



**MINUTES OF THE SEPTEMBER 6, 2022 PARKS COMMISSION MEETING**  
**CITY OF DAYTON, MINNESOTA**

**I. CALL TO ORDER at 6:35 PM**

Present: Doug Baines, Kari Lingard, John Knutson, and Jack Prom

Absent: Dave Pikal

City Council Member Present: Julie Gustafson

Also in attendance: Public Works Superintendent Marty Farrell; Associate Planner Daniel Elder; and Planning Commissioner Paul Kangas

**II. PLEDGE OF ALLEGIANCE**

**III. SWEARING IN COMMISSIONER LINGARD**

**IV. SWEARING IN COMMISSIONER KNUTSON**

Farrell administered the oath of office for Lingard and Knutson. The Commissioners welcomed them.

**V. SELECTION OF CHAIR AND VICE-CHAIR**

It was noted that Baines and Pikal are interested in serving as Chair; however, Pikal is also running for City Council. Lingard and Knutson indicated they were not interested.

*By general consent, to appoint Baines as Park Commission Chair. Motion carried unanimously.*

*By general consent, to appoint Prom as Park Commission Vice-Chair. Motion carried unanimously.*

**VI. APPROVAL OF AGENDA**

*Prom motioned, seconded by Knutson, to approve the agenda as presented. Motion carried unanimously.*

**VII. CONSENT AGENDA**

A. Approval of Park Commission Minutes from July 5, 2022.

*Prom motioned, seconded by Knutson, to approve the consent agenda as presented. Motion carried unanimously.*

## **VIII. OPEN FORUM**

No one present for open forum.

## **IX. COUNCIL UPDATE**

Gustafson updated the Commission on Council items.

## **X. REGULAR MEETING**

### **B. Water Trails Update**

Farrell provided an update on the water trails.

Becky Binz with MSA provided a presentation on Water Trails Plan concepts and gave an update on the timeline and next steps of the project. Fins hoped that there would be a meeting to present these concepts to the public in October.

The Commission asked questions of staff and discussed:

- Water access.
- The trail size.
- Lake access and recreation.
- The possibility of creating a City app.

*Informational; no action required.*

### **C. PIP 2022 Update**

Paul Kangas, Planning Commissioner and Loucks landscape architect, provided an update on Park Improvement Plan (PIP) 2022, which had been approved earlier this year, displayed project pictures, described the work completed this summer, and updated timeline. The PIP consists of playground renovation at Donahue Dells, renovation at Hayden Hills, and phase two at Elsie Stephens Park.

The Commission asked questions of staff and discussed:

- Timelines of these projects - projected to be complete at the end of November.
- Pickleball court work at Hayden park.
- Road access to the river at Elsie Stephens.
- The barns and silo at Elsie Stephens.
- The Heritage Days event during the project and safety precautions that will be in place.
- Clearing sight lines at the entrance of Elsie Stephens for safety purposes.

*Informational; no action required.*

### **D. Leathers Park Prairie Installation**

It was noted the City conducted a neighborhood survey relating to an appropriate use for Leathers Park and the Commission had directed staff to pursue costs for

establishing a prairie. Farrell presented the revegetation plan and quote received from Norby Land Corp of \$13,553.51, noting staff has worked with Nordby in the past and found them to be competitively priced, reliable, and easy to work with.

The Commission asked questions of staff and discussed:

- Sightlines through the trees to the river from the overlook.
- Seed mixes for the prairie.
- The neighbors willingness to contribute to the cost of work.
- Maintenance needed at the prairie.
- Trees in the center of the prairie - not planted at this time.
- Addition of a rotating artist series in the park for sculptures.
- Making this an interpretive park to educate the community.
- Timeline of starting the project - starting the prep work this fall.
- Addition of history signage to the park.

*The Commission reached unanimous consensus to support approval of the project plan to create a prairie at Leathers Park and expenditure of \$13,553.51 from the Park Fund.*

## **XI. NOTICES AND ANNOUNCEMENTS**

E. Next Park Commission Meeting

1. Parks meeting tentatively scheduled October 4, 2022

F. Farrell encouraged Commissioners to be proactive and submit agenda topics to staff ahead of the meeting schedule.

G. At the suggestion of Prom, each Commissioner and staff introduced themselves and described their background.

H. At the request of Baines, Farrell provided an update on McNeil Park improvements.

## **XII. ADJOURNMENT**

*Knutson, motioned, seconded by Lingard, to adjourn the meeting at 8:00 p.m.  
Motion carried.*

Respectfully submitted,

Ava Rokosz, Recording Secretary  
*TimeSaver Off Site Secretarial, Inc*

**ITEM:** Discuss Park Commission Roles and Responsibilities

**PREPARED BY:** Alec Henderson, Senior Planner

**POLICY DECISION / ACTION TO BE CONSIDERED:** Discuss the roles and responsibilities of the Park Commission and whether any amendments are warranted.

**BACKGROUND:** Towards the end of the last Parks Commission meeting it was brought up that it may be beneficial to go over what the roles and responsibilities of the commission are. The City Code section 32.17 calls out the specific responsibilities of the commission as adopted in code. Generally, the following activities are conducted by the Park Commission:

- Review and recommendation of the Parks and Trails Comprehensive Plan chapter.
- Review of concept or preliminary plat developments for compliance with the park and trails plan.
- Review of capital improvement plans related to parks (recommendation of scheduling of park improvements for Council adoption.
- Review and Recommendations of park development plans.
- Review of existing parks and scheduling refurbishments.
- Recommendations on acquisition of park land (e.g. community playfield) for Council approval.
- Review of any park and trail related planning (e.g. water trails study).

One area that has not necessarily been a part of the Park Commission activities is assistance with recreation programming. Teresa Schmiedlin is our activities center coordinator and has done a large amount of work with recreation programs in the last few years.

**CRITICAL ISSUES:** None.

**BUDGET IMPACT:** None.

**RECOMMENDATION:** Discussion/Recommendations

**ATTACHMENT(S):**

- Section 32.17 PARK COMMISSION
- Parks, Trails and Open Space Chapter (comprehensive plan).
- CIP Documents related to parks and trails

## PARK COMMISSION REGULAR MEETING

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### CHAPTER 32: ORGANIZATIONS AND OFFICIALS

#### § 32.17 PARK COMMISSION.

(A) Commission established, membership. There is hereby continued a Park Commission for the city, pursuant to M.S. § 412.111, as it may be amended from time to time. Said Commission shall consist of five voting members who shall be appointed by the Council. All members shall be paid a salary, per meeting, payable in two semiannual installments on June 30 and December 31 of each year. Commission members shall be paid only for those meetings attended. Reasonable expenses shall be allowed. The term of each member shall be three years. Both the original and successive appointees shall hold their respective offices until their successors are appointed and qualified. Vacancies during the term shall be filled in the same manner as the term vacated. Every appointed member shall, before entering upon the discharge of duties, take an oath to faithfully discharge the duties of the office.

(1978 Code, § 206.01)

(B) Meetings, procedures, officers. The Commission shall establish regular dates, but special meetings may be called by any two members of the Commission upon three days' written notice to all members. The Commission shall establish such rules of procedure as may be deemed necessary. Said rules of procedure to be approved by the Council. The Council shall select a Chairperson, Vice-Chairperson and Secretary from the Commission membership who shall serve for terms of one year, beginning July 1 each year.

(1978 Code, § 206.02)

(C) Removal. Any Commission member may be removed for cause by a majority vote of all Council members.

(1978 Code, § 206.03)

(D) Finances. A Park and Recreation Fund shall be established in the city budget into which all taxes levied and collected for parks and recreation purposes, all gifts, bequests and endowments of money, donations or grants from person, firms or corporations, including governmental agencies and all fees and charges for recreational services or facilities shall be deposited. Said funds shall be kept separate from all other monies of the city. No disbursements shall be made from said fund except as approved by the Council.

(E) Powers and duties of Commission.

(1) Recreation program. The Commission shall advise the City Council in conducting a public recreation program for the city and its immediate vicinity and to that end, shall advise in the providing, conducting and supervising of recreation areas, facilities, services and programs for public recreation in its broadest sense, including playgrounds, parks, play fields, swimming pools, beaches, camps, indoor recreation centers and any and all other recreation facilities and activities either within or without the corporate limits of the city upon property under the custody and management of the city or on other public or private property with the consent of the owners of such property.

## PARK COMMISSION REGULAR MEETING

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(2) Environmental duties. The Commission shall research and advise the City Council as to the nature and effect of city actions and decision on the environment, and on the provision, direction, and supervision of services and programs for the protection, either within or without the corporate limits of the city, of the environment. The Commission may advise the city to enter into agreements of a cooperative nature with other public and private agencies, organizations or individuals, when in the judgment of the Commission, such procedure would prove advantageous.

(3) Park system. The Commission shall advise the Council as to the control, development, management, operation and maintenance of a system of parks and recreation areas now in existence or that may hereafter be acquired by the city, and may advise the city to enter into agreements of a cooperative nature with other public and private agencies, organizations or individuals, when in the judgment of the Commission, such procedure would prove advantageous.

(4) Property acquisition. It shall be the duty of the Commission to make recommendations to the Council and Planning Commission concerning the property acquisitions needed or desired to complete a comprehensive parks and recreation system in the city.

(5) Attendance at Council meetings. One member shall attend Council meetings as requested by the Council.

(6) Reports. Annually, the Commission shall, on or before October 1, render a full report to the Council covering its operations for the preceding 12 months. It shall also render such other regular or special reports, advisory recommendations or make such investigations as it deems advisable or as may be requested by the Council.

(Ord. 2007-12, passed 7-24-2007; Ord. 2007-12, passed 7-24-2007)

CITY OF DAYTON  
2040 COMPREHENSIVE PLAN  
Chapter 7: Parks, Trails, and Open  
Space

## Introduction

The City's park system is designed to provide health benefits, community gathering spaces, as well as an aesthetically pleasing outdoor experience. The City of Dayton's goal is to connect residents with a range of options within the Parks and Trails network and to improve their quality of life.

## Purpose

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 resources, 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 and trails system will be a collection of interrelated elements that preserve natural areas and provide recreational opportunities. 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 park and trail system that will be enjoyed by residents not only today, but long into the future, and will be a source of pride and identity for the citizens of Dayton.

## Goals and Objectives

Goals and Objectives are important factors to consider for community development. They ensure that a City continues to grow, thrive, and accomplishes the desires of residents. The City of Dayton has a long-term plan to develop a connected park and trail system, to provide year-round recreation, and to create opportunities for residents to connect with nature. The City's complete list of goals include:

- Annually budget to provide a system of trails interconnecting neighborhoods to parks, schools, businesses, scenic areas, lakes, rivers and Elm Creek Park reserve.
- Prioritize and budget the development of new parks serving growing areas and redevelopment of existing facilities to meet a variety of recreational demands.
- Commission park designs and playgrounds that are unique to provide a wide range of amenities throughout the city.
- Explore options for securing private funding of parks and trails such as providing naming rights, soliciting individual donations, establishing a charitable trust or through other means approved by the City Council.
- Partner with recreational organizations within and adjacent to the city in order to provide recreational facilities and activities in a cost-effective manner.

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

Short term objectives to accomplish these goals include:

- Annual Capital Improvement funding for park and trail development (with prioritization of trail construction)
- Development of park and trail standards
- The implementation of a kayak rental facility
- Construction of Phase 1 of the Stephens Farm Master Plan
- Construction of Elm Creek Park Reserve access points
- Acquire or accept donation of land for community park
- Develop a tree farm to produce stock trees for city parks and parkways
- Create a legacy donation request letter to mail to large land owners
- Seek grant opportunities for park and trail development
- Develop plan for future trail and park land around Diamond Lake

The objectives outlined above are scheduled for completion over the next few years. However, the City of Dayton also has long-term objectives:

- Full construction of Stephens Farm
- Explore purchase of lakeside park land
- Construction of West Mississippi Regional Trail in coordination with Three Rivers Park District Developing pedestrian/bicycle access to the Elm Creek Park Reserve
- Explore use of a park referendum for future park development including community playfield complex
- Continued city-wide trail development

## Existing Local Parks and Trails

### Existing Trails

Trails are an important piece of a developing city that provide safety for residents in an area for activities such as walking, running, or biking. The city of Dayton has a growing system of trails which will eventually connect residents to important amenities (like the Elm Creek Park Reserve).

Trail construction occurs in a variety of methods. First, all new development is responsible to construct trails based on the city's plan and in a manner that connects to community amenities, major roadways and to neighboring developments. Second, trails are constructed when roadways are reconstructed, either locally or by the county. Finally, regional trails are built by Three Rivers and may also occur in partnership with the city.

