



**2040 Comprehensive Plan Update Steering Committee**

**August 7, 2017**

**6:00 p.m. – 8:30 p.m.**

**AGENDA**

1. Recap of Comprehensive Plan Open House
2. Review and Discuss Future Roadway Plan
3. Review and Discuss Land Use Alternatives
4. Review Draft Staging Plan
5. Review Draft Goals

## Preparation of DRAFT Goals

The adopted 2030 Comprehensive Plan Update (referred to as *existing*) identified goals for 9 categories (categories in **bold** numbered below) with *existing* goals listed in bullets. For the 2040 update staff would like to work from these goals, edit as necessary, and prepare new or alternative language for others.

Please review the existing and suggestions for *alternative language* that strive for more specific outcomes for the 2040 update. Be prepared to discuss the language:

Do you like the existing or alternative language?

Do you agree or disagree with the existing or alternative goal language? Have edits to suggest?

Finally, what are we missing?

Final goals will be supported with specific action steps for implementation.

### **1) Community Image-**

- Ensure that Dayton's image to residents, visitors, and businesses is enhanced by the high-quality infrastructure and visual attractiveness of properties.

#### ***Alternative:***

Enhance community identity and sense of place through well designed community gateways, signage and attractiveness of properties.

### **2) Growth Management-**

- Create a unified vision and future for Dayton by promoting a well-planned community, preventing fragmented development (while addressing the impacts of expanding services and development/redevelopment on natural features and view corridors), and providing a balance of land uses with connectivity to all areas of the community.
- Ensure that all zoning and subdivision ordinances are consistent with the intent and specific direction of the land use plan.

#### ***Alternatives:***

Support expansion of urban services to support densities necessary to accommodate regionally forecasted residential growth, and desired business and industrial expansion.

Develop at a sustainable pace balanced with capacity of city service provisions, transportation capacity and wastewater and water supply available to the City.

Require appropriate land use transitions and buffers to ensure new development and or redevelopment is compatible with existing areas and abutting roadways.

### **3) Land Use-AG and Rural Residential- In 2040 Update generalize under one Land Use section:**

- Preserve the rural character by maintaining a balance between the expanding urban area and rural nature of the community.

## **Alternative-**

Preserve rural view sheds on major roads, open spaces, and natural areas to promote the rural character of Dayton.

## **4) Land Use- Residential-**

- Ensure housing development is compatible with exiting and adjacent land uses and has access to key community features and natural features.

## **Alternative-**

Promote residential growth in well-planned neighborhoods connected through roads and trails to parks and other key community and natural features.

- Provide a healthy variety of housing types, styles, densities and choices to meet the life cycle housing needs of residents.
- Improve the availability of affordable housing and senior housing.

## **Alternative-**

Plan for residential land uses that provides opportunities for a diverse housing stock at a range of costs and styles to meet resident's needs at all stages of their lives.

Promote efforts to upgrade, enhance and maintain existing housing stock.

## **Add Category: Neighborhoods**

Create a common sense of community pride for Dayton by encouraging strong neighborhood organizing through community building activities, community safety and promoting neighbors knowing one another.

## **5) Land Use- Commercial-**

- Expand and diversify the City's tax base by encouraging new commercial development.

## **Alternative-**

Expand and diversify the City's tax base by encouraging new commercial development that complements the residential areas of Dayton.

## **6) Land Use- Industrial-**

- Attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton.- **KEEP**
- Create areas for industrial expansion within the City's growth areas that are accessible to public infrastructure and transportation. *This was the focus of the 2014 update so this could be removed.*

## 7) Historic Village- Note: *Redevelopment in the Village is dependent on future infrastructure.*

- Create an implementation plan for revitalization of the Historic Village so that it can become a Identify opportunities and challenges in Historic Village area related to land use, utilities, parking, design standards, transportation and access which enable this area to become a key Dayton focal point.
- Define the actual need, best location, and design criteria for on-street and off-street parking within the Historic Village. *Remove*

## 8) Natural Resources-

- Preserve natural areas amenities for multiple uses including wildlife habitat, rivers, lakes and wetland restoration, fishing, parks and other recreational uses as a community asset. **KEEP**
- Maintain Dayton as a “dark-sky” community, minimizing unnecessary outdoor lighting through educational efforts and effective exterior lighting ordinances.- **KEEP**
- Identify and preserve as many of Dayton beautiful viewsheds as possible.
- Prepare ordinances to protect, conserve, and enhance environmental and natural resource systems from the impacts of future growth and development activities.- **KEEP**
- Preserve greenways that link unique ecologically significant natural areas. - **KEEP**
- Utilize waterfront areas to make the best use of the land with the least impact to the natural state of the lakeshore, river and stream banks, and critical areas to keep the land beautiful and natural for generations to come.
- Improve water quality to the highest level practical

## 9) Transportation-

- Encourage transportation methods other than individual automobile travel.

