recommend to the Council the amount of cash to be so contributed which recommendation shall be based upon the equivalent undeveloped land value of the area that would otherwise have been conveyed or dedicated. In arriving at the recommendation the Planning Commission shall consider the zoning classification to be assigned to the land and may use the same measure or method of valuation which at the time is being customarily used by buyers and sellers of land to determine value as the value relates to the use which is proposed for the land.

(5) A percentage of the land so conveyed or dedicated for the public purposes set out in Subdivision 5(1) above may be used by an owner or developer as an allowance for purposes of calculating the density requirements of the development as set out in the City Zoning Section when it is found by the City Council after receiving a report from the Planning Commission to be necessary for the completion of a portion of the comprehensive storm sewer plan.

(6) The City shall establish a separate fund into which all cash contributions received from owners and developers in lieu of conveyance or dedication of land for public purposes shall be deposited. The City shall establish separate budgeting and accounting procedures for the fund and shall from time to time make appropriations from the fund for acquisition of land for public purposes, for developing existing public sites or for debt retirement in connection with land previously acquired for public purposes.

(7) Prior to the approval by the Council of any plat, subdivision or development, any proposed conveyance or dedication of lands for public purposes shall be reviewed by the Planning Commission and/or Parks and Recreation Advisory Commission whichever is appropriate, and the Commission(s) shall make recommendations to the Council with respect thereto. The Commission's review shall consider the proposal for conveyance or dedication as it relates to open space requirements of the City and in reference to any comprehensive City plan relating to park and open space lands.

(Prior Code § 1002.07)

C Analysis of 2006 Minnesota Park Dedication Statutes

This Appendix summarizes 2006 Minnesota State Law governing the ability of cities to collect and use park dedication. The effects of these statutes go beyond the efforts of cities to create park dedication regulations. The statutes have implications for every park system plan and comprehensive plan. For reference, the related pieces of statute follow the comments.

Summary

The authority to receive land and cash payments for the creation of a park system comes from the sections of State Law related to the subdivision of land (Minnesota Statutes, Section 462.358). Subdivision 2b of this statute provides the framework for the dedication of land for parks. This statute was amended in 2004 and 2006 to place new restrictions on the use of park dedication.

Amount of Dedication

The statute allows cities to require dedication of a reasonable portion of the buildable land of any proposed subdivision to be dedicated to the public or preserved for public use for park purposes.

- The statute does not define “reasonable portion” or “buildable land”. In such cases, the courts typically give cities reasonable latitude in defining such terms. The need to define buildable land was added in 2006.
- In determining the dedication, the City is required to give “due consideration to the open space, recreational, or common areas and facilities open to the public (*emphasis added*) that the applicant proposes to reserve for the subdivision.” The statute does not define criteria for public use.
- The city must find that it will need to “acquire that portion of land” as a result of approving the subdivision.
- Property that has been previously platted and has made park dedication is only subject to additional dedication for the net increase in lots. It is not clear what happens in redevelopment projects where the intensity of use increases without an increase in total lots.
- As an alternative to dedication of land, the city may chose to accept a cash fee for some or all of the lots in the subdivision. This fee is based on the fair market value of the land no later than at the time of final approval of the subdivision.

Use of Dedication

This statute is the basis of dedication for all public purposes. The park related uses include parks, recreational facilities, playgrounds, trails, wetlands, or open space. Recreational facilities are limited to those defined in M.S. 471.191. The statute contains several provisions related to the use of any cash fees received in lieu of dedication:

- The cash payments can be used only for acquisition and development. These monies cannot be used for ongoing operation or maintenance.
- Use of this money for acquisition and development must be based on the approved park system plan.
- The statute requires that monies received from park dedication be placed in a special fund. These monies may only be used “only for the purposes for which the money was obtained”. This last provision suggests care in defining the use of these funds.

Procedural Requirements

Park dedication regulations must be imposed by ordinance. The statute is not completely clear on the required contents of the ordinance. The only items specifically stated in the statute are defining “buildable

land” and setting the cash fee. The fee may also be controlled by the requirements of M.S. 462.353, Subd. 4 that require fees to be prescribe by ordinance.

The ordinance may be adopted under M.S. 462.358, Subd. 2b (subdivision regulations – dedication) or M.S. 462.353, Subd. 4 (fees). If the city adopts a park dedication ordinance, several other procedural requirements apply:

- The city must adopt (1) a capital improvement plan and a parks and open space plan or (2) a parks, trails and open space component as part of its comprehensive plan. Either option must subject to the terms and conditions discussed in this memo (M.S. 462.358, Subd. 2b, paragraphs (c) through (i).
- The city cannot deny approval based solely on an inadequate supply of parks, open spaces, trails, and recreational facilities within the city.
- M.S. 462.358, Subd. 2c contains procedures for an applicant to dispute the amount of a fee in lieu of dedication.

It is also important to remember that cities in the metropolitan area cannot adopt any official controls (i.e. – subdivision regulations) that are in conflict with the comprehensive plan.

Relevant Statutes

Minnesota Statutes, 462.358 - Procedure for plan effectuation; subdivision regulations.

Subd. 2b. Dedication

(a) The regulations may require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section 471.191, playgrounds, trails, wetlands, or open space. The requirement must be imposed by ordinance or under the procedures established in section 462.353, subdivision 4a.

(b) If a municipality adopts the ordinance or proceeds under section 462.353, subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan subject to the terms and conditions in this paragraph and paragraphs (c) to (i).

(c) The municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on fair market value of the land, no later than at the time of final approval.

(d) In establishing the portion to be dedicated or preserved or the cash fee, the regulations shall give due consideration to the open space, recreational, or common areas and facilities open to the public that the applicant proposes to reserve for the subdivision.

(e) The municipality must reasonably determine that it will need to acquire that portion of land for the purposes stated in this subdivision as a result of approval of the subdivision.

(f) Cash payments received must be placed by the municipality in a special fund to be used only for the purposes for which the money was obtained.

(g) Cash payments received must be used only for the acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park systems plan.

Analysis of 2006 Minnesota Park Dedication Statutes

Cash payments must not be used for ongoing operation or maintenance of parks, recreational facilities, playgrounds, trails, wetlands, or open space.

(h) The municipality must not deny the approval of a subdivision based solely on an inadequate supply of parks, open spaces, trails, or recreational facilities within the municipality.

(i) Previously subdivided property from which a park dedication has been received, being resubdivided with the same number of lots, is exempt from park dedication requirements. If, as a result of resubdividing the property, the number of lots is increased, then the park dedication or per-lot cash fee must apply only to the net increase of lots.

Subd. 2c. Nexus

(a) There must be an essential nexus between the fees or dedication imposed under subdivision 2b and the municipal purpose sought to be achieved by the fee or dedication. The fee or dedication must bear a rough proportionality to the need created by the proposed subdivision or development.

(b) If a municipality is given written notice of a dispute over a proposed fee in lieu of dedication before the municipality's final decision on an application, a municipality must not condition the approval of any proposed subdivision or development on an agreement to waive the right to challenge the validity of a fee in lieu of dedication.

(c) An application may proceed as if the fee had been paid, pending a decision on the appeal of a dispute over a proposed fee in lieu of dedication, if (1) the person aggrieved by the fee puts the municipality on written notice of a dispute over a proposed fee in lieu of dedication, (2) prior to the municipality's final decision on the application, the fee in lieu of dedication is deposited in escrow, and (3) the person aggrieved by the fee appeals under section 462.361, within 60 days of the approval of the application. If such an appeal is not filed by the deadline, or if the person aggrieved by the fee does not prevail on the appeal, then the funds paid into escrow must be transferred to the municipality.

Minnesota Statutes, Section 462.353

Subd. 4. Fees

(a) A municipality may prescribe fees sufficient to defray the costs incurred by it in reviewing, investigating, and administering an application for an amendment to an official control established pursuant to sections 462.351 to 462.364¹ or an application for a permit or other approval required under an official control established pursuant to those sections. Except as provided in subdivision 4a, fees as prescribed must be by ordinance. Fees must be fair, reasonable, and proportionate and have a nexus to the actual cost of the service for which the fee is imposed.

(b) A municipality must adopt management and accounting procedures to ensure that fees are maintained and used only for the purpose for which they are collected. Upon request, a municipality must explain the basis of its fees.

(c) Except as provided in this paragraph, a fee ordinance or amendment to a fee ordinance is effective January 1 after its adoption. A municipality may adopt a fee ordinance or an amendment to a fee ordinance with an effective date other than the next January 1, but the ordinance or amendment does not apply if an application for final approval has been submitted to the municipality.