Elm Creek Park Reserve is an important amenity in Dayton that does not currently have a direct pedestrian/bike local connection. Creating direct connections into the park reserve has been an important goal for the city. Connector trails are planned for construction in 2020 that will lead into the Elm Creek Park Reserve. This will occur at Pineview Lane and Co. Rd 121; Jonquil

Lane and Co. Rd 121 and at Rush Creek Parkway and Fernbrook Lane into Elm Creek Park Reserve.

Dayton has several existing trails within the City which have been developed through recent residential developments including: The Pines at Blesi, River Hills, the Enclave at Hayden Hills, Sundance Woods, Sundance Greens, Territorial Trails, and Brayburn Trails. Additionally, the Elm Creek Park Reserve has a large trail network. The City has approximately 18 miles of existing trails within City limits. In 2020 the City, in partnership with Three Rivers Park District, will be constructing a trail on the west side of Pineview Lane between South Diamond Lake Road and Co. Rd. 121. This trail will cross through a roundabout into Elm Creek Park Reserve and will be part of the Medicine Lake Regional Trail. Figure 4 shows all existing trail links (not including sidewalks).

### Existing Local Parks

The City of Dayton has many local parks, with future projects also being planned for residents. Table 1 below details existing parks and recreation parcels and a description of amenities present. Figure 1, below, shows all park land within Dayton and jurisdictions. Similar to trails, developers either dedicate land, or pay park dedication fees which end up paying for new park improvements. Over time, the City develops new parks, or redevelops old parks on a every other year timeline. There are approximately 3,800 acres of public park land and open space within Dayton owned by multiple jurisdictions.

**Table 7.1. Existing Parks**

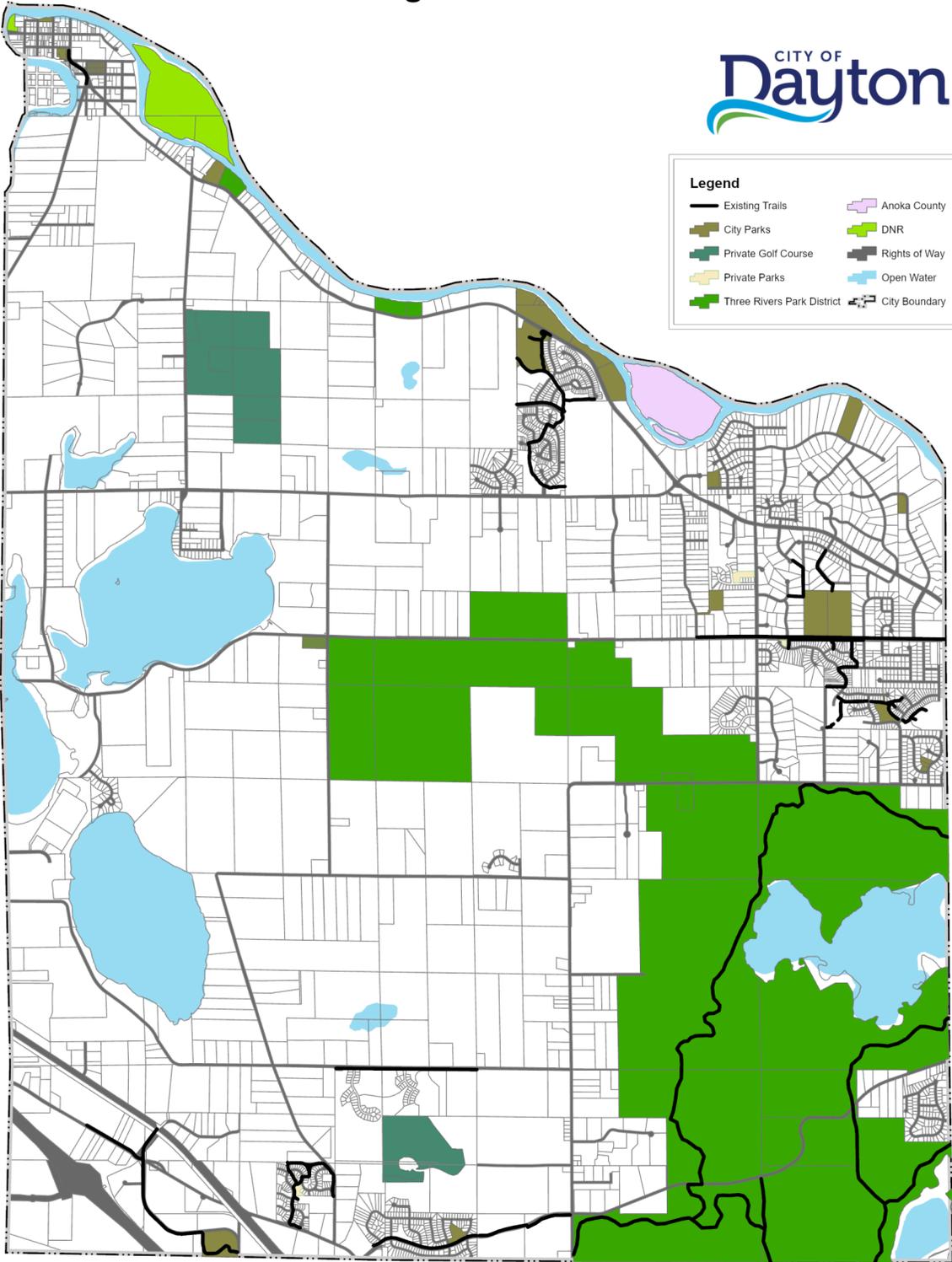
	Upland Acres	Wetland Acres	100-Year Floodplain Acres	Total Acres	Play Equipment	Picnic Tables and/or Grills	Picnic Shelter	Trail	Basketball Court	Ballfields	Restrooms	Parking Lot	Boat Launch	Signage	Wetland	Woods	Notes
<b>CITY OF DAYTON PARK LAND</b>																	
<b>Developed Neighborhood Parks</b>																	
Diamond Lake Diamonds	3.1	-	0.3	3.4						1	•	•					
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
Riversbend Park	3.3	-	-	3.3	•	•			1	•	•			•			
Sundance Woods Park	2.1	1.7	-	3.8	•	•	•	•	•	•					•		1/2 basketball court, ballfield, trail, playground, leisure rink; 2020 finished
<b>Undeveloped Parks</b>																	
Leather's Park	2.6	-	-	2.6								•		•			
Old Orchards Park	2.0	3.0	-	5.0											•		Ponding/Wetlands; future boardwalk/trail
River Hills Park	14.7	7.5		22.2	•			•	•						•		Pickleball court, storm pond, playground, possible future parking lot
Elsie Stephens Farm	21.0	-	-	21.0				•				•		•		•	Under development. Future launch, trail system, rec facilities
<b>SCHOOL PARKS</b>																	
Central Park	39.2	0.8	-	40.0				•	4	•	•			•			Soccer field, running track, ice hockey, shared with elementary school
<b>SPECIAL USE PARKS</b>																	
Cloquet Overlook Park	11.2	-	4.8	16.0		•	•	•			•	•		•		•	
Sue McLean Park	0.5	-	0.0	0.5		•	•							•			
Wildwood Springs Park	4.1	-	6.0	10.1										•		•	Mississippi River Location, Disc golf course
<b>TRAILS</b>																	
Rolling River Estates Trail																	Potential undeveloped trail easement
Crow River Regional Trail				32 mi				•									32 mile trail through multiple cities and counties to the west
West Mississippi River Trail				15 mi				•									15 mile trail through following Mississippi River to the east
Dayton Rolling Acres Trail				1.0				•									Noon Drive to Central Park
Nicole Lachinski Trail				0.5				•									Hemlock Lane to Central Park; Norwood Lane to Central Park
Natures Crossing Trail								•									Trail connection to Elm Creek Park reserve
<b>NON-CITY FACILITIES</b>																	
<b>DNR</b>																	
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													
<b>Anoka County Parks</b>																	
Cloquet Island				83.5													
<b>Three Rivers Park District</b>																	
Elm Creek Park Reserve				3200	•	•	•	•			•	•	•		•	•	Horseback riding, dog off-leash area, camping, mountain biking, swimming pond, archery, downhill and cross country skiing, winter tubing, snowmobiling, snowshoeing
Three Rivers Land				18.6													
<b>Private Golf Courses</b>																	
Daytona Golf Course				169.3													
Sundance Greens 9-Hole				66													Redevelopment of Sundance Greens to 9-hole course

# Existing Parks and Trails



**Legend**

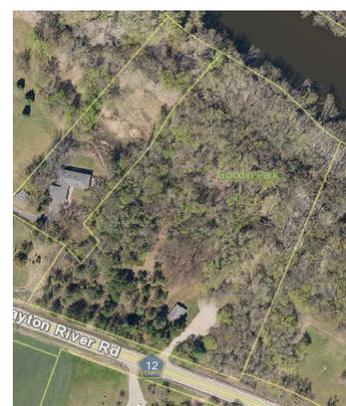
Existing Trails	Anoka County
City Parks	DNR
Private Golf Course	Rights of Way
Private Parks	Open Water
Three Rivers Park District	City Boundary



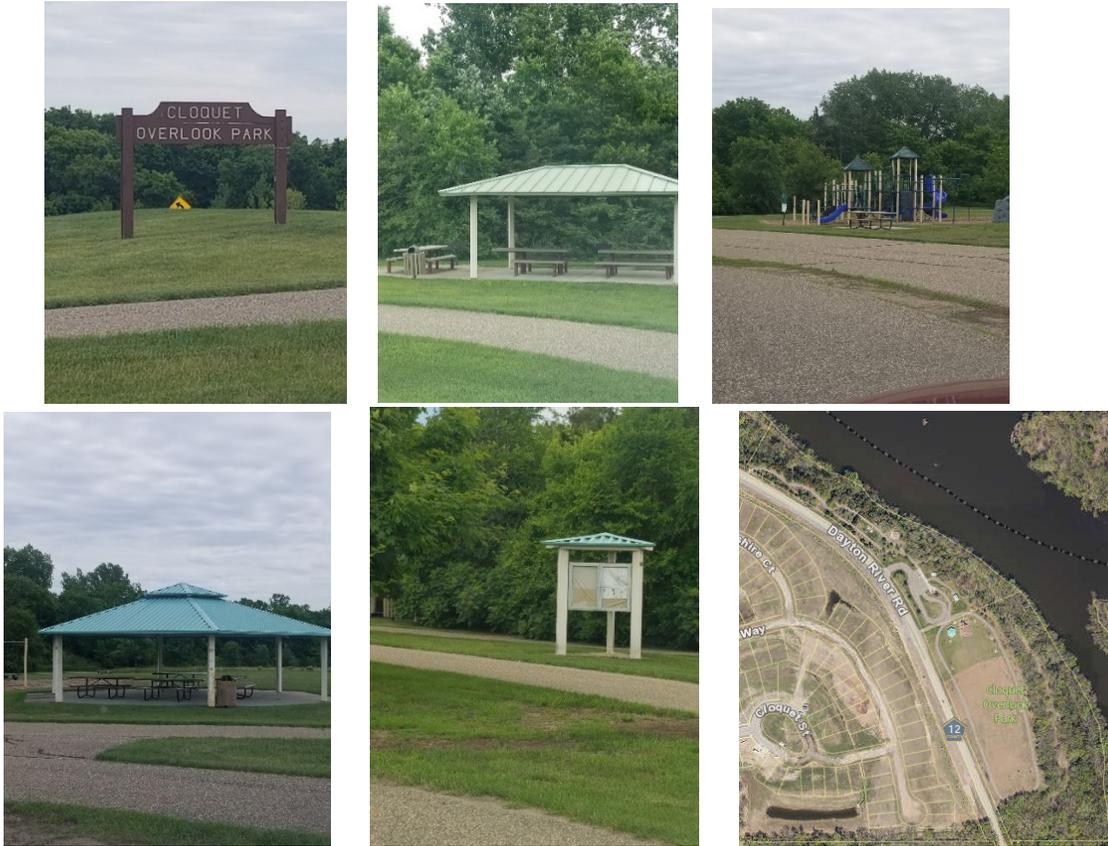
**Central Park and Brianna Scurry Park**, Classification: Community Playfield, 40 acres, picnic tables/shelter, trails, ballfields, ice hockey, soccer field, running track, restrooms, and parking. School facilities are adjacent to park (includes school playground, basketball court)



**Goodin Park**, Classification: Neighborhood Park, 5 acres, on Dayton River Road, has grills, benches, and a trail down to the Mississippi River, picnic tables, trails, wetlands, woods, parking.