### Alternatives

Integrate alternative transportation modes (transit, pedestrian, biking, other) into the existing and future transportation system.

~~Develop an integrated transportation~~ Prioritize transportation planning efforts plan that fully promotes connectivity and is coordinated with neighboring cities and counties. **KEEP**

- ~~Coordinate transportation planning and system improvements with~~ Participate in discussions to find solutions to regional transportation problems with other government jurisdictions. **KEEP**

ADD:

Continue to seeking funding sources for the development of the Brockton Interchange at I-94.

New:

**10) Parks and Trails-** 2030 plan did not include goals for Park and Trails. Staff suggests overall Park/Trail Plan goals with specific action items in the Park and Trail chapter

Annually budget to improve the bike and pedestrian trail systems interconnecting neighborhoods to parks, schools, scenic areas, and Elm Creek Park reserve.

Prioritize and budget the development of new parks and redevelopment of existing facilities to meet recreational demands of residents.

Promote public gathering places and civic events that serve the entire community.

# Open House Input 7-10-17

## Question 1

What do you love most about Dayton?

- Safe.
- Not being an overcrowded city. Rural. Please stop these city lots.
- Rural, quite, unconstructed.
- Great location!
- Nice place to raise a family. Access to Elm Creek Park.
- Lots of green space, but convenient to town.
- Country feel. But close to the city. Dark starry night, quite, farmland and animals, wildlife (sounds), and not over developed like Maple Grove.
- Convenience to Champlin and Maple Grove.
- I did like the rural aura but that's fading fast.
- I like the rural nature, but it's gone.
- Spacious, open, rural, peaceful, quite. Please don't over develop. You can never undo that mistake.
- Proximity to Elm Creek Park Reserve and Mississippi River.
- Large private lots.
- Large lots! –nice to be in Hern. Country with acres.
- The rural feel.
- Rural feel and open space.

## Question 2

What is one thing about Dayton you would like to see change in the next 10 years?

- Circular trails and parks that connect every neighborhood.
- Slow the development.
- Nothing.
- Attract horse owners back!
- More farms, less people.
- Preserve "rural" spaces, natural trees.
- More trails connecting the city to Elm Creek Park Reserve.
- A trail around French Lake.
- More industry along 81 to help with taxes.
- Add /zone for 2-10 acres per house. Not all want to be in a neighborhood.
- Turn lane 81 at west end of Territorial Rd to reduce dangerous left turns eastbound direction.
- More trails connecting to Elm Creek Park and Mississippi River.
- Addition of grocery, service stations, and drug stores. Community play fields near center of city with diamonds and rectangles.
- Be careful to develop differently than Maple Grove, people are looking for something different and special!
- Less homes being built and larger lots instead of city lots. Very sad to see Dayton over populated.

- Less development, larger private lots. More shops and trails.
- There is nothing that Dayton does not have that I need.
- I would like to see Dayton keep growing with more homes, shops, etc.!
- A trail across Fern brook at Rush Creek Pkwy and more trails in general around the lakes.
- Would like to see more variety in the kinds of housing, and more small businesses (shops, etc.)
- Tax revenue from industry to reduce homeowner's taxes.

### Question 3

Share your thoughts on the "1:10" Acre Discussion – Do you think 10 acre lot splits should be permitted?

- Yes!
- No!!!
- Yes.
- Yes, yes!
- Yes!
- Yes.
- Yes.
- Yes.
- YES!
- No.
- No.
- Yes- but only 1x 1: be 2/8.
- Yes. This allows development now on lots without painting Dayton into a corner for future density.
- Depends on the intent of the land and proximity to high use roads. Leave lots alone that provide valued space and less value from splitting.
- 1:20, Preserve a "Rural Corridor." 10 acres isn't big enough. Only bring more conflicting uses, Horses vs Atv's.
- Can we petition the met council to allow 1:1 in 10 or 40 acre chunks using ghost platting?

### Map 1

- Keep Fernbrook Lane the size it is.
- I like the idea to add French Lake Rd E.
- No bridge.
- These houses are packed in too close.
- I don't want the traffic of a river crossing here.
- I think a river crossing maybe necessary in the future. Hope we can minimize the negative impact by keeping north/south traffic at a relatively low speed.
- A bridge crossing is not necessary.
- No river crossing.
- Don't want river crossing- nothing we need to see in Ramsey.
- I think Anoka co. resident would be the only ones to benefit from a river crossing. A crossing might divide city west-east.
- I thought these properties were changed to low density.