¹ Minnesota Statutes, Sections 462.351 to 462.364 include the municipal powers to create and implement plans, including zoning and subdivision regulations.

(d) If a dispute arises over a specific fee imposed by a municipality related to a specific application, and the person aggrieved by the fee may appeal under section 462.361, provided that the appeal must be brought within 60 days after approval of an application under this section and deposit of the fee into escrow. A municipality must not condition the approval of any proposed subdivision or development on an agreement to waive the right to challenge the validity of a fee. An approved application may proceed as if the fee had been paid, pending a decision on the appeal. This paragraph must not be construed to preclude the municipality from conditioning approval of any proposed subdivision or development on an agreement to waive a challenge to the cost associated with municipally installed improvements of the type described in section 429.021.

D Public Input Summaries

The community was invited to participate in the park, trail, and open space planning process at two public meetings. The first was a Public Workshop, held October 17, 2006. At this workshop the public was invited to evaluate different approaches to park, trail, and open space systems. The second public meeting, held December 12, 2006, was a Community Open House where residents were able to review and comment on the Draft Park, Trail, and Open Space Plan. This appendix contains a record of written comments from each meeting.

Public Workshop, Held October 17, 2006 - Feedback Summary

18 total responses

PARKS

P-1 Neighborhood park focus

No response – 5

I like it – 4

I like some things and dislike others - 2,

I dislike it – 7

Comments:

- Flex plan to respond to zoning changes.
- My hope is that this may deter the freeway from coming through Dayton.
- A park separated by 1 mile from another park is overkill
- I think that this plan encourages development. By providing close parks it will bring scattered “shotgun” housing around the parks. That would work if developers are required to cluster houses together leaving as much green space around as possible- and encouraging them to draw their green space so that it joins the next one and create corridors of connected greenways.
- It is so important to have community parks in neighborhoods to develop a sense of community. When we first moved to Dayton we missed neighborhood parks- a place to meet and get to know your neighbors.
- Seems like a lot of large parks. Cost issue?
- Provide recreation areas close to home. Many opportunities for change of scenery (options).
- Stay flexible on park boundaries. Some overlap OK, some larger park areas OK- depending on development size and location. This model is development dependent.
- I like some 10 acre parks for ball parks and skating but the plan shows too many of these parks. The amount and size of these parks would cost too much to maintain. We need to have some of these in addition to the 5 acre parks shown in P-2, but in general, less parks than what is shown / proposed.

Copy of Public Input sheet (Parks Sheet)

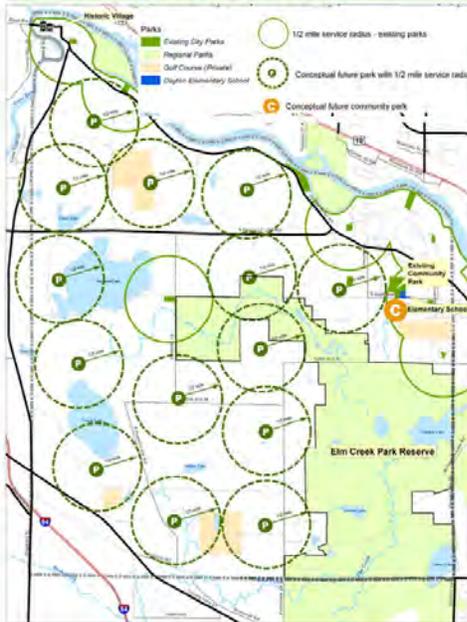
Parks function as gathering places for a community and are where residents enjoy the outdoors and play. A community park system typically has several different kinds of parks. Neighborhood parks are often small parks that provide recreation opportunities close to home. Community parks act as a recreational gathering place for a City and are larger, typically 20-50 acres and often have programmed athletic fields. Below are two approaches to neighborhood and community parks. Tell us what you think!

PARKS - Alternate Approaches

Public Workshop October 17, 2006

Feedback Forms
Please complete and return before you leave.
Questions? Just ask.

P-1 NEIGHBORHOOD PARK FOCUS



- Neighborhood parks are large enough to accommodate active recreational facilities such as ball fields, open play areas, playgrounds, skating and court sports (10 acres approximately). Parks may also accommodate small natural areas and picnicking.
- Neighborhood parks are centrally located within residential developments and have a 1/2 mile service area free of major barriers such as water bodies and busy roads. It takes most people about 10 minutes to walk 1/2 mile.
- Neighborhood parks are created as residential development occurs.
- The existing community park near City Hall is expanded and improved. The park accommodates community picnic facilities and focuses on sport facilities, such as community ball fields.

Tell us what you think!

- I Like it I Dislike it I like some things and dislike others (explain below)

Comments:

P-2 PARKS INTEGRATED WITH OPEN SPACE SYSTEM



- Neighborhood parks are small (less than 5 acres) and can accommodate limited active recreation. A typical park may have an open play area, picnicking, and a small playground.
- Neighborhood parks are distributed throughout the city and are located adjacent to the community wide greenway system. Access to natural areas in the greenway is through these parks.
- Neighborhood parks are created as residential development occurs.
- Two new community parks, 20-50 acres, are the primary locations for active recreation. These parks have community picnic facilities and contain sport facilities such as community ball fields, soccer fields, playgrounds, a skate park, basketball courts, and tennis courts. These parks are located adjacent to the greenway system.

Tell us what you think!

- I Like it I Dislike it I like some things and dislike others (explain below)

Comments:



City of Dayton Park, Trail and Open Space Planning Process

Hickman-Kruger Corp., Inc.

P-2 Parks integrated with open space system

No response -2

I like it - 11

I like some things and dislike others – 5

I dislike it – 1

Comments:

- Concern that for current home owners property cannot be taken without permission for greenway.
- Prefer the parks integrated with open space.
- I think there should be a greater number of parks than shown in this concept.
- This makes more sense.
- Bigger parks will make it possible to have neighborhoods building around the big open spaces. Every road of any size should have bike trails in the next 5 years. Do it now!!! Leave as many views as possible. Zone for large lot develop in SW corner with a I-94 exit but FIGHT any new river bridge! More Open Space now and PLAN IT, PASS IT, ENFORCE IT.
- What you lose with this plan is parks to meet your neighbors. What is nice is beautiful parks near already beautiful areas. It is nice to have parks to just enjoy nature- not just a ball game. I don't like two huge central parks.
- I reside across from River's Bend Park. The park is not used much during the summer. Why does the City continue to grow and mow weeds yet doesn't provide a toilet for community use. Full use of the park includes bathroom to use and weed control.
- I like to spend time viewing the greenway system while in the park.
- Large community park area is necessary for community gatherings, tournaments, rental area for residents to use. Thought: turn the Dayton C.C. into a City owned profit center and rental (reception) area.
- Need to tie in with Elm Creek Park system.
- I like the 5 acre parks for smaller children. We need to have some of these in addition to the 10 acre parks shown in P-1 but in general, less parks than what is shown / proposed.
- Two 20-50 acre community parks would be nice if affordable.

TRAILS - Alternate Approaches

Public Workshop
October 17, 2006

Trails are an important recreational and transportation amenity for any city. Trails work best when they are planned as part of a system and when they lead somewhere. Trails that are separated from, but adjacent to roadways, and trails that are in independent corridors are the two main types of trails. Below are three different approaches to a community trail systems. Tell us which approach you prefer.

T-1 RECREATIONAL TRAIL LOOPS



- Trails are primarily in corridors independent of roadways and wherever possible, follow the conceptual greenway which links natural resources. When necessarily for connectivity, trails follow roadways but are separated from the road by a landscaped boulevard or swale.
- Trail alignments focus on forming loops of varying distances allow for recreation. Shorter loops may focus on walking trails while longer loops may accommodate multiple uses.
- Independent trail corridors can accommodate more than one parallel trail. Trail uses may include: walking; in-line skating; biking; horseback riding; and cross country skiing. When feasible, trails adjacent to, but separated from roadways, also accommodate multiple uses.
- New development connects to the city-wide system.
- Trails are built in conjunction with new development and/or road improvements.

Tell us what you think!