**Cloquet Overlook Park**, Classification: Conservancy Lands and Linear, 16 acres, shelter, trails, restroom, parking, on Dayton River Road, has walking trails, benches and picnic tables, grills, children's playground equipment, and a viewing area overlooking the Mississippi River.



**Donahue Dells Park**, Classification: Neighborhood Park, 2.5 acres, playground, picnic tables, pond, and wetland.



**Leathers Park**, Classification: Neighborhood Park, 2.6 acres, underdeveloped, wetlands.



**McNeil Park**, Classification: Neighborhood Park, 3.2 acres, in the historic Village, has a ball field, picnic tables, children's playground equipment, and football field.



**Rivers Bend Park**, Classification: Neighborhood Park, 3.3 acres, picnic table, parking lot found at the end of 141st Ave N, has a ball field and new children's playground equipment installed in 2017 with a zip-line.



**Elsie Stephens Farm**, Classification: Special Use Park, 21 acres picnic tables, runs along the Mississippi River, in development. A Master Plan was prepared in 2016 with a first phase constructed in 2020.



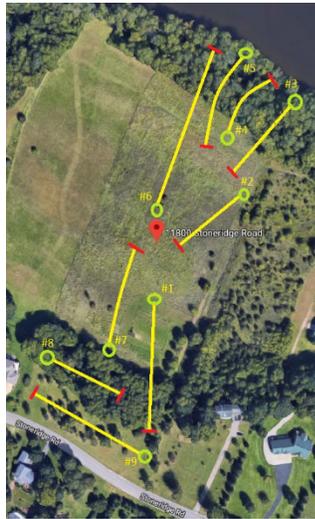
**Old Orchard Park**, Classification: Neighborhood Park, 5 acres, underdeveloped, wetlands. Currently this park is underdeveloped and predominantly consists of wetlands. A boardwalk has been constructed in this park linking a new residential development to Vinewood Lane.



**Diamond Lake Diamond**, Classification: Neighborhood Park, 3 acres, ball field, and parking.



**Wildwood Springs Park (Now Wildwoods 9 Disc Golf Course)** Classification: Special Feature, 10.4 acres. The City constructed a single tee disc golf course at this site.



## Existing Regional Parks and Trails

Dayton is home to Three Rivers Park District's Elm Creek Park reserve, as well as multiple connection to ongoing regional trail systems. The City will continue to partner with Three Rivers to ensure our residents benefit from the parks and trail systems developed by the district.

### Regional Parks

The Elm Creek Park Reserve is the only regional park in the municipal boundaries of Dayton. The approximate area of the Elm Creek Park Reserve is over 3,200 acres and include an assortment of amenities for public use such as multiple trails, archery range, disc golf course, off-leash dog park, swimming pond, winter recreational area, nature center, and an historical center. The map in figure 2 below shows all of the trails and amenities. The Elm Creek Park Reserve has the most prominent regional trail system in Dayton. There are approximately 12.7 miles of trails within the borders of the Park Reserve. The trails are split into different sections of pathways for hiking and mountain biking based on designation, difficulty, and length.

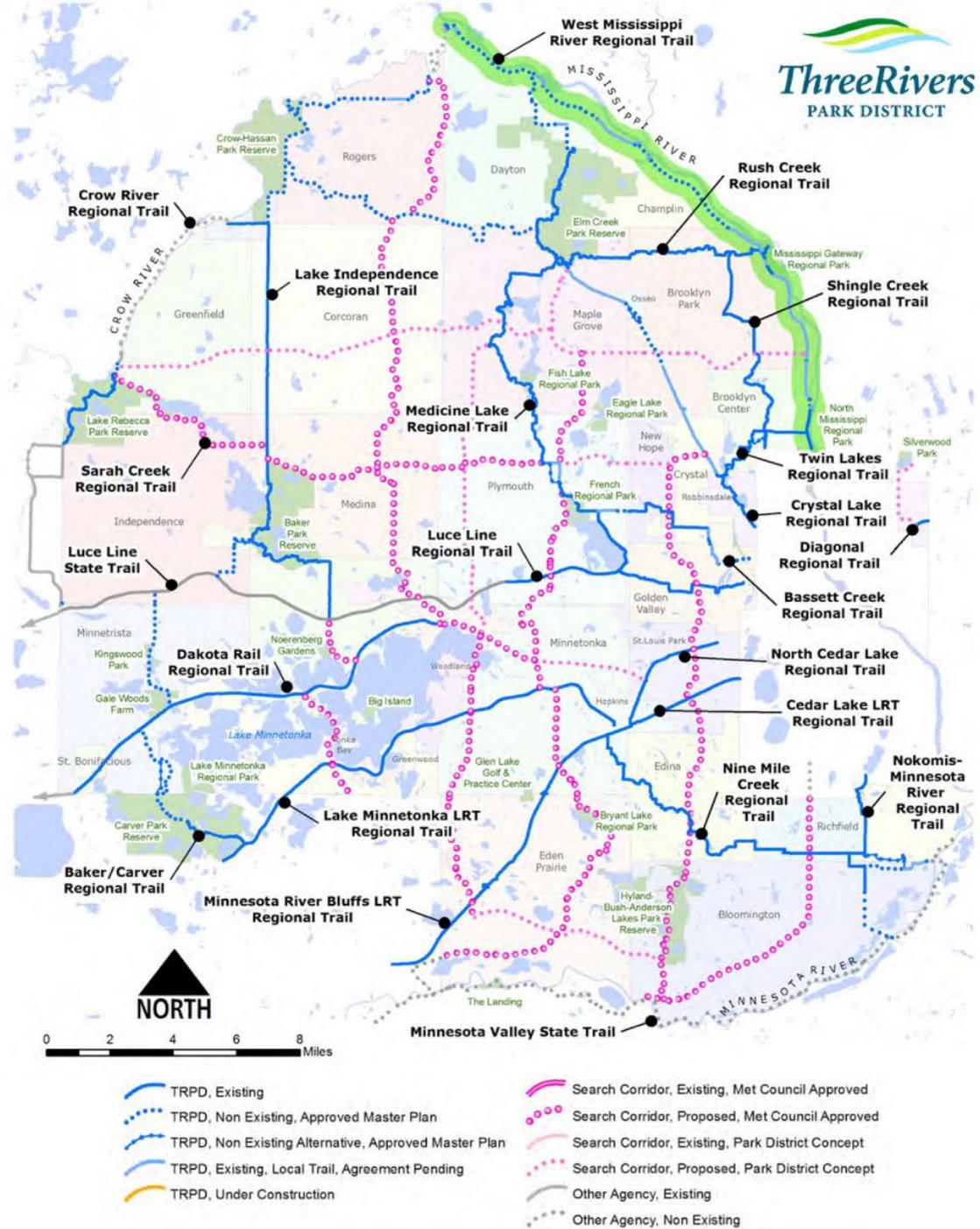


## Regional Trails

There are three regional trails planned in Dayton. The West Mississippi River Regional Trail begins in the Historic Village area of Dayton, and extends southeast following the Mississippi River into Champlin, Brooklyn Park, and Brooklyn Center, before connecting to the Minneapolis Grand Rounds. The regional trail is approximately 15 miles long, with multiple connections to notable areas in Dayton like Elm Creek Park Reserve, Goodin Park, Stephens Farm Park, and Cloquet Overlook Park. Important connections to other cities' areas include Mill Pond and the school in Champlin, Rush Creek and the Mississippi Gateway Regional Park in Brooklyn Park, and access to a boat launch south of I-94, and North Mississippi Regional Park in Brooklyn Center and Minneapolis. The first leg of the trail will be constructed in 2020 connecting Cloquet Overlook Park and Stephens Farm which will also connect via an underpass to the River Hills neighborhood. See figure 3 below.

**Figure 7.3. West Mississippi Regional Trail Corridor**

**Map 1: West Mississippi River Regional Trail | Hennepin County Context**  
 Source: Three Rivers Park District



**Crow River Regional Trail:** Another significant regional trail is the Crow River Regional Trail. This 32 mile long trail also begins in the Historic Village portion of Dayton, but extends southwest through cities in Hennepin County such as Rogers, Greenfield, Minnetrista, and Independence. The trail also passes outside of Hennepin County such as Wright County townships of Franklin and Rockford, and cities such as Delano, Rockford, Hanover, and Otsego. Carver County township of Watertown is also part of the trail. See figure 4 below.

**Medicine Lake Regional Trail:** The Medicine Lake Regional Trail extension includes a connection from West Mississippi River Regional Trail to Elm Creek Park Reserve through Dayton. A leg of the Medicine Lake Regional Trail will be constructed in 2020 along Pineview Lane between South Diamond Lake Road and Co. Rd. 121 with direct access into the northern portion of the Elm Creek Park Reserve. See Figure 5.

**Diamond Lake Regional Trail:** Finally, Three Rivers Park District is actively planning the Diamond Lake Regional Trail Corridor (formally known as the North-South 1 Regional trail corridor). The search corridor will connect the Crow River Regional Trail Search Corridor, Rush Creek Regional Trail, Luce Line State Trail, Dakota Rail Regional Trail, Lake Minnetonka LRT Regional Trail and Highway 101 Regional Trail Search Corridor. The Diamond Lake Regional Trail Search Corridor travels through Rogers, Corcoran, Medina, Orono, Wayzata, Minnetonka, and Dayton. Three Rivers is leading a planning process.

See Figure 7.4 below which illustrates regional trail corridors in or near Dayton.