## Map 2

- 81 and Territorial intersection- safety.
- A bridge would make sense if trading higher density with Ramsey and lower density in Dayton.
- No bridge, if you have to do it – stop, nothing we need to see in Ramsey.

## Map 3

- I'd love to see more streets in a grid set- up.
- I didn't vote for the met council. We shouldn't be forced to their density rules.
- 3.5-5 houses per acre will wipe out the green feel of Dayton.
- Concerned about traffic increase, we will have to slow the building growth.
- Keep urban reserve.
- Make the conservation district.
- Explain the benefits to the community of changing this urban reserve? Tax revenue? Are there other options for tax revenue?
- Must stay Urban Reserve!!!
- Keep Urban Reserve.
- Keep Urban Reserve!
- Urban Reserve must be maintained/ re-designated as Rural Estate! NO further development should be allowed (nor would it be efficient)!
- We bought Berkshire property because of the spacious lots and rural feel. Please leave this urban or rural reserve. Dayton is attractive to many because it's not endless sub development.
- Urban reserve is one component of a plan. We also need a variety of other kinds of development – some higher density and some lower density
- Pick a corridor to be 40 year urban reserve from one end of town to another- north Diamond lake road; Dayton River Road; Zanzibar

## Map 4

- Need bigger setbacks for lakes, French and Diamond
- Thought this was low density ( Large lots on east side of Brockton just south of the village)
- In favor of bridge
- In favor too
- Against bridge altogether
- The bridge is 50 years away!! By that time most farms will be sold. When the state wants a bridge they will get it somehow.

## Map 5

- Urban reserve corridor on both sides of road. Preserve the "viewshed" from this scenic road. Minimize location of homes so they can't be seen
- Should be urban reserve along river



## Map 6

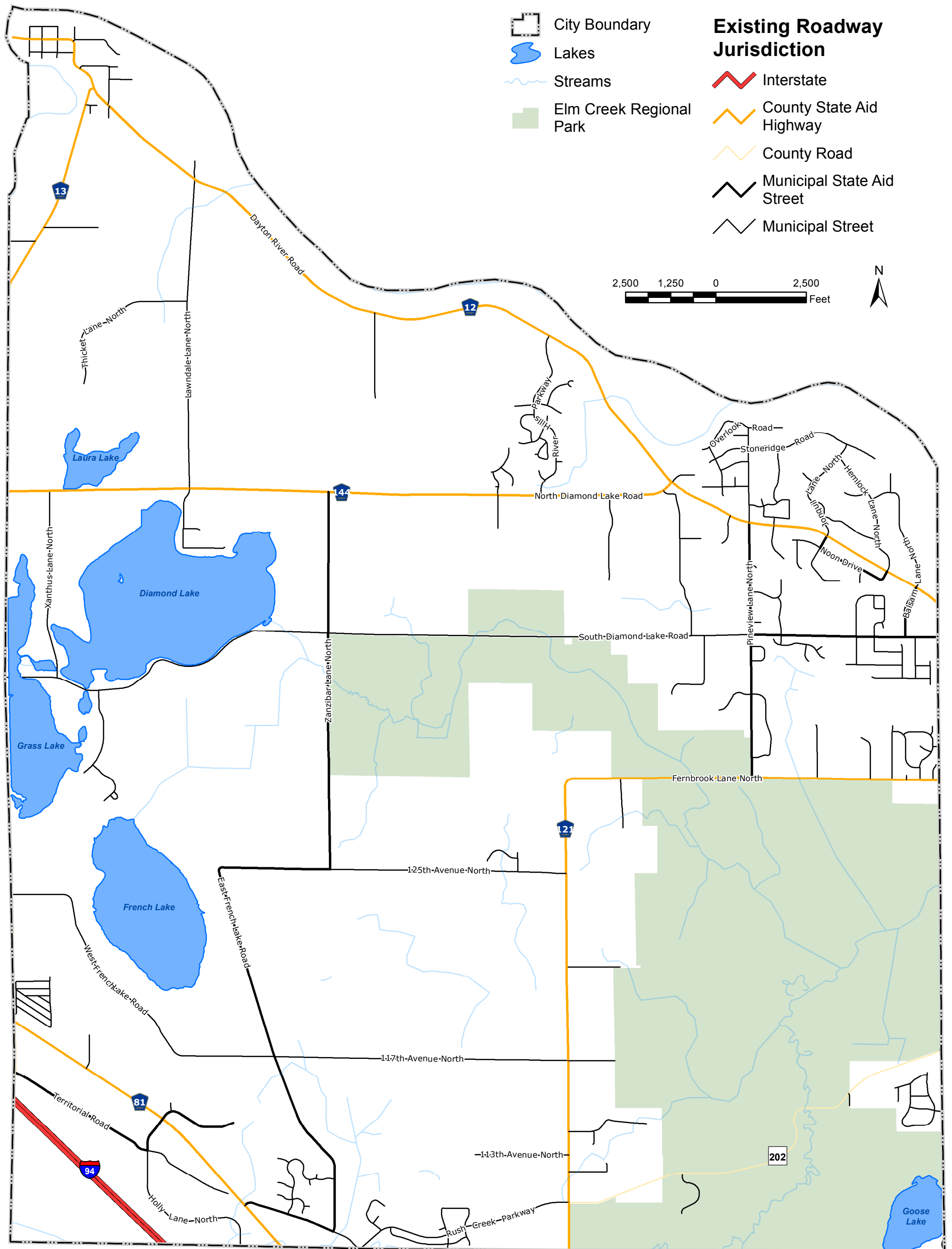
- Should this be industrial? (Area just south of Territorial and east of County Rd 81)