- I Like it
 I Dislike it
 I like some things and dislike others (explain below)

Comments:

T-2 CONNECTING DESTINATIONS



- Trails are in independent corridors and follow roadways with an emphasis on connecting important destinations such as Elm Creek Park, schools, and the historic village.
- Independent trail corridors do not necessarily follow natural resources. Multiple trail uses are accommodate but trails are linear and focus on connections to Elm Creek Park. Recreational loops are not a priority.
- New developments have trails that connect to the city-wide system.
- Trails are built in conjunction with new development and/or road improvements

Tell us what you think!

- I Like it
 I Dislike it
 I like some things and dislike others (explain below)

Comments:



TRAILS

T-1 – Recreational Trail Loops

No Response-2

I like it - 9

I like some things and dislike others – 5

I dislike it - 2

Comments:

- Trails north of Dayton River Road shown as existing are easements only, they are not built
- There is a trail south of Dayton River Road going to the Elementary School that does exist that is not shown on the map.
- City needs to work with property owners in regards to trail agreements, construction, use, policing and maintenance.
- Do not want trails to violate privacy by crossing land in existing home sites.
- I do like the concept but I live on Diamond Lake. I am concerned about where the trail would be placed.
- I like it but please don't put trails on roads. That is too dangerous. Connect to Elm Creek and Crow Hassan Trails.
- More trails the quickest, cheapest way possible. Get it done.
- I like this plan slightly better as it focuses on the enjoyment of natural resources. The downside is that you if you have a destination in mind it may not be the quickest route.
- I would like to see snowmobile trails included in the trail corridors that connect to snowmobile trails in connecting cities. I like the idea of a trail system connecting to all areas in a large loop.
- Too many [trails].
- Where are the snowmobile trails included?
- I'd prefer to see a greenway vs. a road when using the trail.
- I think we should break ground ASAP!!
- Like the concept and park-like trails but think the plan will take entirely too long to implement. How about referendums to speed up the process (at least around greenways) and let the development related trails tie into.
- Get help from County on trail improvements on or near county roads.
- Recreation on all the shoreline of the lake doesn't seem practical, but some wildlife areas would be nice.
- Keep trails in park and don't run in front of homes on CR 121.

-
- Trails are fun to use either in loops or connecting destinations; however the integrity of existing home site should not be affected by the installation of new trails to accommodate new residents. Taking away the privacy or increasing the traffic around an existing resident by installing a trail is not a good solution. I live on the south side of 121 near Champlin and I do not want a trail in front of my house.

T-2 Connecting Destinations

No response -4

I like it - 5

I like some things and dislike others – 4

I dislike it - 5

Comments:

- I like the idea of destination trails.
- Too noisy and dangerous.
- Trails along edge of city by roads focus on biking/skiing enthusiasts, for fast coverage of distance – to pass through town. Trails on the inside of City make smaller loops for walking or family biking.
- You got some place to go it is easy to get there, but it is not necessarily a nice trail to enjoy.
- Useful but too many.
- I think it is important for the safety of all citizens, especially our children, to give them safe ways to walk / bike to school, friends house etc. We should build trails on major roads ASAP. Referendum??? Volunteers to do the work (fundraisers, labor, use of bobcats, etc.).
- Like connecting to adjacent city trail systems.
- Some better than T-1. Trail connection to neighboring communities Crow-Hassan and Coon Rapids?

Copy of Public Input sheet (Open Space Sheet)

OPEN SPACE - Alternate Approaches

Public Workshop October 17, 2006

Dayton's Open Space Advisory Committee has already identified the importance of creating an open space system that allows residents to enjoy natural areas and preserves the City's natural and cultural resources. The diagrams below depict two approaches to an open space system. Help us prioritize what types of open space are most important and identify how the open space system should be used and managed.

O-1 NATURAL RESOURCE EMPHASIS



- The open space system is based on existing natural areas. Lands within the conceptual greenway corridor plan developed by the Open Space Advisory committee in 2005 are the highest priority for permanent protection as open space.
- Preservation of agricultural lands is limited to areas needed to connect natural areas. There is a long term goal of restoring agricultural lands to native habitat.
- There is an emphasis on a connected system. Connectivity allows for wildlife movement between important natural areas and a connected, City-wide recreation system.
- Development is planned around the greenway corridor.
- Greenway corridor is connected to similar open space efforts in adjacent communities to create a regional system.

Tell us what you think!

- I Like it
 I Dislike it
 I like some things and dislike others (explain below)

Comments:

O-2 VIEWSHED AND CULTURAL EMPHASIS



- The open space system incorporates both natural areas and agricultural areas with an emphasis on important viewsheds in the City over system connectivity.
- Key viewsheds from roadways and trails are the highest priority. Viewsheds may include: Elm Creek Park; the Mississippi River; the Diamond and French Lake area; Lake Laura; Lake DuBay; between North and South Diamond Lake Roads.
- Cultivated lands in the open space system may be managed to preserve long-term agriculture.
- Important historic resources such as historic barns, the old town hall, and school house are preserved for community use. Archeology sites are also preserved and if appropriate, open to the public.
- Development is planned around and screened from viewsheds.

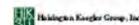
Tell us what you think!

- I Like it
 I Dislike it
 I like some things and dislike others (explain below)

Comments:



City of Dayton Park, Trail and Open Space Planning Process



OPEN SPACE

0-1 Natural Resource Emphasis

No Response – 3

I like it - 12

I dislike it – 3

Comments:

- Prefer this approach.
- We are in favor of having large open spaces and trails and hope the city government will preserve these when approving future development.
- Yes Yes Yes. I think you've got it!
- This would allow some flow to green space for wildlife but also keep green/open space preserved. There is nothing worse than seeing developers rip down 100+ year oak stands for the sake of a house.
- I like the connectivity aspect so wildlife can migrate.
- Preserve the reason we all live here. Open spaces, large lots, minimal multi-housing. Let's not be the next Maple Grove. Dayton is the last jewel in Hennepin County.
- Cluster development with lots of green open space within the development. Protecting species habitats.
- Like wildlife connectivity.
- The more land we can keep from being developed the better the life will be for the citizens of Dayton. Of course, the developers would not agree with this.

0-2 Viewshed and Cultural Emphasis

No response-9

I like it - 1

I like some things and dislike others - 3,

I dislike it - 5

Comments:

- This is a trifle confusing. Define “viewshed”. Seems to ignore wildlife movement corridors.
- Fewer people benefit; some property gets great views but most don’t.
- It is important to preserve some historic sites but not as important to focus the open space around these parks.
- Viewsheds off the trails would be a nice stopping point when out using the trail.
- Keep some agriculture.
- I don’t understand this.
- Love the open space. Keep the hills and terrain (don’t flatten and destroy in order to develop). Height restrictions?
- Viewsheds seem harder to acquire with limited usability for most people.
- Like preserving historic items, don’t care about views from roadways.

Vision and Guiding Principles

No comments – 11

Comments - 7

Comments:

- I really like the idea of planning Dayton around our open spaces. Trails and parks would be a great asset to Dayton and hopefully will preserve some of what Dayton has been for the last 100 years. I love the rural feel to Dayton and would like to keep it the way it is although not feasible. I love the idea of trying to keep Dayton's open and rural feel. I would like to slow down the process (this is from someone who didn't like either of the open space approaches).
- There does not have to be major development. We don't need it. We don't want it. We won't tolerate it.
- 3, 2, 1, 5, 4, 8, 6, 7 (priority of guiding principles?). #8 I don't think individual interest should take precedence over the good of the community.
- Great job on vision and guiding principles.
- I need more information.
- No cluster development.
- Development should be clustered with open green space within the development.

General Comments

- I really hope that we can keep Dayton as a rural place with modern convenience. I hope the next comprehensive plan will not include a major highway and thoughtful input from the community. (this is from someone who didn't like either of the open space approaches).
- Connectivity – joining green space together across artificial borders. Joining developments together. If Daytona Golf Course is up for housing development buy it and make it a municipal course – a community asset! Embrace cluster development. Zone for it, enforce it. Dayton is one of the last cities around to not have housing and retail be the focus of attention. I want to keep that flavor – not just for 10 years but for our children and their children. Fight against a big road to a new river crossing. It would divide and degrade our community. Any associated development would be convenience stores and tanning salons. Not big tax providing businesses. Develop the SW corner of Dayton commercial. The access to highways and I-94 and I610 make it more easily sold. Clear out trailer park at 81 and Co. 13 and develop that!
- I know growth is coming, but filling in every nook and cranny to increase out tax base and make a few developers rich is just not my vision for Dayton. Preserve the existing natural areas like trees and prairies, etc.
- In general, I wish money could be funneled into developing trails more so than building parks with play equipment, ball courts, etc.
- I would like to see more concentration on trails rather than parks. We have no place in Dayton to walk or ride bikes without fear of being hit by a car.
- Thanks for the opportunity.
- Land around the lakes should be a priority to acquire for trails, parks.
- Trail connection to Rogers/Hassan is critical if desired to connect to Crow-Hassan. Rogers is very developed already. Land value

Feedback from Public Open House held 12/5/06 6:00 PM - 8:00 PM

Number of forms returned: 10

Tell Us What You Think!