Figure 7.4. Regional Parks Systems and Trail Corridors

**Regional Parks System  
City of Dayton, Hennepin County**

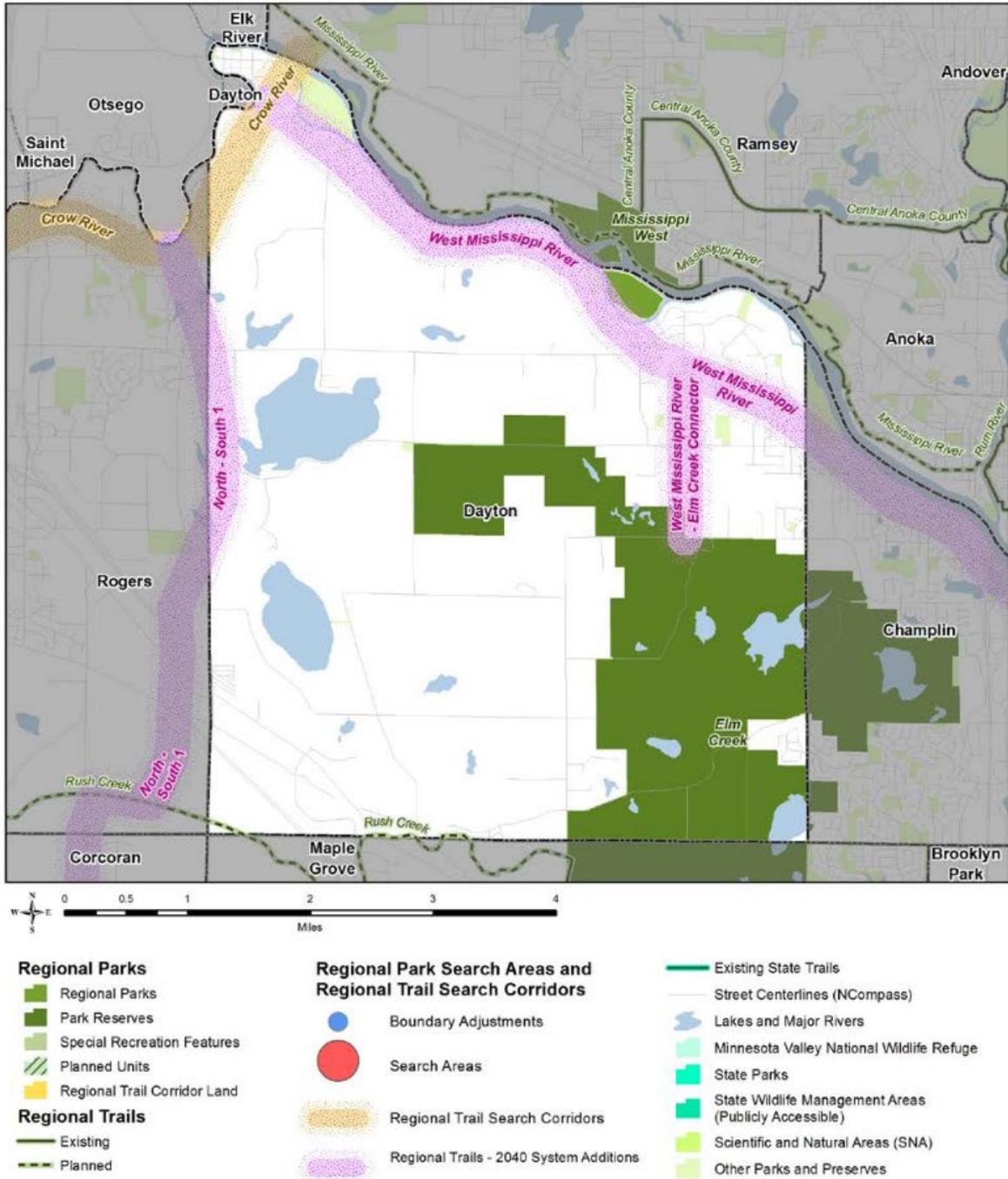
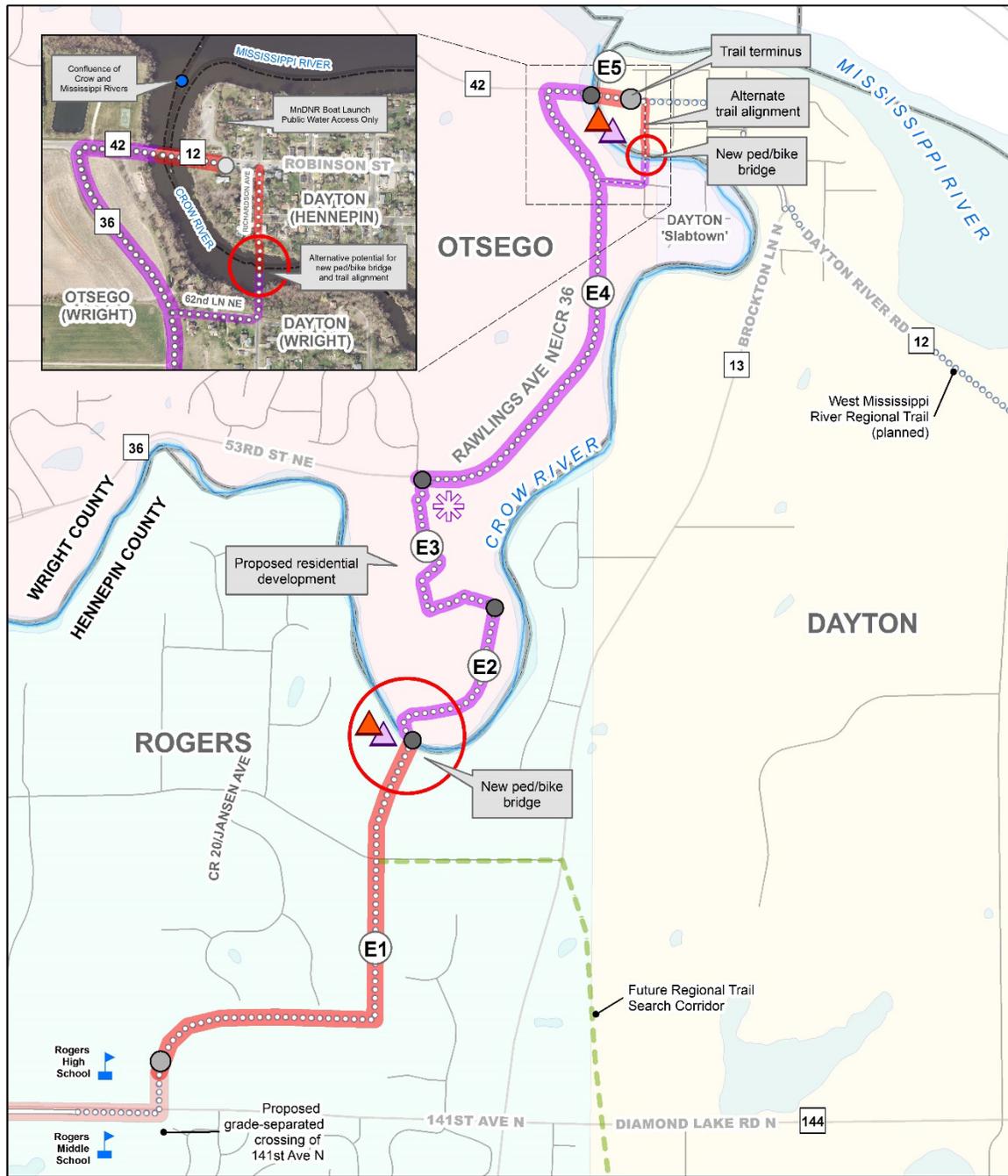
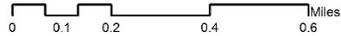


Figure 7.5. Crow River Regional Trail Corridor



### Crow River Regional Trail Segment E



- Hennepin County
- Wright County

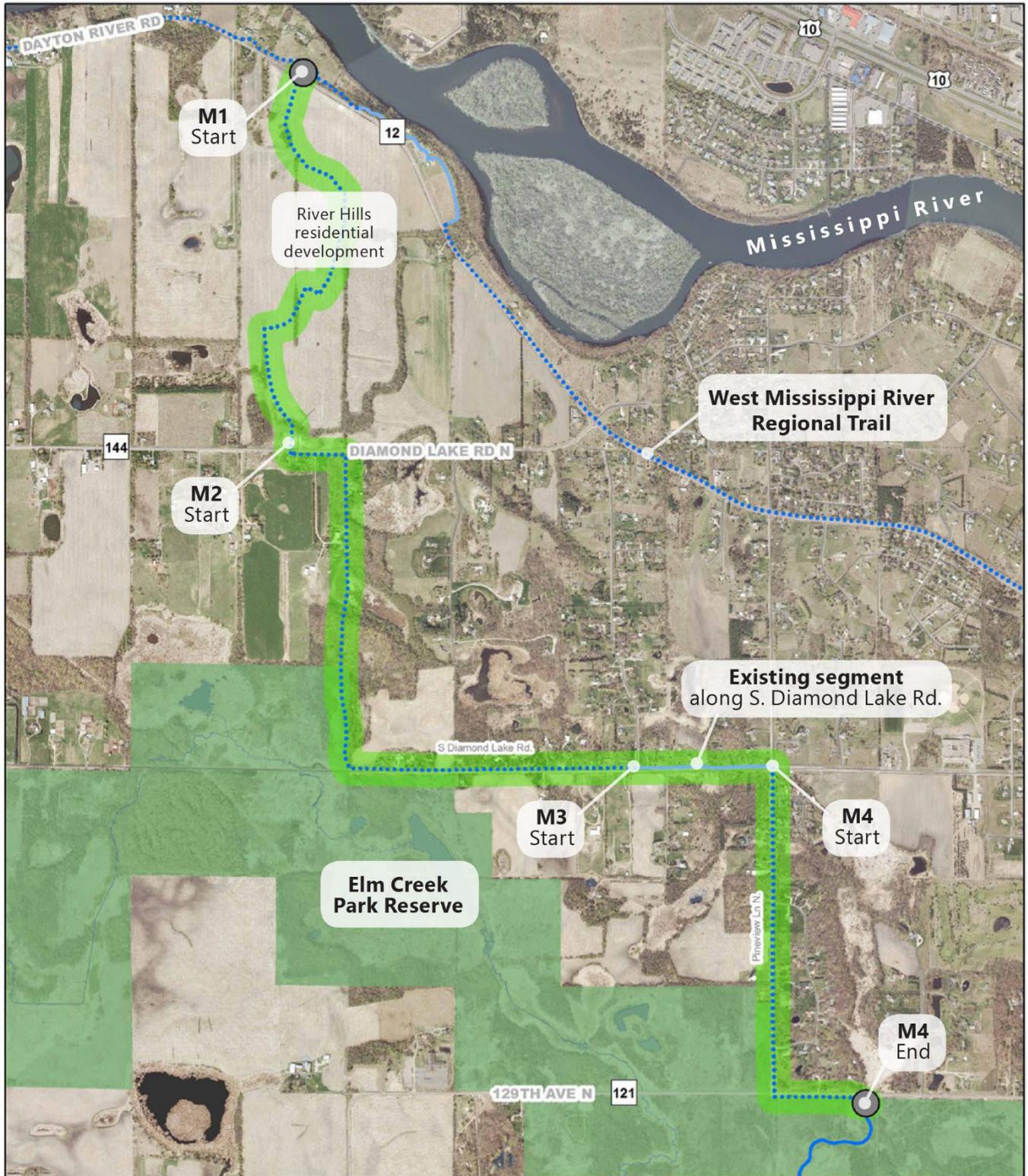
- Existing trail segment
- Proposed trail segment
- River Touchpoint & Trailhead
- Trailhead
- River Touchpoint



June 20, 2016 AR

**Figure 7.6. Medicine Lake Regional Trail Leg to Elm Creek Park Reserve**

Source: Three Rivers Park District



# Future Parks and Trails Plan

## Comprehensive Parks Plan

The park plan, as shown on Figure 6 Comprehensive Park Plan, displays locations of existing parks and proposed neighborhood and community parks as “search areas”. The park plan is also divided into service areas to appropriately distribute new parks based on land use and future need for park land. The park search areas are identified as circles in growth areas to ensure parks are built to serve new neighborhoods. Specific parcels are not called out at this level of planning. Therefore, this plan is an important tool to be used by the City to ensure land dedication needs are met for future parks as development occurs. As park land is dedicated, or acquired, the city prepares plans and budgets for the development of the park. These acquisitions and park development are included in the Capital Improvement Plan. Figure 7 shows park services areas through the city.

## Immediate Park Plans

In 2020 the City constructed River Hills Neighborhood park on 20 acres of land dedicated by the developer of the River Hills neighborhood. This park is connected via an underpass to Elsie Stephens Park north of Dayton River Road. The park features extensive open space, looping trail system, open play area, pickleball courts, large playground and basketball courts.



Elsie Stephens Farm first phase of improvements was completed in 2020. After the initial phase, Elsie Stephens Farm will have a wide variety of attractions for residents and the community as a whole. Notable amenities in the current plan include a garden, kayak and canoe boat launch, playground, picnic area, trail, amphitheater, docks and fishing piers and eventually a year-round event center. Trails will also connect to existing Cloquet Overlook Park to the east and River Hills Park to the south.



Additional Parks will be scheduled through the City’s Capital Improvements Plan as budget and future park dedication allows.