## Map 7

- Put sign up to show park (Points at Wild wood Springs 10 acre park on the river)
- 1-3 mile loop trails without street crossings in large neighborhoods #13,14,18,21
- City should buy this property and keep for park (just of Brockton on Crow river)
- How do we connect to Elm Creek Park Reserve?
- Is there going to be a swim area on Diamond Lake?
- This area doesn't have a tot lot that is close and safe to get to. (#9 small lot neighborhood on the north side of Diamond Lake)
- Make a roundabout at Fernbrook and Rush Creek Parkway
- Access Park Show access to park?
- Trail is great but put on the north (undeveloped) side. What does access look like, impact on residents?

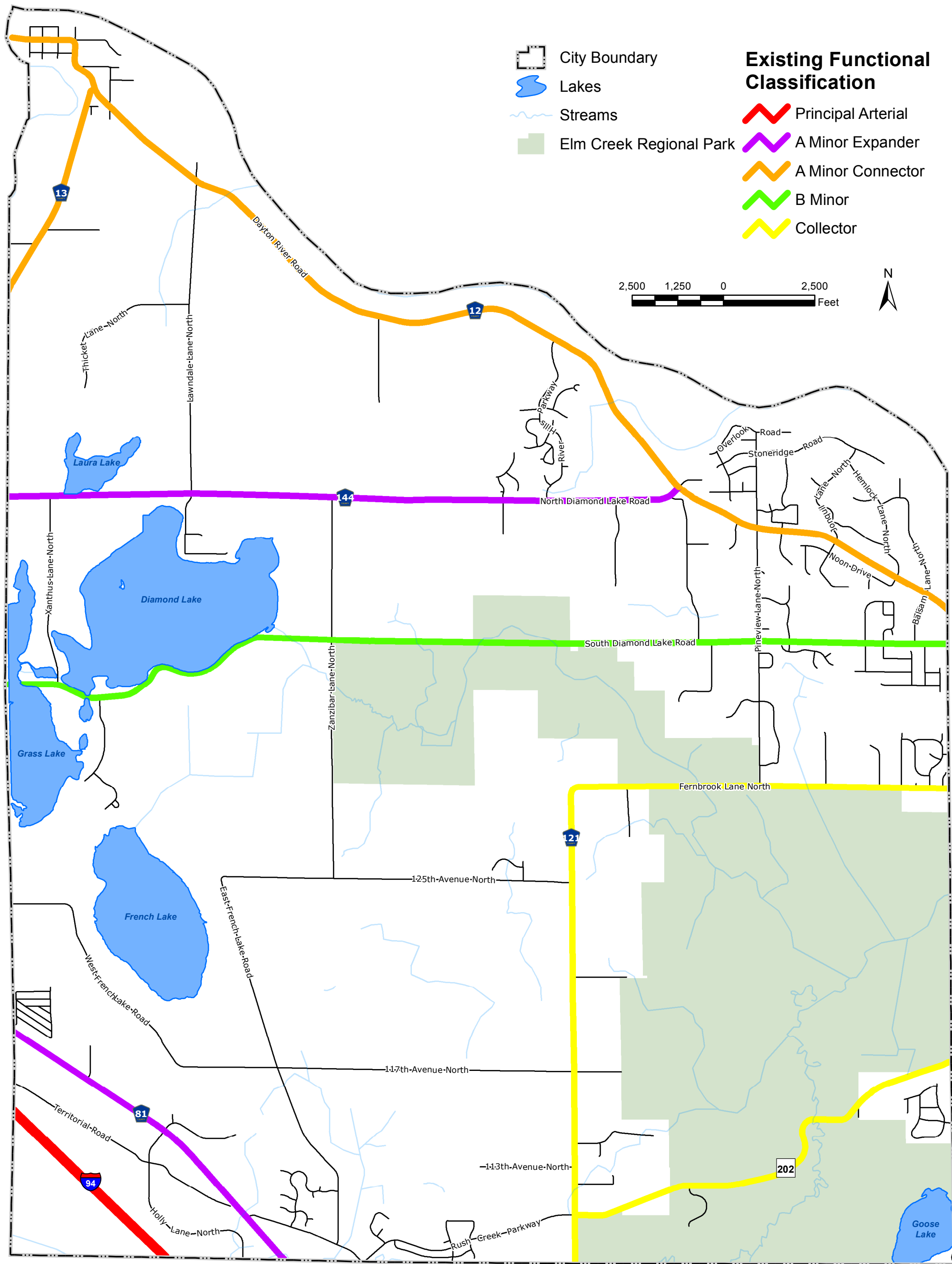
# Draft - Existing Roadway Jurisdiction

City of Dayton, MN



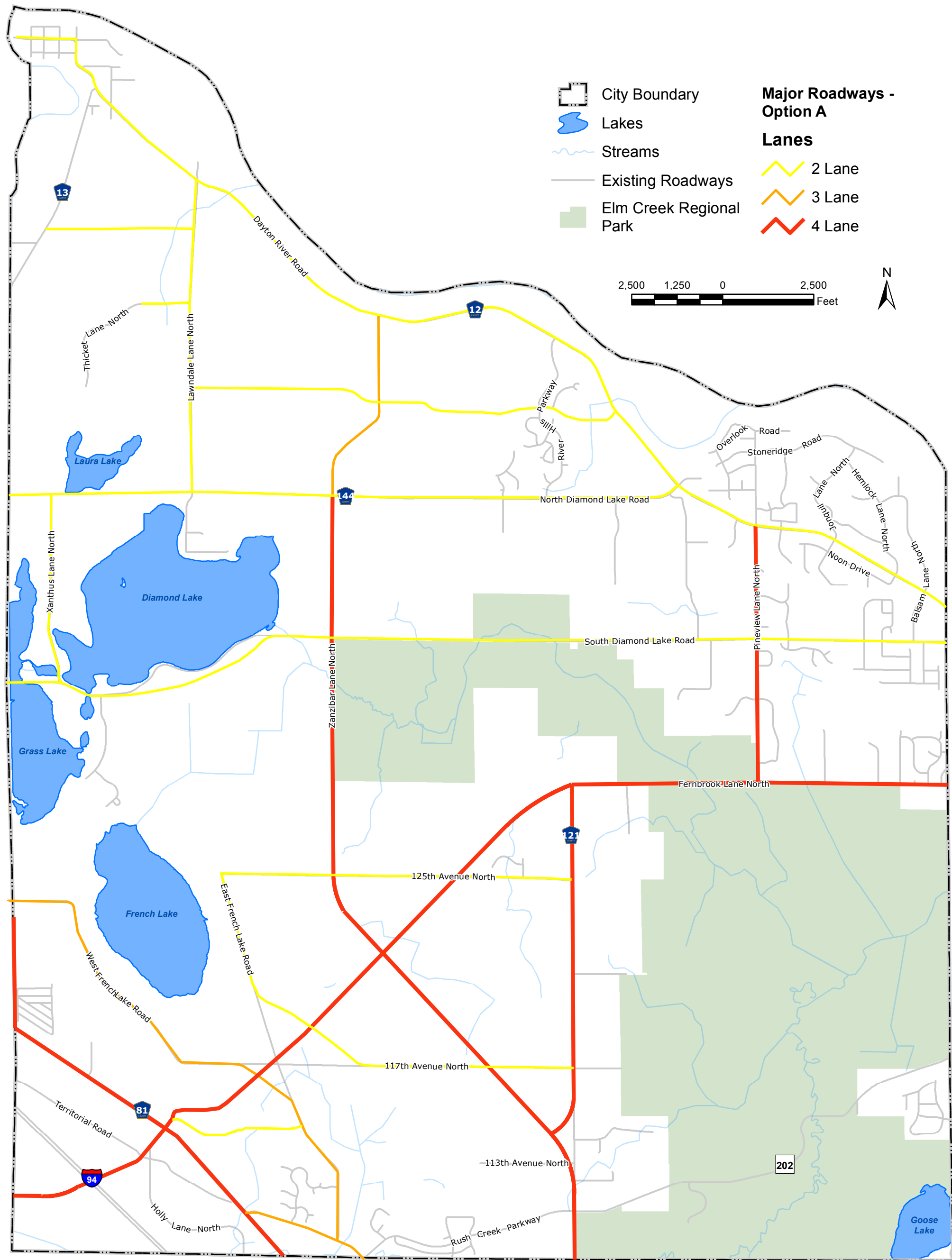
# Draft - Existing Roadway Functional Classification

