

ACKNOWLEDGEMENTS



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INTRODUCTION AND PURPOSE

COMPREHENSIVE PLAN OVERVIEW

The City's Comprehensive Plan is a long range planning document for what the community of Dayton wants to become. The document identifies the goals, objectives, guidelines and strategies for growth and development in the City. The Plan serves as a guideline for the City Council, Commissions and City Staff for use in decision making relating to land use, park development, public facility planning and much more.

The Plan guides the location, timing, and intensity of the various types of development in the City such as residential, commercial, industrial, parks, and more. The Plan is based on a composition of concepts, patterns and relationships that together integrate the social and physical aspects of a community. Unlike the Zoning Ordinance, the Comprehensive Plan is futuristic in that it guides decisions that have yet to be made. The Plan also is comprehensive in nature as it deals with all aspects of the community no individual parts.

The Comprehensive Plan consists of the following thirteen chapters:

- **Community Background-** Community overview, physical, economic and social factors that influenced the process of updating the Comprehensive Plan.
- **Natural Resources-** Plan, programs, and tools to protect, enhance and provide greater opportunity for enjoyment of Dayton's natural environment.
- **Housing-** Demographics, goals, policies and programs to meet the housing needs for Dayton's existing and future residents.
- **Land Use-** Goals, plans and policies to guide the timing and use of land in Dayton.
- **Historic Village-** Future framework plans to guide the redevelopment of this important historical neighborhood.
- **Economic Development-** Demographics, goals, policies and tools to sustain existing businesses and attract new economic growth to support a healthy local economy, expansion of the tax base and creation of new jobs.
- **Parks, Trails and Open Space-** Summary of the updated Parks, Trails and Open Space Plan.
- **Transportation-** Plans, goals and policies and discussion of important regional issues to guide the future development of Dayton's transportation system.
- **Sanitary Sewer-** Summary of Dayton's Comprehensive Sewer Policy Plan.
- **Water Supply and Distribution Plan-** Summary of Dayton's Water Supply and Distribution Plan.
- **Surface Water-** Summary of Dayton's Surface Water Management Plan.
- **Community Facilities-** Inventory of the existing community facilities and overview of future needs as the community continues to grow.
- **Implementation-** Tools and strategies that Dayton will use to achieve the implement the objectives identified in the Comprehensive Plan.

PURPOSE

The 2030 Comprehensive Plan update was prepared in accordance with the Metropolitan Land Planning Act (Minnesota Statutes, sections 473.851 through 473.871) and the policies of the Metropolitan Council.

COMPREHENSIVE PLAN PROCESS

Dayton's 2030 Comprehensive Plan represents a community-based planning effort to shape Dayton's future. The planning process involved a wide range of stakeholders including Dayton residents, local business owners, Dayton's City Council and Planning Commission, a Comprehensive Plan Task Force, City Staff and consultants, and other local, regional, and state government agencies. These stakeholders worked cooperatively throughout the comprehensive plan process to develop a plan that serves the needs of Dayton's residents and business owners while also meeting agency requirements. This process is described below.

VISIONING

The planning process began with several visioning meetings with Dayton neighborhoods and the business community in May of 2007. Meetings were held with each of Dayton's planning neighborhoods (Northwest, Northeast, Central, and South) and with Dayton's business community. Participants were asked to envision their community in 2030. Recurring themes of these discussions concerning the future of Dayton included open space and natural resource protection, preservation of Dayton's rural character, managing growth appropriately, and expanding the City's tax base through additional commercial and industrial development.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT) ANALYSIS

During these neighborhood visioning meetings participants identified the City's strengths, weakness, opportunities, and threats during a SWOT analysis. Community members were asked to list the issues they thought were important in the community and in their neighborhood. These issues were listed on large sheets of paper and displayed on meeting room walls. Each person was given a set of colored dots with which they could vote for their top issues

by placing a dot next to the issue. Key strengths identified were Dayton's rural setting, its natural resources, and its proximity to the metropolitan area. Weaknesses included high taxes, traffic problems, and a lack of commercial development. A key opportunity in Dayton is the ability to plan for growth to maintain Dayton's rural character and protect its natural resources. Threats included the pace, scale, and character of future development and the potential of a Mississippi River Crossing. Additional information and meeting summaries is included in Appendix E.

COMMUNITY SURVEY

In addition to the neighborhood and business community meetings, a community survey was mailed to every resident of the City. The survey asked residents to rate the quality of life in Dayton and to answer questions regarding transportation, growth, and public service provision in Dayton. Issues identified echoed those discussed during the Visioning and SWOT meetings. Complete survey results are presented in Appendix E - Community Input.

BACKGROUND RESEARCH

City Staff and their consultant updated the City's existing land use, housing, public facilities, natural resource, and economic development data with updated information from the Metropolitan Council, the US Census, City data, the Minnesota Department of Employment and Economic Development, and MLCCS natural resource information to identify changes that have occurred in the community since the adoption of its previous Comprehensive Plan. This background report also included summaries of other planning studies that have been completed in the City. The information in the Background Report was used to inform the comprehensive planning process.

GOALS AND POLICIES FORUM

A set of community goals and policies was developed based on input received at the community Visioning and SWOT meetings and from the community-wide survey. The Comprehensive Plan Task Force reviewed and discussed the goals and policies in June of 2007 during a Goal Café meeting. The Task Force members were divided into groups and each group

spent 15-20 minutes at each table reviewing the goals and policies and editing them as a group. Each group's edits were colored coded with a matching pen so that comments from each group were clear. This process resulted in a full review of the goals and policies, and edits of each of the goal categories by each of the Task Force members. These edited goals were presented to the public at an open house in June 2007.