Figure 7.7. Comprehensive Park Plan

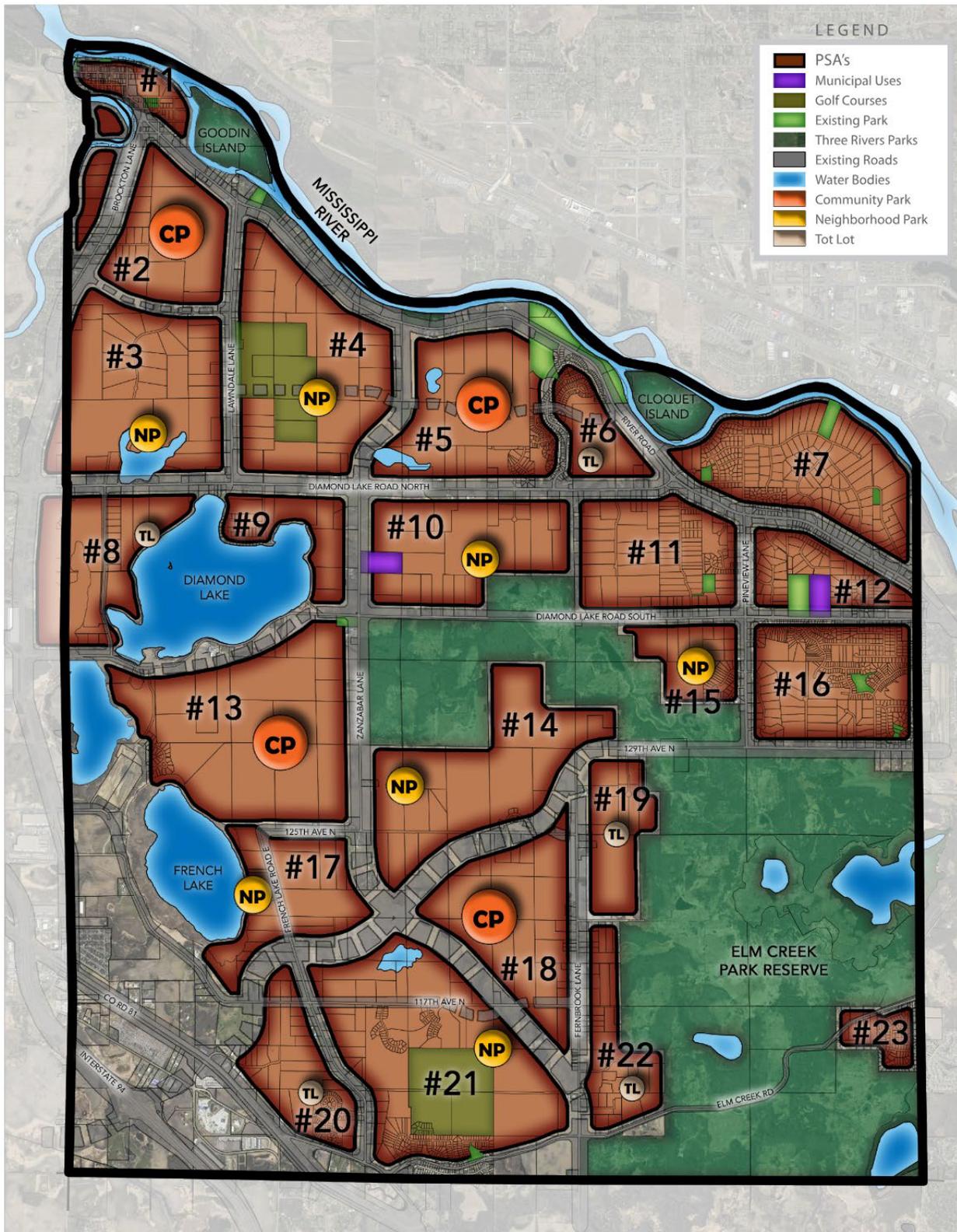
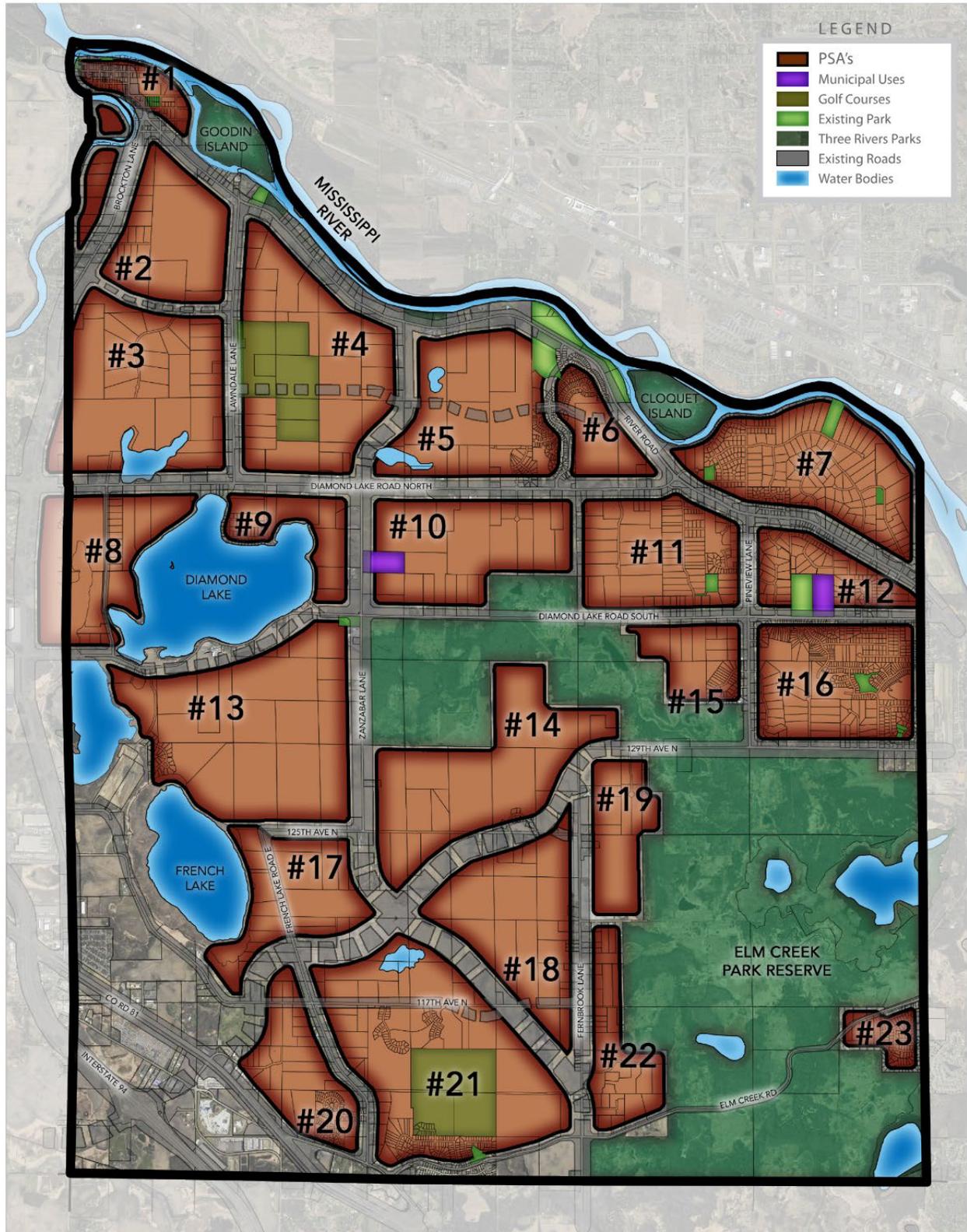


Figure 7.8. Park Service Area

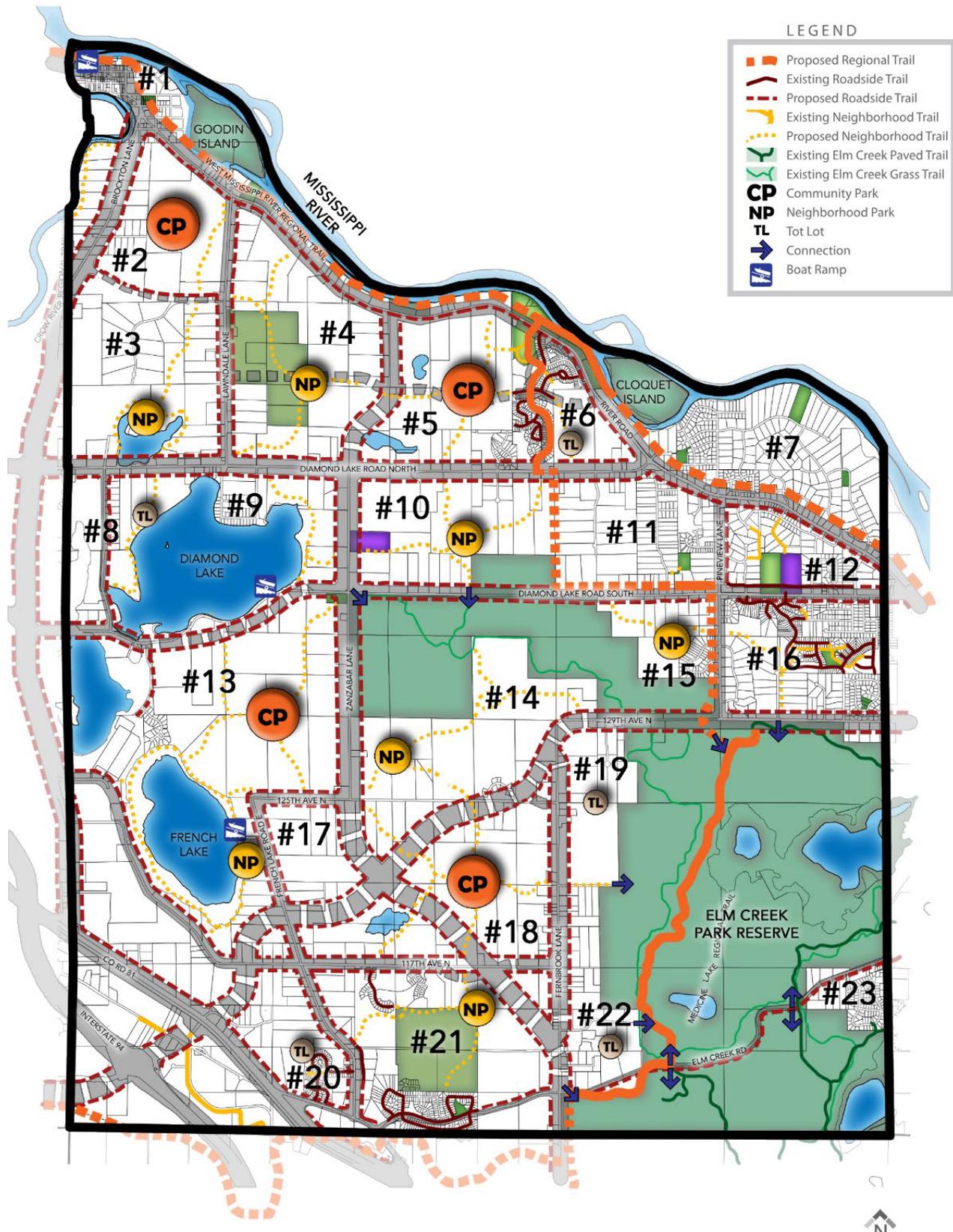


## Comprehensive Trail Plan

The Comprehensive Trail Plan, as shown on Figure 8, proposes a network of multi-purpose trails. Existing trails, existing parks and future park search areas are also displayed to present the full system of connected amenities. Although many of the trails are identified along road corridors, the City's objective is to separate the trails from the roadway where possible. The plan identifies existing trails and proposed trails (dashed lines), regional trails, roadside trails and proposed neighborhood trails (constructed at time of development). Roadside trails are shown on both sides of future roads but may not be constructed on both in the future. Access points into Elm Creek Park Reserve are identified on the plan, with three of these connections to be constructed in 2020 as mentioned earlier in this chapter.

Proposed Regional trails are identified on the plan including the West Mississippi Regional Trail and the Crow River Regional Trail. Existing trails in Elm Creek Park Reserve are shown as existing regional trails. Building local connections to the City's existing and future park land, as well as regional park amenities, continues to be a high priority for the City. The trail plan identifies search areas for trail connections to park land.

Figure 7.9. Comprehensive trail plan



## Standards for New Park Designation

Below is a table of the standards of park designations from the Metropolitan Council. This information is used to determine the classifications for the local parks in the city of Dayton.

**Table 7.2. Park Standards**

Component	Use	Service Area	Size	Site Attributes	Site Location
<b>Local Facilities</b>					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	Less than ¼ mile radius.	Less than 1 Acre		May be publicly or privately owned and/or incorporated into a development site, such as apartment.
Neighborhood Park/Playground	Area for intense recreational activities such as field games, court games, crafts, apparatus area, skating, and neighborhood centers.	¼ mile to ½ mile radius to serve a population of 200 to 1,000 (neighborhood).	5-25 acres	Physical geography suited for intense development.	Proximity to elementary schools or residential neighborhoods.
Community Playfield	Area for intense recreational facilities such as athletic fields and swimming pools; could include neighborhood use.	3-5 neighborhoods (community).	25-50 acres	Physical geography suited for intense development.	Proximity to secondary schools and other public facilities.
Community Park	Area of natural or ornamental quality for outdoor recreation such as walking viewing, sitting, picnicking; could have some field and court games.	3-5 neighborhoods (community).	25-100 acres	Affords natural features with varied physiographic interest.	Proximity to community facilities and resources.
Conservancy Lands	Area of natural quality such as watercourses and wetlands that are preserved for environmental or aesthetic benefits to the community and/or because of the negative environmental or economic effects of development in them.	Municipality, township, county.	Variable, based on extent of resources	Natural resources that merit preservation and would be negatively affected by development.	Where resource occurs.
<b>Regional Facilities</b>					
Regional Park	Area of natural or ornamental quality for nature-oriented outdoor recreation such as picnicking, boating, fishing, swimming, camping, and trail uses.	3-5 communities.	200-500 acres (100 acre minimum)	Complete natural setting contiguous to water bodies or water courses where possible	Where natural resource occurs – particularly water.
Regional Park Reserve	Area of natural quality for nature oriented outdoor recreation such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, boating, camping, and trail uses.	County, multi-county area.	1000+ acres; sufficient area to encompass the resource envisioned for preservation.	Diversity of unique resources, such as topography, lakes, streams, marshes, flora, fauna.	Where resource occurs.
<b>Local or Regional</b>					
Linear Park (Trails, corridors, parkways)	Area developed for one or more varying modes of recreational travel such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and driving.	Local (municipalities, townships) or regional (county-multi county area).	Sufficient width to provide protection of resource and maximum use.	Utilize human-made and/or natural resources such as utility corridors, right-of-way, drainage ways, bluff lines, vegetation patterns and roads.	Where linear resource occurs. Link components of recreation system. Link other community facilities such as schools, library and commercial areas.