Your input is important to the success of Dayton's Park, Trail and Open Space Plan. Please take a few minutes to fill out this feedback form.

Vision Statement and Guiding Principles

- 1 The draft vision statement and guiding principles reflect community's desires and intentions for the future of parks, trails and open space in Dayton over the next 30 years.

Overall Draft Park, Trail and Open Space System

- 2 Parks, trails and open space in Dayton should be connected to create an integrated recreation and open space system.
- 3 Future parks in Dayton should provide residents with access to treasured natural areas as well as facilities for active recreation and organized sports.

Parks

- 4 Community parks are a good way to provide unique recreational facilities such as skate parks or heavily programmed athletic fields intended to serve the entire community.
- 5 Neighborhood parks that accommodate facilities such as loop trails, small ball fields, open play areas, playgrounds, skating and court sports would be assets to residential neighborhoods.
- 6 It is important that most residents live within a 15 minute walk, or ¾ mile, of either a community or neighborhood park that provides facilities for active recreation. The parks should be accessible to neighborhoods without having to cross major roadways.
- 7 Natural resource parks that are located in the conceptual greenway and provide access to natural resources and small areas for facilities such as playgrounds and picnic shelters would be an asset to Dayton.
- 8 It is important most residents have a park, either a neighborhood park or a natural resource park, within a 10 minute walk of their homes.

Trails

- 9 It is important that as Dayton grows, a city-wide trail system is built as a safe place for residents to walk or bike to important destinations such as parks, schools and commercial areas.
- 10 The city-wide trail system should also provide recreational trail loops.
- 11 It is important that new neighborhoods contain trails that connect to the city wide trail system.

	I agree	I am neutral	I have some reservations	I disagree
	5	2	3	
	9			1
	6	1	2	
	8		1	1
	6		3	1
	6	3	1	
	10			
	7		2	1
	9		1	
	9	1		
	9	1		

	I agree	I am neutral	I have some reservations	I disagree
Open Space				
12 The open space system should be based on the preliminary conceptual greenway developed by the Open Space Advisory Committee in 2006.	8		1	
13 An open space system that links high quality natural areas and allows for wildlife movement is desirable.	9	1		
14 The open space system can be a mix of publicly owned and privately owned land but public access to the system should be limited to public parks or public trails.	4		4	1

Note: Not all questions were answered by all respondents.

Comments or explanation:

- Horse trails and dog walking areas are important to me. I feel I may be pushed out of here if these things no longer exist.
- Horse and bike trails are my only interest.
- The open space plan has addressed linking the Park Reserve with existing lakes, but has not adequately addressed how to make best use of the Mississippi River. Public and land use of privately held land needs to be carefully considered before the trail system is approved. Development of neighborhood parks should not include planned community recreational or sporting events, but should be dedicated to local residents use. The open space plan needs to be considered and approved only when the transportation plan is also understood so that they can be addressed together.
- Public trails on private lands with trail easements will likely be needed. Overall, great plan! This is an exciting vision for Dayton.
- Privately owned land (open space) designated by the City Council as a natural area that is not accessible to the public does not serve the citizens of the City. It allows the developer tax breaks on land they cannot build on. Make it accessible to the public!!
- There is a huge need for a trail connecting Dayton City Hall with Elm Creek Park Preserve. Dayton is severely lacking in adequate bike trails along Diamond Lake Road and Pineview Lane.
- This is a great plan. Let's make sure people and elected officials stick to it.
- I'm interested in horse trails and horse access to Elm Creek Park. I believe that private land can be used for trails, such as grant-in-aid program.

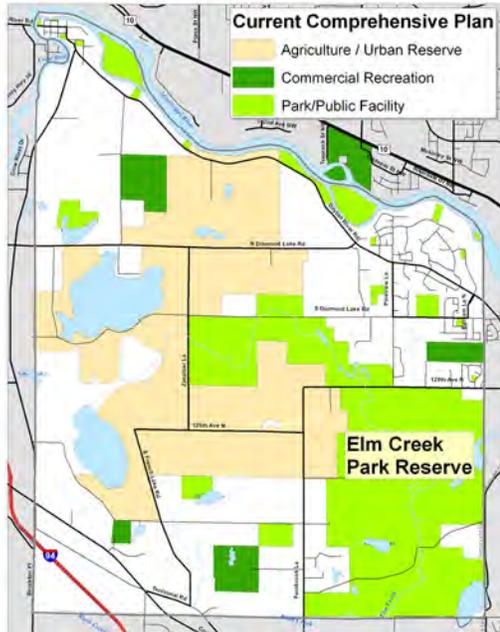
E Implementation Tools

Existing and Potential Implementation Tools

The Park, Trail and Open Space Plan identifies both existing and potential implementation tools to accomplish some or all of the plan components for new parks, trails and open space in Dayton. Actual implementation tools used will be determined in the future by City, and will require additional changes or additions to existing land use controls. This section provides detailed descriptions of the implementation tools discussed in Section 6 Implementation.

TOOL DESCRIPTION	TOOL IS APPROPRIATE FOR:			TOOL CURRENTLY USED IN DAYTON?
	PARK ESTABLISHMENT	TRAIL ESTABLISHMENT	OPEN SPACE AND/OR NATURAL RESOURCE PROTECTION	
1. Comprehensive Plan Land Use Categories that Preserve Parks and Open Spaces	✓		✓	✓
2. Comprehensive Plan Environmental Protection Goals and Policies			✓	✓
3. Mississippi River Corridor Plan and Overlay Zoning District	✓	✓	✓	✓
4. Public Recreation, Agricultural, and Special Agricultural Zoning Districts	✓		✓	✓
5. Shoreland Overlay Zoning District			✓	✓
6. Floodplain Ordinance			✓	✓
7. Tree or Wooded Area Preservation Ordinance			✓	✓
8. Wetland Conservation Laws			✓	✓
9. Public/Park Land Dedication Ordinance	✓	✓	✓	✓
10. Cluster Development	✓	✓	✓	✓
11. Subdivision Ordinance requirements in favor of natural resource protection			✓	✓
12. Steep Slope Buffer Ordinance			✓	
13. Natural Resources or Greenways Overlay District			✓	
14. Transfer of Development Rights	✓		✓	
15. Conversion of township roads to public right-of-way		✓		✓
16. Donations	✓	✓	✓	✓
17. Voluntary Open Space and Natural Resource Preservation Programs			✓	✓
18. Partnerships & Grants	✓	✓	✓	✓
19. Voter approved bonds and taxes	✓	✓	✓	

1. Comprehensive Plan Land Use Categories that Preserve Parks and Open Spaces



What does it do?

The City's comprehensive plan currently contains three land use categories that preserve parks and open spaces. These are:

- Park/Public Facility, which includes public parks, schools and government uses;
- Commercial Recreation, which includes golf courses, bowling alleys and other similar commercial recreation-based uses;
- Agricultural/Urban Reserve, which promotes agricultural preservation in order to create large areas of open space and perpetuate continual agricultural use in addition to reserving land for future urban development

What areas are affected and when?

- Currently, any land that falls within these land use areas.

Considerations:

- Land remains in private ownership.
- Open spaces are preserved.
- Protection/preservation of natural resources is at the discretion of the individual landowner.
- Limits the development potential of the land.
- Expresses community desires for the land use and guides zoning ordinances.

Potential changes for consideration:

Add a new land use designation such as Natural Resources/Open Space Preservation that designates priority natural resource areas as long-term open space uses.

2. Comprehensive Plan Environmental Protection Goals and Policies

What does it do?

Goals and policies in the current comprehensive plan express the communities desires for future development patterns.

- Goals outlined in the current comprehensive plan include a desire to retain rural character and to preserve the environmental features that make Dayton unique.
- Policies related to natural resources and open space outlined include directives to survey existing natural features for purposes of identification and promoting their long to preservation; to identify areas where long-term agriculture is desired; to ensure protection of the Mississippi River Corridor; to protect forested areas, wetlands, steep slopes, unique and endangered species of plants and animals such as the Blandings Turtle, and historic sites.