ALTERNATIVES FORUM

The goals and policies were used to develop an alternative land use plan to guide development in Dayton to 2030. This Draft Future Land Use Plan was presented to the Comprehensive Plan Task Force in August and September of 2007. Revisions were made based on Task Force comments and the Draft Alternative Land Use and Staging Plan was presented to the public at an Open House in October 2007. Overall, the community's reaction to the land use plan was positive. Several commented on the timing of the staging plan. A summary of comments received at the open house is included in Appendix E - Community Input.

DRAFT PLAN

The City prepared a Draft Comprehensive Plan in February of 2008 based on input received from the community and the goals and policies. The City developed chapters on land use, economic development, housing, and natural resources based on the future land use plan and updated background information. The Draft Plan also included updates to the City's Tier 2 Sewer Plan, its Local Surface Water Management Plan, and its Water Supply Plan. The City's existing Parks, Open Space, and Trails Plan was incorporated into the Draft Plan as the Parks and Recreation Chapter of the Plan. The recently completed Northwest Hennepin County Sub-Area Transportation Study was used to develop the Transportation Chapter of the Draft Plan. Because this Plan includes discussion of Hassan Township and Rogers, in addition to Dayton, the Study was adapted to include portions relevant to Dayton for the Transportation Chapter. The City's existing Critical Area Plan was revised to address land use changes since the last Plan was adopted. The Draft Plan was presented to the Task Force, Planning Commission, and City Council in February and March of 2008.

The Draft Plan was also submitted to adjacent communities and the appropriate government agencies for review and comment.

OPEN HOUSE

City residents were invited to an Open House on October 21, 2008 to review the draft Comprehensive Plan and to provide additional feedback on the Plan. Public input was incorporated into the final draft of the Comprehensive Plan.

PLANNING COMMISSION PUBLIC HEARING

Dayton's Planning Commission held a public hearing on November 6, 2008 to review the Comprehensive Plan and to receive formal public comments on the Plan. The Planning Commission also made its recommendation to approve the plan to the City Council.

CITY COUNCIL APPROVAL

The City Council approved the Comprehensive Plan on November 25, 2008. The Plan was then sent on to the Metropolitan Council for formal review.

METROPOLITAN COUNCIL

The Metropolitan Council reviewed the Comprehensive Plan and approved it in August 26, 2009.

FINAL PLAN

The Comprehensive Plan was amended as appropriate to incorporate revisions suggested by the Metropolitan Council, adjacent communities, and other agencies. The official Comprehensive Plan was published and made available to the public on October 13, 2009.

GUIDING PRINCIPLES ---

The Comprehensive Plan guides the use of land and the actions of the City to provide a quality environment and way of life for existing and future residents. The plan provides careful direction on the timing and use of land and the protection of resources while offering new growth areas to further the residential and economic growth in the community. There are several overarching “Guiding Principles” that shaped the development of goals and policies, plans and dialog within the Comprehensive Plan.

- **Protect Natural Resources-** Dayton is fortunate for the abundant amount of natural resources within the community. Dayton is committed to preserving and expanding access to these resources as they are integral parts of the community. Having access to these resources connects residents to nature, encourages active and healthy lifestyles and promotes community interaction. Numerous tools will be development as well as collaboration with other stakeholders to sustain this commitment and expand these practices as Dayton develops and grows.
- **Provide for Parks and Recreation Opportunities-** Providing quality parks in a variety of locations, sizes, uses and amenities, with accessibility to all, is an essential community asset. Facilities should offer resources for all age groups, with passive and active elements that support active lifestyles and the overall health of residents and the community. The City has committed to developing quality parks and recreation facilities through extensive planning, identification of needs and appropriate locations for developing their system in combination with new residential, commercial and industrial development.
- **Guide Land and Manage Growth-** An important role of the Comprehensive Plan is to appropriately guide the use of land and manage the timing by which it is developed. This Comprehensive Plan was developed as the City’s first plan for significant growth

due to recent extension of municipal services. This important challenge was met with careful decisions as to where the variety of land uses would be provided to meet the needs and demand of new household growth, commercial, industrial and job growth, park and recreation facility needs as well as the development of tools to protect natural resources. The staging of growth was prepared to consciously manage the timing, location and characteristics of growth, based on historical growth patterns, in addition to the logical and practical use of municipal services and infrastructure.

- **Plan for an Effective Transportation System-** With new growth there will be an increased demand on the existing transportation system and the need for new roadways to accommodate growth. Dayton is committed to providing an effective system and has worked extensively with adjacent communities to identify regional solutions to transportation needs. Dayton will continue to pursue efforts that will aid in access and efficient movement throughout the community while understanding regional needs. Dayton is also interested in pursuing and encouraging alternative forms of transportation such as car-pooling, busing, biking, and walking and participating in regional efforts to support the development of mass transit efforts.
- **Create and Expand Opportunities for Employment Growth-** Dayton recognizes it is important to support existing industries and offer new areas for further economic growth. As a newly developing community there are ample opportunities for this job growth with future transportation expansions, growth in neighboring communities that might fuel new expansions in Dayton, extension of municipal services and infrastructure and growth in households interested in working in the community they live. New jobs, with incomes that can support households, offer more choice and flexibility to live in Dayton without having to spend time and resources to commute. As

industries evolve there will also be increased interest in opportunities for non-traditional work settings. Dayton will need to support expansion of infrastructure to capture these opportunities.