Special Feature	Area that preserves, maintains and provides specialized or single-purpose recreational activities such as golf course, nature center, zoo, arboretum, arena, downhill ski area, and sites of historic or archaeological significance.	Metropolitan Area	Specific standard application to desired feature.	Appropriate to particular special feature.	Where most advantageous for the special feature and the overall park system.
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## Park Classifications and Standards

Dayton’s parks are classified according to their use and function. This section defines the classifications and presents standards for new parks. The classification system is intended to act as a general guide to park planning, acquisition, and to be used in conjunction with the park, trail, and open space system. The standards are designed to ensure that residents have convenient access to parks 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.

### 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 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 5 to 25 acres in size and may contain a children’s play area, picnic areas, a basketball court, internal trails, a small parking area, and ballfields (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.

### 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 ideally of 40-60+ acres of usable upland.
- 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.

- Community Parks should include off-street parking.

### 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.
- 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 or Feature 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. Stephens Farm, for example, is a special use park. The size, configuration, and location of these parks will be determined by the City on an individual basis.

## Implementation Steps

1. Regularly update park and trail dedication fees to ensure appropriate funds are collected at time of development to meet park and trail demand from new neighborhoods
2. Prioritize trail construction, based on the comprehensive trail plan, including timing, cost estimates for segments to be built on annually basis, funding and partnerships
3. Develop park and trail standards to employ consistent level of construction
4. Continue to pursue acquisition of land for a future community park

### Capital Improvements Plan (CIP)

A Capital Improvements Plan is used to prepare for upcoming developments, and to prepare for additions or improvements to current parks and trails. The city of Dayton has created a Capital Improvements Plan (CIP). The CIP has planned for the next ten years to consistently build on the current parks and trails system. Upcoming improvements include:

- The development of parks for Sundance Woods, Hayden Hills, and River Hills neighborhoods.
- Improvements to Elsie Stephens Park, and River Hills Park.
- And the acquisition of land for a Community Playfield.

Park improvements are a major portion of Dayton's CIP, with improvements planned for the next

ten years to multiple parks such as Stephens Farm, Sundance Woods Park, River Hills Park, Hayden Hills Park, and another prospective area for a future neighborhood park. A large portion of the CIP budget spanning the next nine years heavily focuses on the land purchase for a sports complex.

The City's CIP is updated yearly and can be found on our website.

City of Dayton, Minnesota  
 Schedule of Annual Fund Cash Balances  
 For the Years Ended December 31, 2021 (Actual) and 2022 to 2032 (Estimated)

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Trend
		Actual	Estimated											
		Amounts												
<b>GOVERNMENT-TYPE</b>														
<b>General Operations</b>														
101	General	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	\$ 2,310,117	●
<b>Special Revenue</b>														
* 225	EDA	487,274	492,147	492,639	493,132	493,625	494,118	496,589	499,072	501,567	504,075	509,116	514,207	●
* 226	Cable	181,309	183,122	183,305	183,489	183,672	183,856	184,775	185,699	186,627	187,560	189,436	191,330	●
* 235	Police Forfeiture	8,920	9,009	9,018	9,027	9,036	9,045	9,091	9,136	9,182	9,228	9,320	9,413	●
<b>Subtotal</b>		<b>677,503</b>	<b>684,278</b>	<b>684,962</b>	<b>685,647</b>	<b>686,333</b>	<b>687,019</b>	<b>690,454</b>	<b>693,907</b>	<b>697,376</b>	<b>700,863</b>	<b>707,872</b>	<b>714,950</b>	
<b>Debt Service</b>														
332	Public Facilities Authority Note, Series 2000A and G.O. Improvement Bond, Series 2012B	-	-	-	-	-	-	-	-	-	-	-	-	●
342	G.O. Improvement Bond, Series 2014A and 2015A	2,141,922	2,826,904	2,603,228	2,359,952	2,130,561	1,920,633	1,746,950	1,541,185	1,448,000	-	-	-	●
348	G.O. Improvement Bond, Series 2009A and 2010A	48,557	86,608	113,383	130,324	138,681	140,547	135,860	125,449	-	-	-	-	●
355	G.O. Improvement Bond, Series 2016A	230,456	163,043	164,280	163,567	165,954	166,491	165,278	167,365	167,802	166,689	169,295	170,895	●
360	G.O. Utility Revenue Bonds, Series 2013A	675,595	-	-	-	-	-	-	-	-	-	-	-	●
376	G.O. Improvement Bond, Series 2015B	55,755	406,340	-	-	-	-	-	-	-	-	-	-	●
378	G.O. Improvement Bond, Series 2020A	246,960	113,861	(25,610)	(166,194)	(210,600)	(163,764)	(112,910)	(56,962)	(1,405)	-	-	-	●
<b>Subtotal</b>		<b>3,399,245</b>	<b>3,482,895</b>	<b>2,880,891</b>	<b>2,653,843</b>	<b>2,435,196</b>	<b>2,227,671</b>	<b>2,048,088</b>	<b>1,833,999</b>	<b>1,615,802</b>	<b>166,689</b>	<b>169,295</b>	<b>170,895</b>	
<b>Capital Projects</b>														
401	Capital Equipment	164,158	364,322	393,686	742,280	(517,078)	(2,112,178)	(1,338,778)	(312,378)	734,622	854,568	1,965,314	3,049,167	●
404	Park Development	168,423	146,591	146,738	146,885	147,032	147,767	148,506	149,249	149,995	151,495	153,010	154,540	●
405	Park Dedication	1,940,591	1,238,627	1,624,516	1,105,773	1,617,993	1,570,252	2,156,981	2,783,088	2,450,591	2,168,865	2,626,510	3,583,028	●
406	Park Capital Replacement	14,976	(99,874)	(69,974)	(39,974)	5,026	50,026	110,026	170,026	230,026	290,026	350,026	410,026	●
408	Park Trail Development	2,040,684	1,470,870	1,358,719	1,505,774	907,761	988,056	969,539	1,212,257	1,468,082	1,145,015	1,431,830	1,735,281	●
409	Temporary Financing	2,609,000	2,611,609	2,614,221	2,516,835	2,519,352	2,341,949	2,353,659	2,365,427	2,377,254	2,401,027	2,425,037	2,449,287	●
410	Capital Facilities	775,805	506,581	257,088	197,345	257,542	658,830	872,124	(413,515)	(5,583)	444,361	898,805	1,357,793	●
411	Developer Escrows	112,111	112,111	112,111	112,111	112,111	112,111	112,111	112,111	112,111	112,111	112,111	112,111	●
414	Pavement Management and Improvements	2,037,561	3,214,083	3,009,015	2,821,494	156,460	1,415,200	1,954,021	3,348,030	3,866,767	5,826,658	8,030,697	10,278,337	●
415	Stormwater	2,193,250	2,226,582	2,386,852	2,570,099	2,750,745	2,867,398	3,257,100	3,711,892	4,152,807	4,463,290	4,792,262	5,155,954	●
420	Landscaping Escrows	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	1,345,750	●
421	ROW Escrows	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	●
435	TIF 16 Sand Companies	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	●
438	TIF 14 Liberty	143,643	143,643	143,643	143,643	-	-	-	-	-	-	-	-	●
477	TIF 15 French Lake Industrial Park	25,423	25,423	25,423	25,423	25,423	-	-	-	-	-	-	-	●
480	Dayton Parkway Interchange	126,985	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	(1,024,259)	●
485	Transportation Area Charges	(629,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	(318,672)	●
<b>Subtotal</b>		<b>13,160,163</b>	<b>12,054,862</b>	<b>12,096,332</b>	<b>11,941,983</b>	<b>8,076,661</b>	<b>8,133,706</b>	<b>10,689,583</b>	<b>13,220,481</b>	<b>15,630,967</b>	<b>17,951,710</b>	<b>22,879,895</b>	<b>28,379,818</b>	
<b>Total - Governmental-type Funds</b>		<b>19,547,028</b>	<b>18,532,152</b>	<b>17,972,303</b>	<b>17,591,590</b>	<b>13,508,306</b>	<b>13,358,513</b>	<b>15,738,243</b>	<b>18,058,504</b>	<b>20,254,262</b>	<b>21,129,379</b>	<b>26,067,178</b>	<b>31,575,781</b>	
<b>BUSINESS-TYPE</b>														
<b>Enterprise Funds</b>														
601	Water	\$ 3,991,694	\$ 2,322,429	\$ 1,927,598	\$ 2,087,753	\$ 2,077,900	\$ 2,038,489	\$ 3,084,421	\$ 4,248,355	\$ 2,056,782	\$ 6,980,213	\$ 6,008,167	\$ -	●
602	Sewer	1,505,624	2,037,148	2,515,422	2,855,062	3,350,777	4,177,243	5,085,905	6,056,140	7,103,987	8,221,363	9,424,094	-	●
<b>Total - Business-type Funds</b>		<b>5,497,318</b>	<b>4,359,577</b>	<b>4,443,019</b>	<b>4,942,814</b>	<b>5,428,677</b>	<b>6,215,733</b>	<b>8,170,327</b>	<b>10,304,495</b>	<b>9,160,770</b>	<b>15,201,576</b>	<b>15,432,261</b>	<b>-</b>	
<b>Grand Total - City</b>		<b>\$ 25,044,346</b>	<b>\$ 22,891,729</b>	<b>\$ 22,415,322</b>	<b>\$ 22,534,405</b>	<b>\$ 18,936,983</b>	<b>\$ 19,574,246</b>	<b>\$ 23,908,569</b>	<b>\$ 28,362,999</b>	<b>\$ 29,415,032</b>	<b>\$ 36,330,956</b>	<b>\$ 41,499,440</b>	<b>\$ 31,575,781</b>	

\* Fund is estimated to grow at an interest rate of one percent.

Trend Indicator

- Adequate for reserve levels
- Adequate but decreasing balances, watch
- Below targeted reserve levels and should have a plan to address
- The fund has events in the future that need addressing now

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Dedication Fund 405  
 Schedule of Planned Capital Outlay 2022 to 2032

Department	Paid By	Replacement Year	Item	Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
					Estimated Amounts										
Parks and Recreation	City/CDAA	2021	Purchase land for Sports complex	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2022	Donahue Dells <b>IN PROGRESS</b>	55,000	55,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2023	Picnic Shelter (McNeil Field)	45,000	-	45,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2022	Purchase land for Sports complex	150,000	150,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Hayden Hills Park <b>IN PROGRESS</b>	570,000	570,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Stephens Farm Phase 2 <b>IN PROGRESS</b>	500,000	500,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2023	Leathers Park Improvements	20,000	-	20,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2023	Purchase land for Sports complex	150,000	-	150,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2024	Purchase land for Sports complex	150,000	-	-	150,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2024	Neighborhood Park Area 21	500,000	-	-	500,000	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2024	Stephens Farm Phase 3	500,000	-	-	500,000	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2025	Purchase land for Sports complex	150,000	-	-	-	150,000	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2026	Purchase land for Sports complex	150,000	-	-	-	-	150,000	-	-	-	-	-	-
Parks and Recreation	City	2026	Neighborhood Park (growth area)	600,000	-	-	-	-	600,000	-	-	-	-	-	-
Parks and Recreation	City	2026	Stephens Farm Phase 4	500,000	-	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City/CDAA	2027	Purchase land for Sports complex	150,000	-	-	-	-	-	150,000	-	-	-	-	-
Parks and Recreation	City/CDAA	2028	Purchase land for Sports complex	150,000	-	-	-	-	-	-	150,000	-	-	-	-
Parks and Recreation	City/CDAA	2029	Purchase land for Sports complex	150,000	-	-	-	-	-	-	-	150,000	-	-	-
Parks and Recreation	City/CDAA	2029	Construction of Community Playfield Complex	1,000,000	-	-	-	-	-	-	-	1,000,000	-	-	-
Parks and Recreation	City/CDAA	2030	Purchase land for Sports complex	150,000	-	-	-	-	-	-	-	-	150,000	-	-
Parks and Recreation	City/CDAA	2030	Construction of Community Playfield Complex	1,000,000	-	-	-	-	-	-	-	-	1,000,000	-	-
Parks and Recreation	City	2031	Splash Pad	450,000	-	-	-	-	-	-	-	-	-	450,000	-
					\$ 1,275,000	\$ 215,000	\$ 1,150,000	\$ 150,000	\$ 750,000	\$ 150,000	\$ 150,000	\$ 1,150,000	\$ 1,150,000	\$ 450,000	\$ -