Considerations

- Establishes strong community support for preservation of open space and protection of natural resources.
- Sets the legal foundation and guidance for changes to zoning ordinances related to open space and natural resources but does not create the actual regulations.

3. Mississippi River Corridor Plan and Overlay Zoning District

What does it do?

The Mississippi River Corridor Plan outlines MnDNR Critical Area minimum standards and Mississippi National River and Recreation Area (MNRRA) policies.

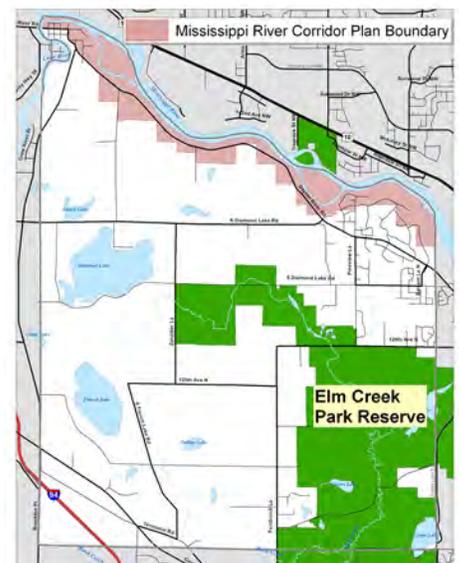
Mississippi River Corridor Overlay Zoning District sets requirements related to steep slopes/erosion, surface water runoff, vegetation, grading/filling, land uses, site planning, parks, and trails.

What areas are affected and when?

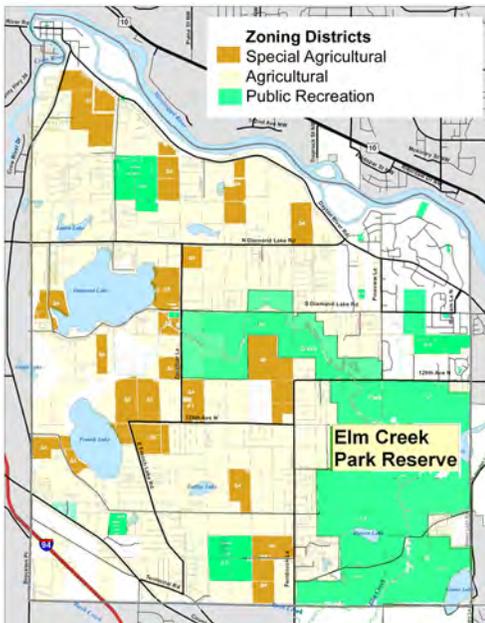
Lands that fall within the Mississippi River Corridor Overlay Zoning District.

Considerations:

- Sets standards for riverfront uses and public access to the Mississippi River via publicly held land.
- Protects views to the river and natural resources along the rivers edge to retain the natural character and quality of the river corridor.
- Land remains in private ownership.
- Sets development requirements.



4. Public Recreation, Agricultural, and Special Agricultural Zoning Districts



What does it do?

Preserves land for agriculture or public recreation.

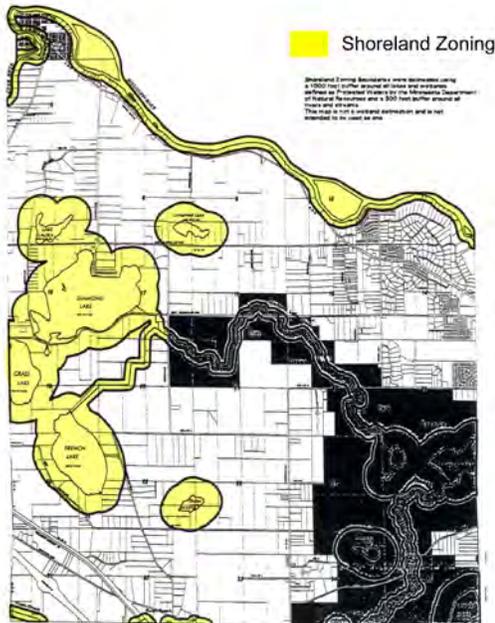
What areas are affected and when?

Any areas that are currently within these zoning districts.

Considerations:

- Land remains in private ownership.
- Open spaces in agricultural or recreational uses are preserved.
- Protection/preservation of natural resources is at the discretion of the individual landowner.
- Limits the development potential of the land.
- Land in the Special Agriculture Zoning District is voluntarily enrolled in Metropolitan Agricultural Preserves Program, which places a restrictive covenant on the property title to preserve agricultural uses. Land can be removed from the program 7 years after a request from the landowner.

5. Shoreland Overlay Zoning District



What does it do?

- Requires minimum structure setbacks, sewage system setbacks, lot areas, lot widths, water frontages, as well as maximum impervious surface coverages and structure heights in the district which is currently defined as being 1,000 ft. from the ordinary high water level of a lake, pond or flowage and 300 ft. from a river or stream.

What areas are affected and when?

The following waters are currently protected as determined by DNR Commissioner: Diamond Lake; French Lake; Lake Laura; Grass Lake; Hayden Lake; Goose Lake; Mud Lake; Dubay Lake; Powers Lake; the Crow and Mississippi Rivers.

Considerations:

- Open spaces around protected waters are preserved and remain in private ownership.
- Enhances water quality by limiting development at the shore.

Potential changes for consideration:

- Require conservation easements from developers as shoreland areas develop to better protect them from further changes to the natural resources.

6. Floodplain Ordinance

What does it do?

Significantly limits any development of building and filling of land within three zoning districts:

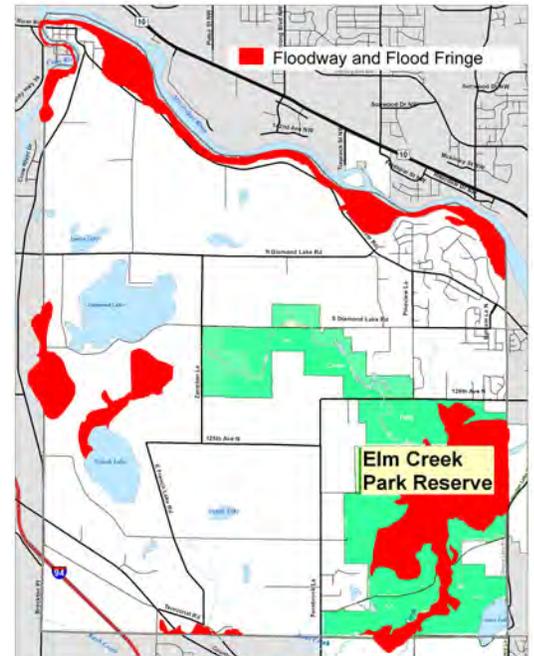
- The Floodway Zoning District;
- Flood Fringe Zoning District;
- General Floodplains Zoning District.

What areas are affected and when?

Currently, areas within the zoning districts listed above.

Considerations:

- Land remains in private ownership.
- Protects landowners from making unwise improvements in flood prone areas.
- Enhances water quality by limiting development in flood prone areas.



7. Tree or Wooded Area Preservation Ordinance

What does it do?

Protects significant large trees, including minimum tree removal, protection of tree root zones during construction, and tree replacement.

What areas are affected and when?

Significant large trees.

Considerations:

- When mature trees are removed it takes many decades to replace them.
- Protects wooded areas on privately held land.
- Encourages development to be planned around wooded areas resulting in the protection of a treasured resource and an important element in Dayton's community character.

Potential Changes for Consideration:

- Add a requirement to protect significant wooded areas or clusters of trees, not just individual trees.



8. Wetland Conservation Laws



What does it do?

- Both federal and state laws require protection of wetlands.

What areas are affected and when?

Currently, all wetlands areas.

Considerations:

- Land remains in private ownership.
- Federal and State laws provide for wetland protection, however, wetlands continue to be significantly impacted by development.
- Wetlands are open spaces that are vital to water quality and as wildlife habitat.

Potential changes for consideration:

- Create a local ordinance that requires a minimum setback for new structures to create a buffer area around wetlands for water quality and wildlife habitat purposes.
- Require conservation easements in wetland buffer areas for new development.

9. Public/Park Land Dedication Ordinance

What does it do?