City of Dayton, MN



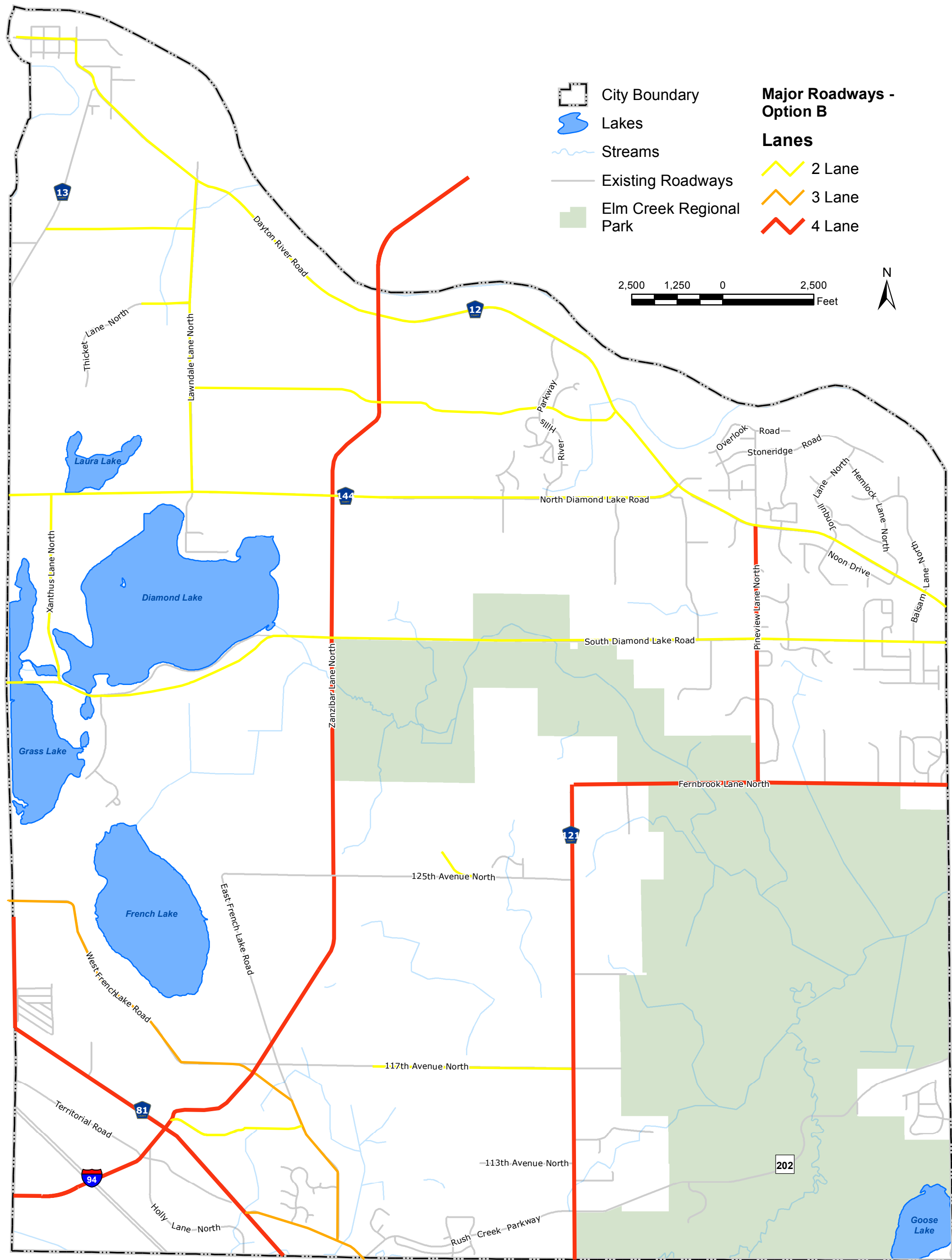
# Draft Major Roadways Option A

City of Dayton, MN



# Draft Major Roadways Option B

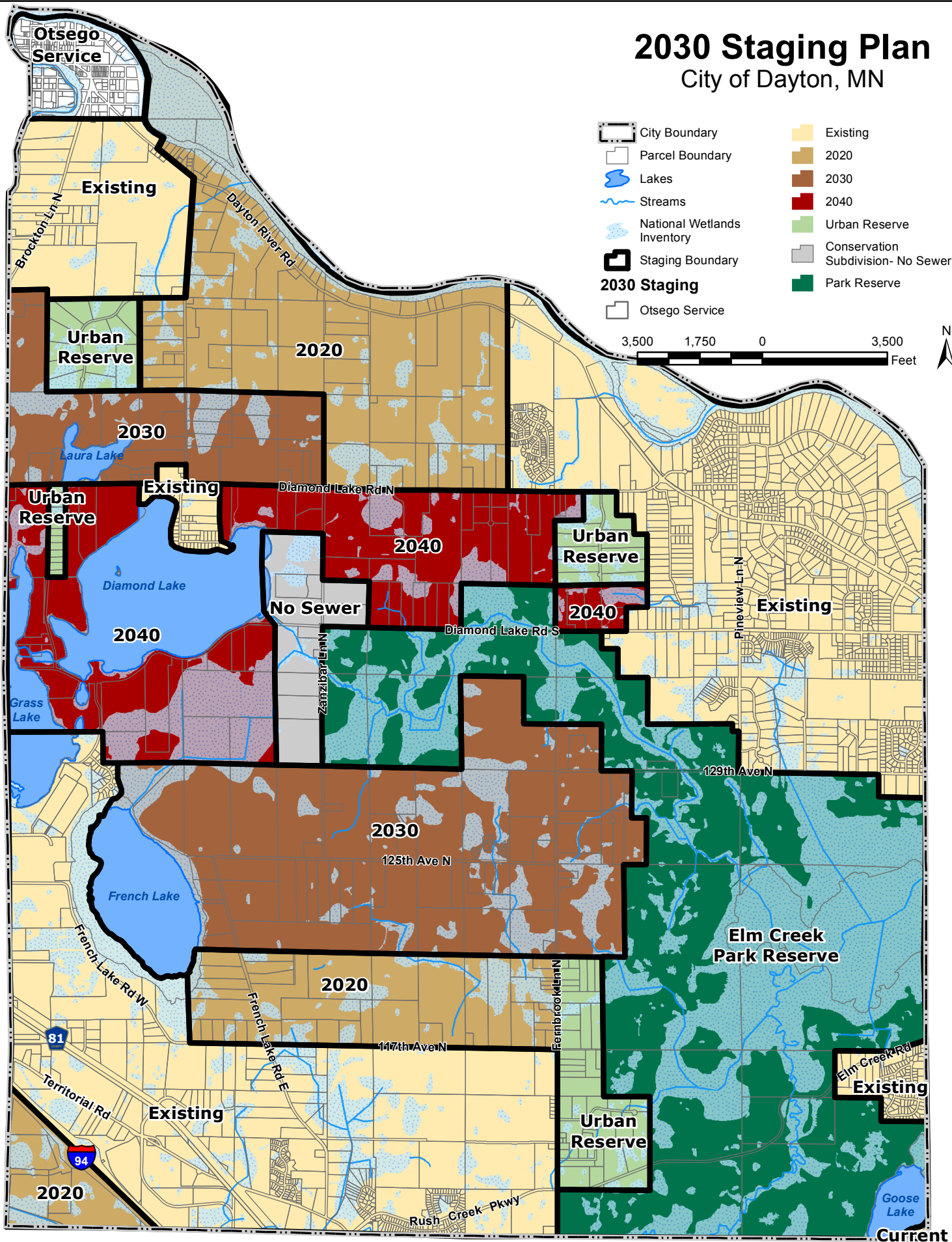
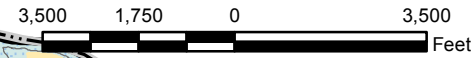
City of Dayton, MN



# 2030 Staging Plan

## City of Dayton, MN

- City Boundary
- Parcel Boundary
- Lakes
- Streams
- National Wetlands Inventory
- Staging Boundary
- Otsego Service
- Existing
- 2020
- 2030
- 2040
- Urban Reserve
- Conservation Subdivision- No Sewer
- Park Reserve