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Dedication Fund 405  
 Schedule of Projected Revenue, Expenditures and Debt

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
<b>Revenues</b>												
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for service (140 units, 5% annual increase in rate charged to developers)	1,349,152	571,095	599,650	629,632	661,114	694,170	728,878	765,322	803,588	843,767	885,956	930,254
Interest on investments	(4,299)	1,941	1,239	1,625	1,106	8,090	7,851	10,785	13,915	24,506	21,689	26,265
Intergovernmental	-	-	-	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,344,853</b>	<b>573,036</b>	<b>600,889</b>	<b>631,257</b>	<b>662,220</b>	<b>702,260</b>	<b>736,729</b>	<b>776,107</b>	<b>817,503</b>	<b>868,273</b>	<b>907,645</b>	<b>956,519</b>
<b>Expenditures</b>												
Capital outlay												
Parks and recreation	121,683	1,275,000	215,000	1,150,000	150,000	750,000	150,000	150,000	1,150,000	1,150,000	450,000	-
<b>Total Expenditures</b>	<b>121,683</b>	<b>1,275,000</b>	<b>215,000</b>	<b>1,150,000</b>	<b>150,000</b>	<b>750,000</b>	<b>150,000</b>	<b>150,000</b>	<b>1,150,000</b>	<b>1,150,000</b>	<b>450,000</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>1,223,170</b>	<b>(701,964)</b>	<b>385,889</b>	<b>(518,743)</b>	<b>512,220</b>	<b>(47,740)</b>	<b>586,729</b>	<b>626,107</b>	<b>(332,497)</b>	<b>(281,727)</b>	<b>457,645</b>	<b>956,519</b>
<b>Other Financing Sources</b>												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources</b>	<b>-</b>											
<b>Net Change in Cash Balances</b>	<b>1,223,170</b>	<b>(701,964)</b>	<b>385,889</b>	<b>(518,743)</b>	<b>512,220</b>	<b>(47,740)</b>	<b>586,729</b>	<b>626,107</b>	<b>(332,497)</b>	<b>(281,727)</b>	<b>457,645</b>	<b>956,519</b>
<b>Cash Balances January 1</b>	<b>717,421</b>	<b>1,940,591</b>	<b>1,238,627</b>	<b>1,624,516</b>	<b>1,105,773</b>	<b>1,617,993</b>	<b>1,570,252</b>	<b>2,156,981</b>	<b>2,783,088</b>	<b>2,450,591</b>	<b>2,168,865</b>	<b>2,626,510</b>
<b>Cash Balances, December 31</b>	<b>\$ 1,940,591</b>	<b>\$ 1,238,627</b>	<b>\$ 1,624,516</b>	<b>\$ 1,105,773</b>	<b>\$ 1,617,993</b>	<b>\$ 1,570,252</b>	<b>\$ 2,156,981</b>	<b>\$ 2,783,088</b>	<b>\$ 2,450,591</b>	<b>\$ 2,168,865</b>	<b>\$ 2,626,510</b>	<b>\$ 3,583,028</b>
<b>Park Dedication Rate per Unit Assumption</b>	<b>\$ 3,885</b>	<b>\$ 4,079</b>	<b>\$ 4,283</b>	<b>\$ 4,497</b>	<b>\$ 4,722</b>	<b>\$ 4,958</b>	<b>\$ 5,206</b>	<b>\$ 5,467</b>	<b>\$ 5,740</b>	<b>\$ 6,027</b>	<b>\$ 6,328</b>	<b>\$ 6,645</b>

**Debt Service Fund Related Activity**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual Amounts	Estimated Amounts										
<b>Beginning Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revenue</b>												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Capital Replacement Fund 406  
 Schedule of Planned Capital Outlay 2022 to 2032

Department	Paid By	Replacement Year	Item	Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
					Estimated Amounts										
Parks and Recreation	City	2022	Donahue Dells <b>IN PROGRESS</b>	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Capital Replacement Fund 406  
 Schedule of Projected Revenue, Expenditures and Debt

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
<b>Revenues</b>												
Property taxes	\$ 15,000	\$ 15,000	\$ 30,000	\$ 30,000	\$ 45,000	\$ 45,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Charges for service	-	-	-	-	-	-	-	-	-	-	-	-
Interest on investments	(24)	150	(100)	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>14,976</b>	<b>15,150</b>	<b>29,900</b>	<b>30,000</b>	<b>45,000</b>	<b>45,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>
<b>Expenditures</b>												
Capital outlay												
Parks and Recreation	-	130,000	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>130,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>14,976</b>	<b>(114,850)</b>	<b>29,900</b>	<b>30,000</b>	<b>45,000</b>	<b>45,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>
<b>Other Financing Sources</b>												
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Cash Balances</b>	<b>14,976</b>	<b>(114,850)</b>	<b>29,900</b>	<b>30,000</b>	<b>45,000</b>	<b>45,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>
<b>Cash Balances January 1</b>	<b>-</b>	<b>14,976</b>	<b>(99,874)</b>	<b>(69,974)</b>	<b>(39,974)</b>	<b>5,026</b>	<b>50,026</b>	<b>110,026</b>	<b>170,026</b>	<b>230,026</b>	<b>290,026</b>	<b>350,026</b>
<b>Cash Balances, December 31</b>	<b>\$ 14,976</b>	<b>\$ (99,874)</b>	<b>\$ (69,974)</b>	<b>\$ (39,974)</b>	<b>\$ 5,026</b>	<b>\$ 50,026</b>	<b>\$ 110,026</b>	<b>\$ 170,026</b>	<b>\$ 230,026</b>	<b>\$ 290,026</b>	<b>\$ 350,026</b>	<b>\$ 410,026</b>

**Debt Service Fund Related Activity**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual	Estimated										
	Amounts											
<b>Beginning Balance</b>	<b>\$ -</b>											
<b>Revenue</b>												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>-</b>											
<b>Expenditures</b>												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>											
<b>Ending Balance</b>	<b>\$ -</b>											

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Trail Development Fund 408  
 Schedule of Planned Capital Outlay 2022 to 2032

Department	Paid By	Replacement Year	Item	Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
					Estimated Amounts										
Parks and Recreation	City	2022	Donahue Dells <b>IN PROGRESS</b>	\$ 13,000	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	City	2022	Easement Acquisition for West Miss Reg Trail <b>IN PROGRESS</b>	50,000	50,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Water Trails Study <b>IN PROGRESS</b>	50,000	50,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Handicap Accessibility Trail (Rivers Bend Park)	30,000	30,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Hayden Hills Park Trails	56,000	56,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Pineview Ln (SDLR to 137th)	325,000	325,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2022	Trails in Stephens Farm (future phases)	200,000	200,000	-	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2023	Water Trails Implementation (Phase 1)	250,000	-	250,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2023	Easement Acquisition for West Miss Reg Trail	50,000	-	50,000	-	-	-	-	-	-	-	-	-
Parks and Recreation	City	2024	Easement Acquisition for West Miss Reg Trail	50,000	-	-	50,000	-	-	-	-	-	-	-	-
Parks and Recreation	City	2025	Easement Acquisition for West Miss Reg Trail	50,000	-	-	-	50,000	-	-	-	-	-	-	-
Parks and Recreation	City	2025	Pineview Ln Trail (137th-Dayton River Rd)	325,000	-	-	-	325,000	-	-	-	-	-	-	-
Parks and Recreation	City	2025	Water Trails Implementation (Phase 2)	250,000	-	-	-	250,000	-	-	-	-	-	-	-
Parks and Recreation	City	2025	Trail along Fernbrook Ln from Rush Creek Pkwy. To 3 Rivers underpass	180,000	-	-	-	180,000	-	-	-	-	-	-	-
Parks and Recreation	City	2026	Easement Acquisition for West Miss Reg Trail	50,000	-	-	-	-	50,000	-	-	-	-	-	-
Parks and Recreation	City	2026	Trail along south side of 121 from Jonquil to border	280,000	-	-	-	-	280,000	-	-	-	-	-	-
Parks and Recreation	City	2027	Water Trails Implementation (Phase 3)	250,000	-	-	-	-	-	250,000	-	-	-	-	-
Parks and Recreation	City	2030	Trail on South Side of Dayton River Road (between NDLR to River Hills)	600,000	-	-	-	-	-	-	-	-	600,000	-	-
					\$ 724,000	\$ 300,000	\$ 50,000	\$ 805,000	\$ 330,000	\$ 250,000	\$ -	\$ -	\$ 600,000	\$ -	\$ -

City of Dayton, Minnesota  
 Capital Improvement Plan - Park Trail Development Fund 408  
 Schedule of Projected Revenue, Expenditures and Debt

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts	Amounts
<b>Revenues</b>												
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for service (50% of 140 unit assumption; reduction to account for credits for "developer paid" projects; 5% annual increase in rate charged to developers)	1,235,648	152,145	186,378	195,697	205,481	215,755	226,543	237,870	249,764	262,252	275,365	289,133
Interest on investments	(4,501)	2,041	1,471	1,359	1,506	4,539	4,940	4,848	6,061	14,681	11,450	14,318
Contributions and Donations	100,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,331,147</b>	<b>154,186</b>	<b>187,849</b>	<b>197,056</b>	<b>206,987</b>	<b>220,294</b>	<b>231,483</b>	<b>242,718</b>	<b>255,825</b>	<b>276,933</b>	<b>286,815</b>	<b>303,451</b>
<b>Expenditures</b>												
Capital outlay												
Parks and recreation	133,236	724,000	300,000	50,000	805,000	330,000	250,000	-	-	600,000	-	-
<b>Total Expenditures</b>	<b>133,236</b>	<b>724,000</b>	<b>300,000</b>	<b>50,000</b>	<b>805,000</b>	<b>330,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>600,000</b>	<b>-</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues</b>	<b>1,197,911</b>	<b>(569,814)</b>	<b>(112,151)</b>	<b>147,056</b>	<b>(598,013)</b>	<b>(109,706)</b>	<b>(18,517)</b>	<b>242,718</b>	<b>255,825</b>	<b>(323,067)</b>	<b>286,815</b>	<b>303,451</b>
<b>Over (Under) Expenditures</b>												
<b>Other Financing Sources</b>												
Transfers in	-	-	-	-	-	190,000	-	-	-	-	-	-
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>190,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Cash Balances</b>	<b>1,197,911</b>	<b>(569,814)</b>	<b>(112,151)</b>	<b>147,056</b>	<b>(598,013)</b>	<b>80,294</b>	<b>(18,517)</b>	<b>242,718</b>	<b>255,825</b>	<b>(323,067)</b>	<b>286,815</b>	<b>303,451</b>
<b>Cash Balances January 1</b>	<b>842,773</b>	<b>2,040,684</b>	<b>1,470,870</b>	<b>1,358,719</b>	<b>1,505,774</b>	<b>907,761</b>	<b>988,056</b>	<b>969,539</b>	<b>1,212,257</b>	<b>1,468,082</b>	<b>1,145,015</b>	<b>1,431,830</b>
<b>Cash Balances, December 31</b>	<b>\$ 2,040,684</b>	<b>\$ 1,470,870</b>	<b>\$ 1,358,719</b>	<b>\$ 1,505,774</b>	<b>\$ 907,761</b>	<b>\$ 988,056</b>	<b>\$ 969,539</b>	<b>\$ 1,212,257</b>	<b>\$ 1,468,082</b>	<b>\$ 1,145,015</b>	<b>\$ 1,431,830</b>	<b>\$ 1,735,281</b>
<b>Park Trail Dedication Rate per Unit Assumption</b>	<b>\$ 2,415</b>	<b>\$ 2,536</b>	<b>\$ 2,663</b>	<b>\$ 2,796</b>	<b>\$ 2,935</b>	<b>\$ 3,082</b>	<b>\$ 3,236</b>	<b>\$ 3,398</b>	<b>\$ 3,568</b>	<b>\$ 3,746</b>	<b>\$ 3,934</b>	<b>\$ 4,130</b>

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Actual	Estimated										
	Amounts											
<b>Beginning Balance</b>	<b>\$ -</b>											
<b>Revenue</b>												
Tax levy	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>-</b>											
<b>Expenditures</b>												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>											
<b>Ending Balance</b>	<b>\$ -</b>											

**PRESENTER:** Marty Farrell

**ITEM:** Granstrom Orchard Tot Lot Request

**PREPARED BY:** Marty Farrell

**POLICY DECISION / ACTION TO BE CONSIDERED:**

**BACKGROUND:** Staff and Council have received a request from residents in the Granstrom Orchard development to consider adding a tot lot for the development.