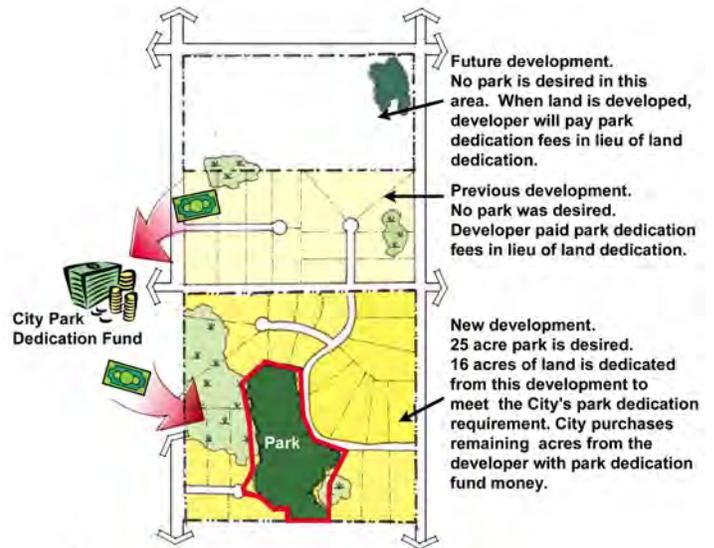
At the time a property is subdivided, requires the dedication of land or fees to the City for the purposes of public parks, trails, and open space.

What areas are affected and when?

Properties at the time that they subdivide.

Considerations:

- Typically the dominant tool used by cities as a tool for the creation of a park, trail, and open space system.
- City is required by law to have a park, trail and open space plan, particularly identified park land areas, that justifies the fees being charged and the municipal purpose for which they are being used.
- A strong plan will help the City when evaluating development plans to strategically establish parks, trails, and open space so that they are part of a larger, City-wide system.
- Parks and trails become property of the City and must be operated and maintained by the City. Park dedication funds may not be used for on-going park maintenance.
- Can only be used as a tool when property subdivides.



Potential changes for consideration:

- The existing ordinance should be reviewed to align requirements with the updated Parks, Trails and Open Space Plan goals.
- Establish criteria regarding suitable land for public park land, for example, size, shape, soil conditions, drainage, tree cover, and accessibility.



A farmstead on an open farm field



A typical subdivision



A cluster development that preserves open space.

9. Cluster Development

What does it do?

- Protects natural features in private, common or public open space.
- Provides transitions in land use in keeping with the character of adjacent land use, and provide variety in the organization of site elements and building design.
- Improves the arrangement of structures, facilities and amenities on a site for both private and public benefit, or provide a more efficient, effective use of land, open space, and public facilities.

What areas are affected and when?

Cluster development is currently allowed in the General Planned Unit Development (GPUD) Overlay District. At the time of subdivision, a developer can apply for approval of a GPUD that accommodates a cluster development that protects natural resources in open space areas.

Considerations:

- Preservation of open space can be achieved without limiting the development potential of the land.
- Offers a development incentive for preservation of open space.
- Open space can be permanently protected.
- Open space can be maintained and managed by a neighborhood association, a land trust, the City, or other organization.
- Increases the potential for new development to be designed to fit into the natural landscape.

Potential changes for consideration:

- Allow cluster development as a conditional use permit in large-lot zoning districts.
- Allow smaller minimum lot sizes, less than 15,000 S.F..
- Increase the incentives (e.g. density bonus) for cluster development.
- Require conservation easements and/or a natural resource management plan for open space areas.
- Focus cluster development on greenway opportunity areas.

11. Subdivision Ordinance requirements in favor of natural resource protection

What does it do?

- Requests that applicants for a subdivision submit information about existing natural resources.

What areas are affected and when?

Properties at the time that they subdivide.

Considerations:

- Requires that the developer bear responsibility for doing more detailed investigation of natural resources before they are potentially lost to development.
- Aids in the subdivision review process by providing staff and council with relevant natural resource data for a project.

Potential changes for consideration:

- Make the submission of a Resource Inventory required rather than optional and have it include delineated wetlands, wooded areas and steep slopes .
- Add language regarding protection of the identified greenway opportunity areas to the minimum design standards for a new subdivision.



12. Steep Slope Buffer Ordinance

What does it do?

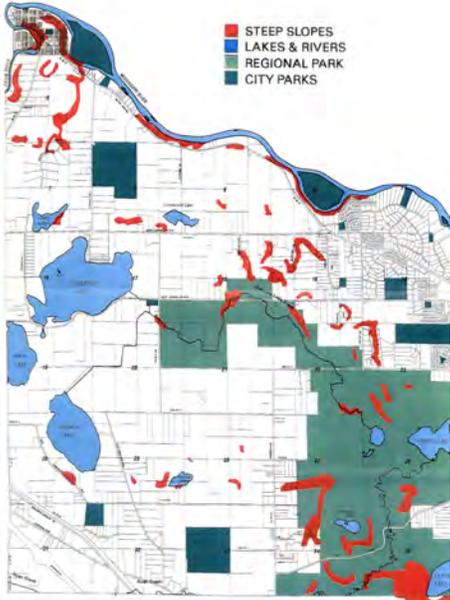
Protects steep slope areas from development.

What areas are affected and when?

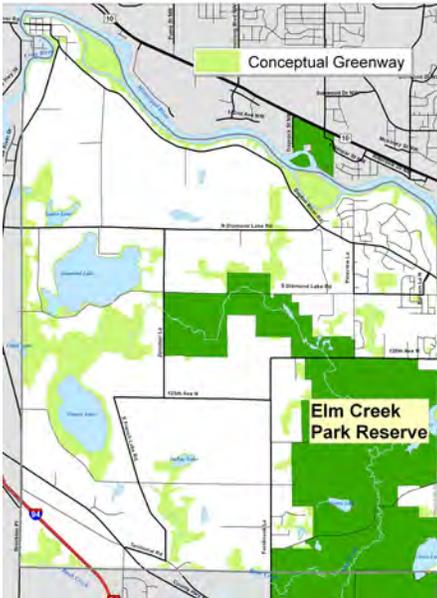
Steep slopes 12% or greater. These areas are currently protected within the Mississippi River Corridor but not elsewhere in the City.

Why should we consider it?

- The City has already acknowledged the importance of these areas and identified them in the current comprehensive plan.
- Development on steep slopes removes vegetation thereby increasing erosion and reducing wildlife habitat and water quality.
- Protects steep slope areas on privately held land.
- Encourages development to be planned around steep slopes for more sustainable site development patterns.



13. Natural Resources or Greenways Overlay District



What does it do?

Create and apply a new overlay zoning district that would contain additional requirements for protecting natural resources in the greenway opportunity areas.

What areas are affected and when?

Natural resources and greenway opportunity areas.

Why should we consider it?

- Protects natural resources and/or open space in the highest priority areas in the City.

14. Transfer of Development Rights

What does it do?

- Transfer of Development Rights (or TDR) is a means to compensate property owners without actual development occurring on the site desired for open space preservation to preserve areas such as farm fields and sensitive natural resources.

- TDR allows for the shifting of development from sending areas such as natural resource or rural areas to receiving areas where a more developed land use pattern is desired.

- TDR is often a voluntary program with incentives built in to encourage its use.

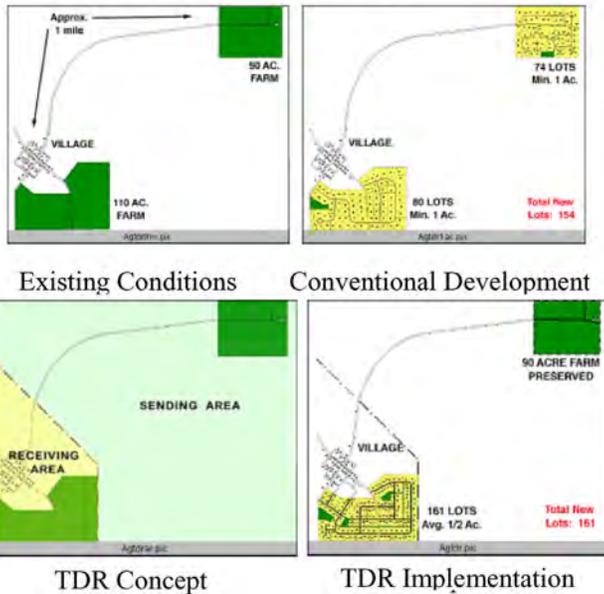
- TDR is widely used across the US and has been used in various instances since the 1970s. It has not been widely promoted in Minnesota but is gaining recognition as a viable tool.