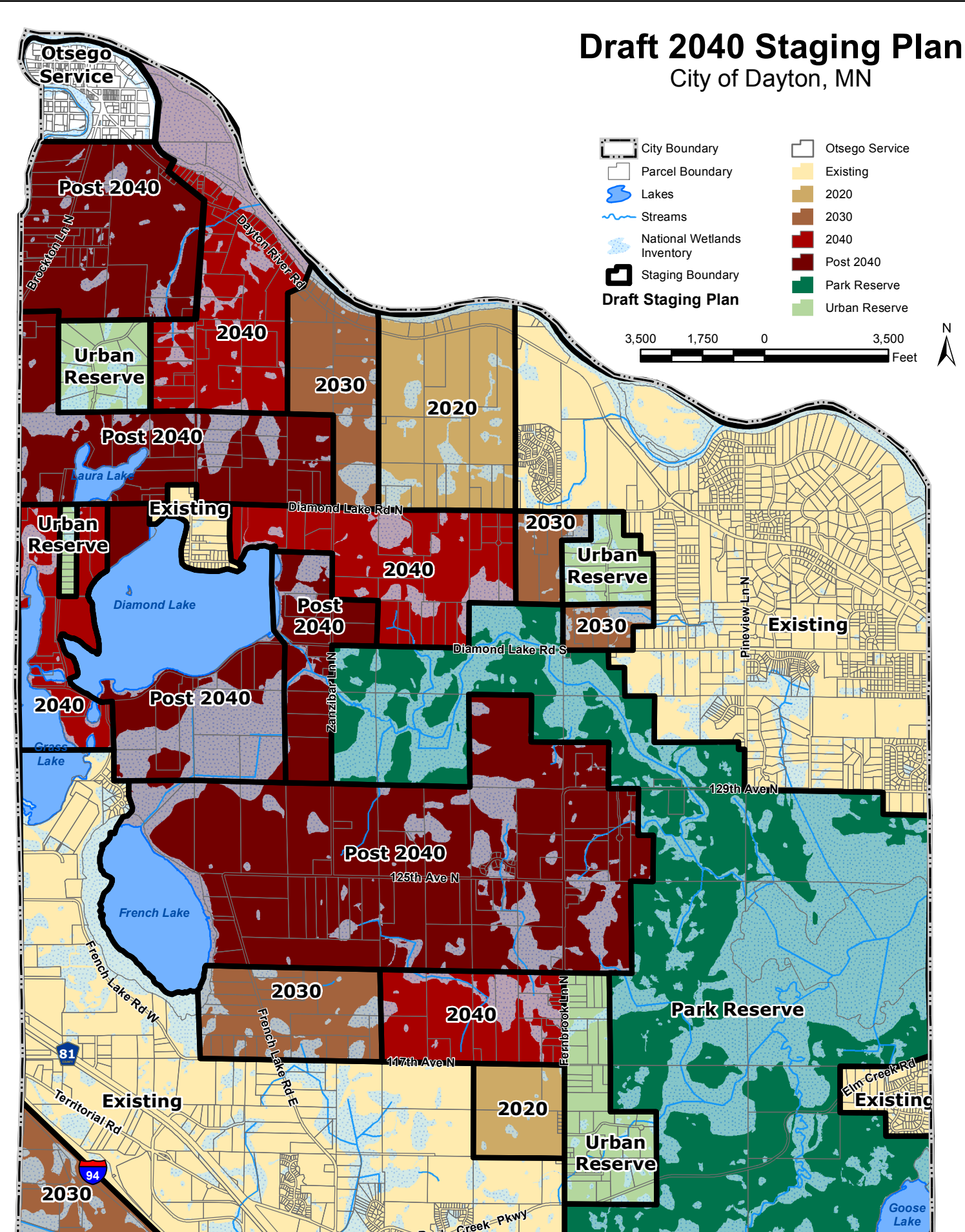
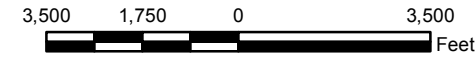


Current

# Draft 2040 Staging Plan

## City of Dayton, MN

- City Boundary
- Parcel Boundary
- Lakes
- Streams
- National Wetlands Inventory
- Staging Boundary
- Otsego Service
- Existing
- 2020
- 2030
- 2040
- Post 2040
- Park Reserve
- Urban Reserve



Current

Note: The Staging Plan represents a progression of sewer that is based on location of existing sanitary sewer and anticipated extension as development progresses. The city does not commit to extensions occurring.