Why should we consider it?

- To help achieve economic equality for property owners while preserving rural character, natural resources, and open space.

- It has the potential to occur without significant public investment in acquisition of land.

Transferred Development Rights (TDR) Conceptual Overview



15. Conversion of township roads to public right-of-way

What does it do?

The City has the right to convert unplatted township roads to public road right-of-way and work toward establishing sufficient right-of-way width to fit trails along roads

What areas are affected and when?

Land along township roads at the time that it is developed or subdivided.

Considerations:

- When roads are platted as public right-of-way, sufficient right-of-way widths should be acquired to fit trails along roads.
- When land subdivides along existing public roads, additional right-of-way should be acquired to provide for trails.



16. Donations

What does it do?

A property owner can choose to donate land or an easement on their land for park, trail, or open space purposes.

What areas are affected and when?

Wherever and whenever there is a willing landowner.

Considerations:

- Allows the landowner to protect treasured resources beyond the time he owns the land.
- In some cases donation have financial advantages for the landowner.
- Which lands are donated is at the discretion landowners.

17. Voluntary Open Space and Natural Resource Preservation Programs

What does it do?

There are a variety of existing programs offering landowners incentives for protecting open space. Some of these programs include:

- **Reinvest in Minnesota (RIM) Reserve Program (RIM, CREP, PWP)** (*MN Board of Water & Soil Resources*) - Landowners are paid a percentage of land's assessed value for voluntarily enrolling land in a conservation easement. Program is aimed at preserving wetlands, big woods remnants) and grassland/prairie;
- **Metropolitan Agricultural Preserves Program** - A restrictive covenant on the land that certifies it as agricultural land and enables the property owner to receive property tax benefits;
- **Natural Resource Incentives for Critical Habitat Program** (*Hennepin County*) - Financial & technical assistance for preserving and restoring critical habitats, reducing erosion, protecting and improving water quality.

What areas are affected and when?

Land owners who meet program requirements and wish to participate.

Considerations:

- Participation is at discretion of individual landowner. Protection of open space may not be permanent; some programs allow land owners stop participating after a certain number of years.



18. Partnerships & Grants

What does it do?

By working with other organizations such as Three Rivers Park District, Hennepin County, school districts, the DNR, land trusts, adjacent communities, athletic organizations, trail advocacy groups and many others the City can tap into resources that will help achieve the desired park, trail, and open space system.

Considerations:

- Can provide valuable financial and support resources that enhance the City's ability to achieve the desired park, trail, and open space system.
- Existing grant programs through the DNR look favorably upon system-wide planning that focuses on natural resources.
- Compromises may need to be made when working with other organizations.

19. Voter approved bonds and taxes

What does it do?

- The city may seek voter approval to issue bonds or to increase taxes for the acquisition and improvement of parks, trails and open spaces.
- The money raised from these allows the City to both purchase land for park, trail and open space system and well as build the facilities, such as trails, and community park facilities associated with the system.



Why should we consider it?

- Makes money available for plan implementation.
- If approved by vote shows that there is support within the community for the system.

Park, trail and open space bond initiatives that have been approved in recent years in Minnesota include:

- Washington County 2006 - Bond to purchase land to protect water quality, wetlands, woodlands, lakes, rivers and streams.
- Tofte 2006 - Bond for the acquisition of 29 acres of park land.
- Plymouth 2006 - Bond for the acquisition of land for open space, greenways, parks, and recreational lands.
- Andover 2006 - Bond for the preservation of land, watersheds and wildlife.
- Eden Prairie 2005 - Bond for the acquisition of park land and the improvement of existing parks.
- Woodbury 2005 - Bond to purchase open space throughout the city and to finance park improvements.
- St. Cloud 2004- 17 year 1/2 % sales and use tax increase to fund regional parks and trails initiative which includes park and land purchase.
- Wayzata 2003- Bond for acquisition of forest lands.
- Dakota County 2002 - Bond to protect farmland, open space, water and natural areas.

F Recreation Facility Standards

Recreation Facility Standards

Recreation facility standards are prepared by the National Recreation and Park Association (NRPA) as a guide to minimum park facility sizes, space requirements, number facilities per population, and service radius. A modified version of the standards, which takes into account changing recreation trends and demands (for example, increased participation in soccer and lacrosse) is summarized in Appendix F. The standards are presented as a reference resource and should be used as a rule of thumb for minimum facility needs but should be considered flexible to account for local residential densities, local demands and specific conditions.

Recreation Facility Standards

Facility	Space Requirements SF = square feet	Recommended Size and Dimensions	Recommended Orientation	Minimum Number of Units Per Population	Service Radius	Location Notes
Basketball	3,000 – 6,000 SF	Full court: 50' x 84'-94' with 5' unobstructed space on all sides Half court: 40' x 40'	Long axis north- south	Full court: 1 per 5,000 Half court: 1 per 2,500	¼ to ½ mile	Safe walking or bike access. Outdoor courts in neighborhood & community parks and school sites.
Ice Hockey	22,000 SF including support area plus shelter and parking	Rink 85' x 200' (minimum 85' x 85') additional 5,000 SF support area	Long axis north- south	Outdoor - 1/5,000	2 mile	Lighted facility. Best as part of multipurpose neighborhood or community park.
Free Skating	Minimum 20,000 SF	Varies	None	Outdoor - 1/5,000	2 mile	Typically associated with outdoor hockey rink.
Tennis	Minimum of 7,200 SF for single court	36' x 78' with 12' clearance on both sides; 21' clearance on both sides (60'x90' per court)	Long axis north- south	1 court per 2,000	2 mile	Best in batteries of 2 or more. Located in neighborhood / community park or adjacent to school site.
Volleyball	Minimum of 2,000 SF	30' x 60' Min. 6' clearance on all sides	Long axis north- south	1 court per 5,000	2 mile	Typically sand surface. Same as basketball
Baseball: 1. Official	Minimum 3.0-3.85 AC	Base lines = 90' Pitching dist = 60 ½' Foul lines = min. 320' Center field = 400'+	Locate home plate so pitcher throwing across sun & batter; not facing it.	1 per 15,000 plus lighted.	1 mile	Informal fields, pony league field size will vary. Full size lighted fields part of community complex.
Baseball: 2. Little League	Minimum 1.2 AC	Base lines = 60' Pitching dist. = 46' Foul lines = 200' Center field= 200'-250'	Line from home plate through pitcher's mound run SSW to NNE.	1 per 15,000 1/10,000 or 1/2,500 when developed for dual use as softball field	½ -1 mile	Little league as part of neighborhood and community parks.
Field Hockey / Lacrosse	Minimum 1.5 AC	180'-210' x 300' with a minimum of 6' clearance on all sides	Long axis north to south.	1 per 20,000	15 minutes travel time	Usually part of athletic complex in community park or adj. to high school.
Football	Minimum 1.5 AC	160' x 360' with a minimum of 6' clearance on all sides	Long axis north to south.	1 per 20,000	15 minutes travel	Usually part of athletic complex in community park or adj. to high school.
Soccer	1.7 to 2.1 AC	Fields vary based on age group from 100' x 200'to195'- 225' x 330'-360' with a 10' min. clearance on all sides	Long axis north to south.	Youth – 1/3,500 or based on participation Full size 1/5,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or in neighborhood parks.
Softball	1.5 to 2.0 AC	Base lines = 60'-65' Pitching dist. = 35'-50' Fast pitch field radius from plate= 200'-225' Slow pitch = 275' (men) 265' (women)	Same as baseball	1/5,000 or 1/2,500 if also used for youth baseball	¼ - ½ mile	May also be used for youth baseball.
Archery Range	Minimum 1.5 AC	300' length x min. 10' between targets. Clear space and buffers to side and rear. Min. of 90' x 45'with buffer	Archer facing north plus/minus 45 degrees	1 per 50,000	30 minute travel time	Part of a regional/metro park complex or special use facility
Golf (18 hole standard)	Minimum 110 AC	Average length = 6,500 yds.	Majority of holes on north/south axis	1/25,000	30 minute travel time	Mix of public and private facilities.
Golf Driving Range	13.5 AC for minimum of 25 tees	900' x 690' wide, add 12' width for each additional tee	Long axis south- west-northeast with driving toward northeast	1 per 50,000	15-30 min. travel time	Part of golf course complex.

G References

City of Dayton Comprehensive Plan. February, 2001. City of Dayton, MN.

Dayton Natural Resource Inventory and MLCCS Mapping. June 2006. Hennepin County Department of Environmental Services, Minnesota Department of Natural Resources, Metropolitan Council, Bonestroo Natural Resources.

Elm Creek Park Reserve Draft Master Plan. November 22, 2006. Three Rivers Park District.

French Lake - Diamond Lake Area Study. June 26, 2001. Carolyn J. Dindorf, Ali Durgunoglu, David Thill, Hennepin County Conservation District.

Hennepin County Bicycle Transportation Plan. Adopted December 10, 1996. Hennepin County Department of Public Works - Transportation Division.

Report of the Dayton Open Spaces Advisory Committee to the Dayton City Council. May 23, 2006



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www.threeriversparkdistrict.org • an equal opportunity employer

September 5, 2006

Ms. Erin Stwora
City Planner, City of Dayton
12260 South Diamond Lake Road
Dayton, MN 55327

Dear Ms. Stwora:

I understand that the City of Dayton is currently working on its Open Space Plan. I urge you to consider the plight of the Blanding's turtle, a State-threatened species, in developing your plan. Your City currently has a population of turtles residing on residential property along Jonquil Lane and on agricultural land located south of the City Hall. The turtles reside in the wetlands on these properties most of the year, but use the upland areas for nesting in June. Any significant changes in land use in this area that would result in higher density housing, more roads or even more trees on this land would lead to the demise of these turtles.

As you may know, Three Rivers Park District has been studying the Blanding's turtle in Elm Creek Park Reserve for almost a decade. Monitoring the turtles by radio telemetry revealed that the population is located in and north of Hayden and West Hayden Lakes in the park and along Jonquil Lane and in the agricultural field south of City Hall, which are outside the park reserve. While some of the turtles cross County Road (CR) 121 between the park reserve and private land, some of the turtles reside permanently outside the park reserve. In fact, 55 percent of the marked adults have been found on or north of CR 121, and seven out of 10 nests located in 2005 were on private land north of CR 121. This area is extremely important to the survival of this population of Blanding's turtles.

Considering the distribution of the turtles, it is questionable if the Park District can do enough to protect the population by its actions in Elm Creek Park Reserve alone. Therefore, I encourage the City of Dayton to do whatever it can to preserve this habitat for the turtles and to work with the Park District to try to ensure the turtles' survival.

If you have any questions or need additional information, please contact Madeleine Linck, Wildlife Technician for the Park District, at 763-694-7851 or at mclinck@threeriversparkdistrict.org. Thank you for considering this matter.

Sincerely,

A handwritten signature in cursive script that reads "Laurence N. Gillette".

Laurence N. Gillette
Wildlife Manager

Promoting environmental stewardship through recreation and education in a natural resources-based park system

H Funding Resources

The following list is intended to be an introduction to some of the funding resources available for parks, trails, and open space. The list is not intended to be inclusive of all programs available.

Hennepin County Department of Environmental Services

website: <http://www.co.hennepin.mn.us/portal/site/HCInternet/menuitem.14c0cacf630405b258caf10b1466498/?vgnextoid=2d9ebe2f09b7c010VgnVCM1000000f094689RCRD>

phone: 612-348-3777

Environmental Services provides a variety of grants, loans and funding. Programs include:

Brownfields Cleanup Revolving Loan Fund - provides low interest loans to eligible parties for the clean up of contaminated properties. Parties involved in the clean up of contaminated properties are eligible.

Environmental Education Grant Program - extends enrichment to schools and educators that encourages life long environmental education in the classroom. Public & private schools; regional nature centers & park systems are eligible.

Environmental Response Fund Grants Program (ERF Grants) - addresses investigative and/or clean up problem at sites where public use is intended and funding is lacking. Municipalities, economic development agencies, housing and redevelopment authorities, non-profit organizations, public companies, & private individuals & companies are eligible.

Natural Resource Incentives for Critical Habitat (NRICH) - Encourages the use of best management practices that protect and improve our natural resources. Partnerships between property owners, local, state, and federal government, schools & nature centers are eligible.

Department of Natural Resources

website: <http://www.dnr.state.mn.us/grants/index.html>

phone: (651) 259-5550

The DNR provides a variety of grants in the following categories: education, planning and research, forest management, habitat improvement, land conservation, recreation (general, trails, and water), water, and wildlife conservation. Visit their website for more detailed information and specific programs.

Other Resources

The Department of Natural Resources offers the following list of other funding resources. The list can be viewed on their website at <http://www.dnr.state.mn.us/grants/otherfunding.html>

Minnesota Board of Water Resources - the Minnesota Board of Water and Soil Resources (BWSR) is a state agency dedicated to helping local governments manage natural resources. BWSR aims to improve local capability by providing technical, financial, and administrative assistance. To learn more about BWSR, visit their website at www.bwsr.state.mn.us or call them at (651) 296-3767.

Minnesota Council on Foundations - the Minnesota Council on Foundations produces the Guide to Minnesota Grantmakers, a directory of foundation and corporate grantmaking programs. They are dedicated to helping non-profit organizations identify potential partners and financial supporters to help sustain and improve Minnesota communities. For more information about their organization, visit their website at www.mcf.org or call them at (612) 338-1989.

Minnesota Department of Transportation - the Minnesota Department of Transportation has two funding categories that focus on bicycle, pedestrian and natural resource issues. The first is the Transportation Enhancements Program, which targets funding for twelve eligible categories of projects, including bicycle or pedestrian facilities and projects that are historic, scenic or environmental in nature. The second is the Scenic Byways Program, which makes funds available for eight eligible categories of projects on state and nationally designated Scenic Byways. Visit the National Scenic Byways Website at www.byways.org for detailed information. To learn about these programs and others, visit: www.dot.state.mn.us or call (651) 296-3000, or toll-free (800) 657-3774.

Minnesota Financial Aid to Private Landowners - this 16 page guide describes 52 programs for private landowners. It is produced by the University of Minnesota Extension Service. To receive a free copy, contact them at (612) 625-8173 and ask for publication number BU-5946-Z or visit their website at: www.extension.umn.edu/distribution/naturalresources/DD5946.html.

Minnesota Office of Environmental Assistance - each year, the Office of Environmental Assistance awards money to organizations to help them move toward more sustainable practices. Specifically, projects must focus on pollution prevention, recycling market development, environmental education, sustainable communities development and/or resource recovery. To learn more, visit their website at: www.moea.state.mn.us/grants/index.cfm, or call them at (651) 296-3417 or toll free at (800) 657-3843.

Minnesota Planning - Minnesota Planning has a variety of programs to help Minnesota communities. To learn more about their programs and others, visit their website at: www.mnplan.state.mn.us/commpplan/grants.html or call them at (651) 296-3985.

Minnesota Pollution Control Agency - there are various opportunities available for receiving financial assistance to help protect and improve Minnesota's natural resources. To learn more, visit the MPCA website at: www.pca.state.mn.us/water/financial.html, or call (651) 296-6300 in the Metro area or toll free (800) 657-3864.

National Fish and Wildlife Foundation - this Foundation has a variety of challenge grant programs that fund projects to conserve and restore fish, wildlife, and native plants and their habitats. Federal, state, and local governments, educational institutions, and nonprofit organizations are welcome to apply. To learn more, visit: www.nfwf.org/programs/grant_manage.htm or call them at their Washington DC office at (202) 857-0166.

Piper Resources - Piper Resources provides public information about state and local government on the internet. If you are interested in learning more about state or local governments in Minnesota or anywhere, visit: www.piperinfo.com/.

Sustainable Communities Grants Program - the purpose of the Sustainable Communities Grants Program is to facilitate the development of new sustainability initiatives in communities throughout the United States. For more information about their programs, visit: www.sustainable.org/information/funding.html.

Twin Cities Metropolitan Council - the Metropolitan Council has a variety of financial and technical assistance programs available to Twin Cities communities and residents. Their programs are loosely organized around environment, community development, and transportation issues. To learn more about Met Council's programs, visit: www.metrocouncil.org.

U.S. Environmental Protection Agency - the U.S. Environmental Protection Agency has an array of financial assistance programs. The EPA's Office of Environmental Education supports projects that enhance the public's awareness, knowledge, and skills to make informed decisions that affect environmental quality. If you are interested, visit: www.epa.gov/enviroed/grants.html or call (202) 260-8619. If you are interested in funding information for your watershed project, visit: www.epa.gov/win/financial.html. To learn about these programs and others, visit: www.epa.gov/epahome/audience.htm.