**CRITICAL ISSUES:** None.

**BUDGET IMPACT:** TBD

**RECOMMENDATION:** Staff is recommending NOT pursuing a City-owned tot lot in this development

**ATTACHMENT(S):** Granstrom Orchard Tot Lot Feasibility Report

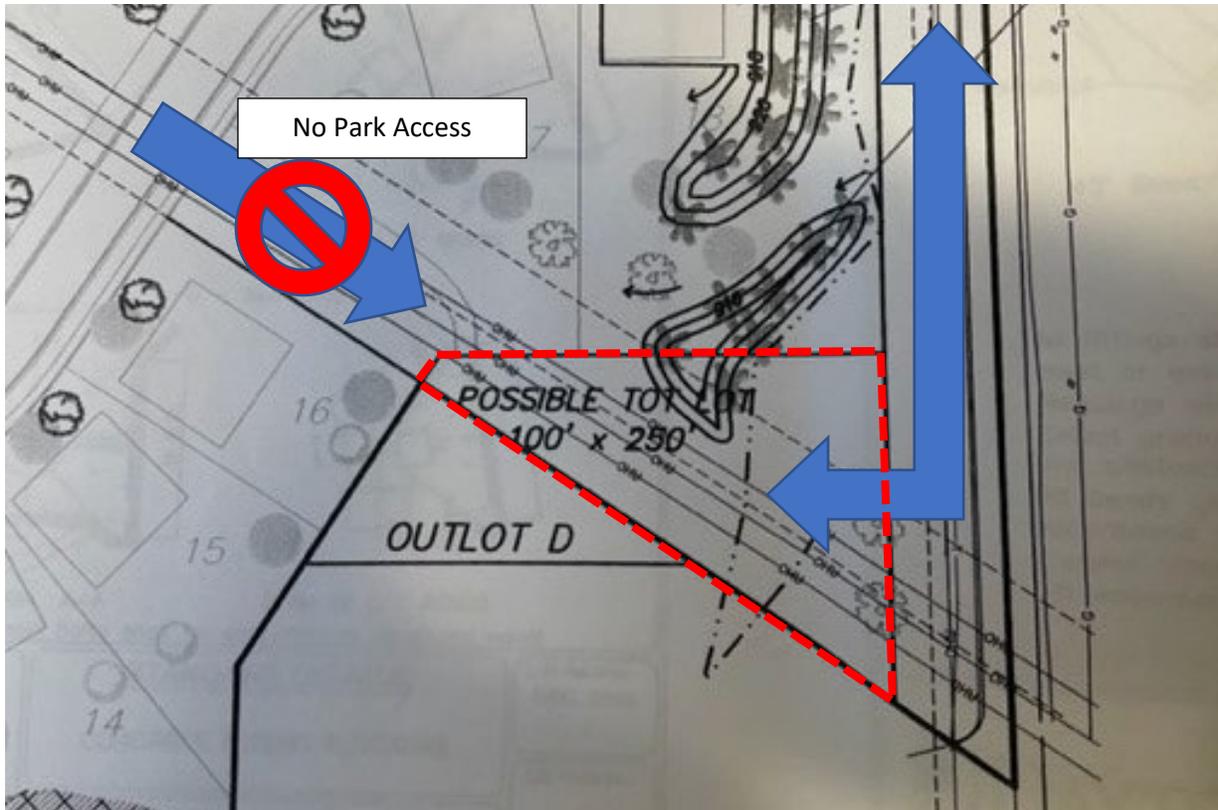
**RESIDENT REQUEST**

We have received a request from a resident in the Granstrom Orchard development to consider adding a tot lot for the development.

**HISTORICAL CONTEXT**

The original development plans for the neighborhood showed a 'Possible Tot Lot' just north of the water tower near Pineview Lane. This area is triangular in shape and constrained by a large overhead power line & easement covering most of the upland area. It is not known how a reference to a tot lot was included, but Staff suspects it was a possible developer driven idea rather than a request from the City.

No access route or easement currently exists to reach the potential tot lot from the northwest which would be the likely access route for the majority of the development. Lots #16 & 17 are partially covered by the overhead power line utility easement, but that does not guarantee park or trail access.

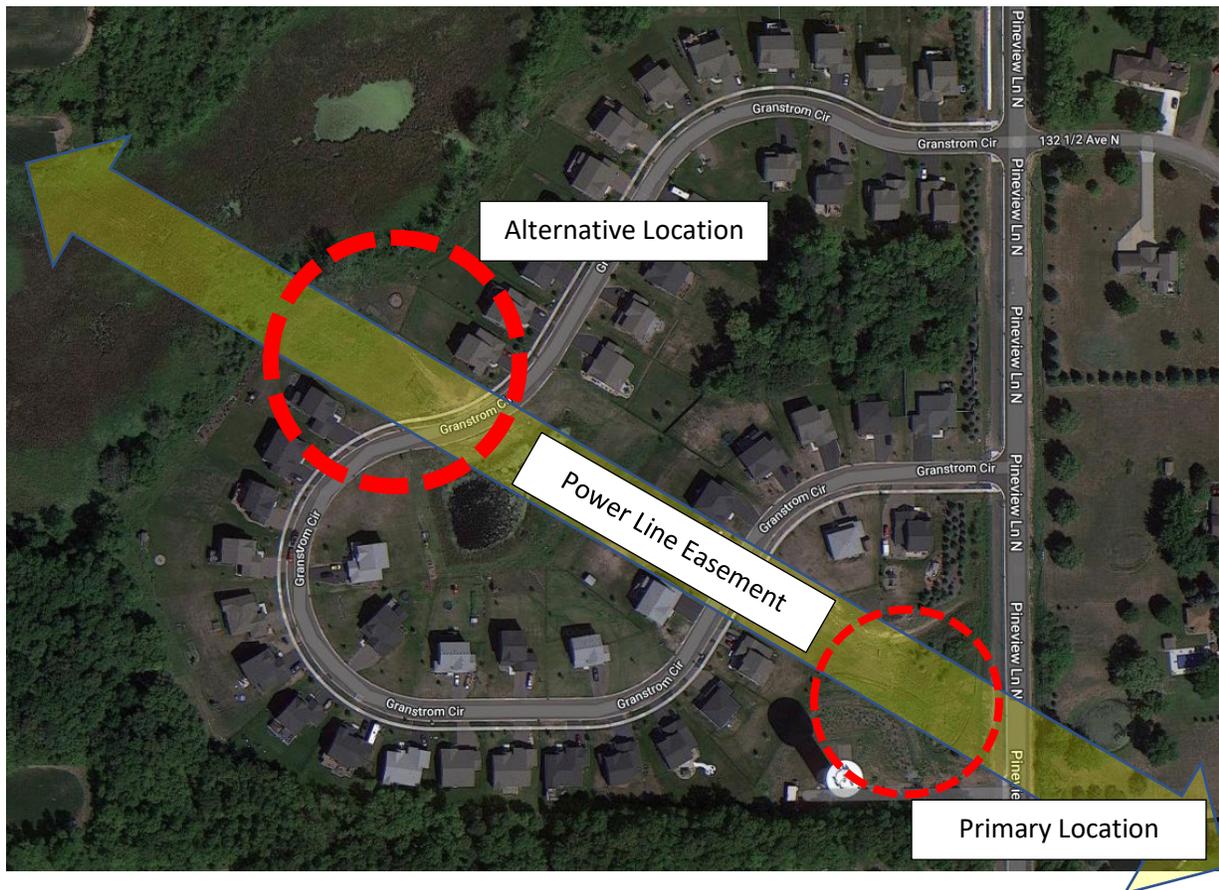


**POTENTIAL TOT LOT LOCATIONS**

The image below shows the two locations that are possible tot lot locations. Of the two, the eastern location is the flattest, most easily developed. However, access is a major constraint for this site.

The alternative location could also be considered. An outlet exists in the northwest corner of the development that is also covered by the power line easement as highlighted on the aerial photo below. This site is challenged by significant slope and power poles that will likely limit earthwork in that area. Staff believes it would be very expensive to develop a play area in this location due to need for retaining wall, ramps and other expensive construction elements. While access is significantly better, this site has limitations that will limit tot lot development.

An easement with the power line company would also likely be required for either location.

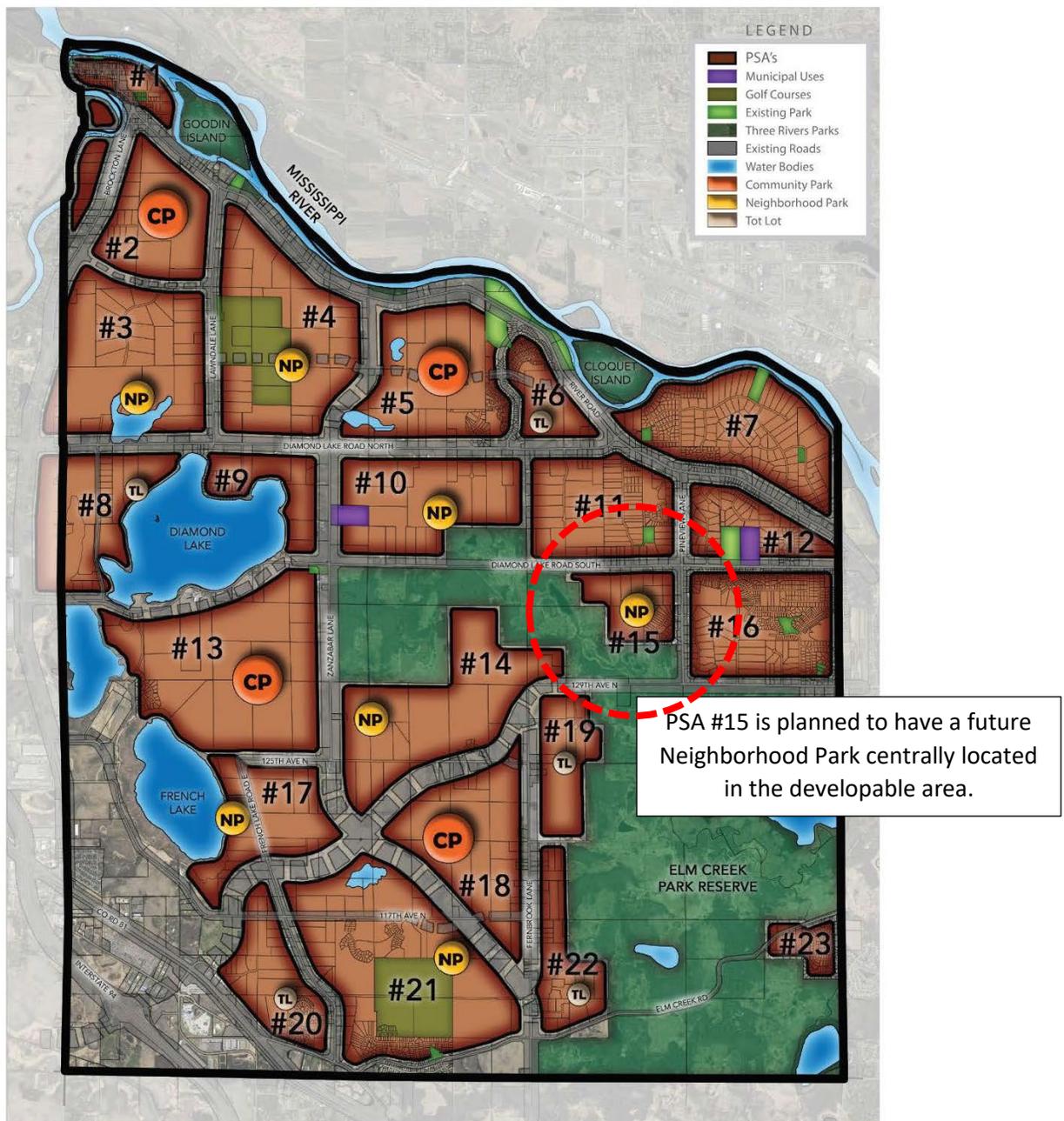


**DAYTON COMPREHENSIVE PARK PLAN**

All of Dayton is covered by a Comprehensive Park Plan that shows both existing and possible future park sites. The Granstrom Orchard Development is part of Park Service #15 as highlighted on the attached map. The Comprehensive Park Plan anticipates a future Neighborhood Park that would serve this area in the NW corner of the developable area within PSA #15.

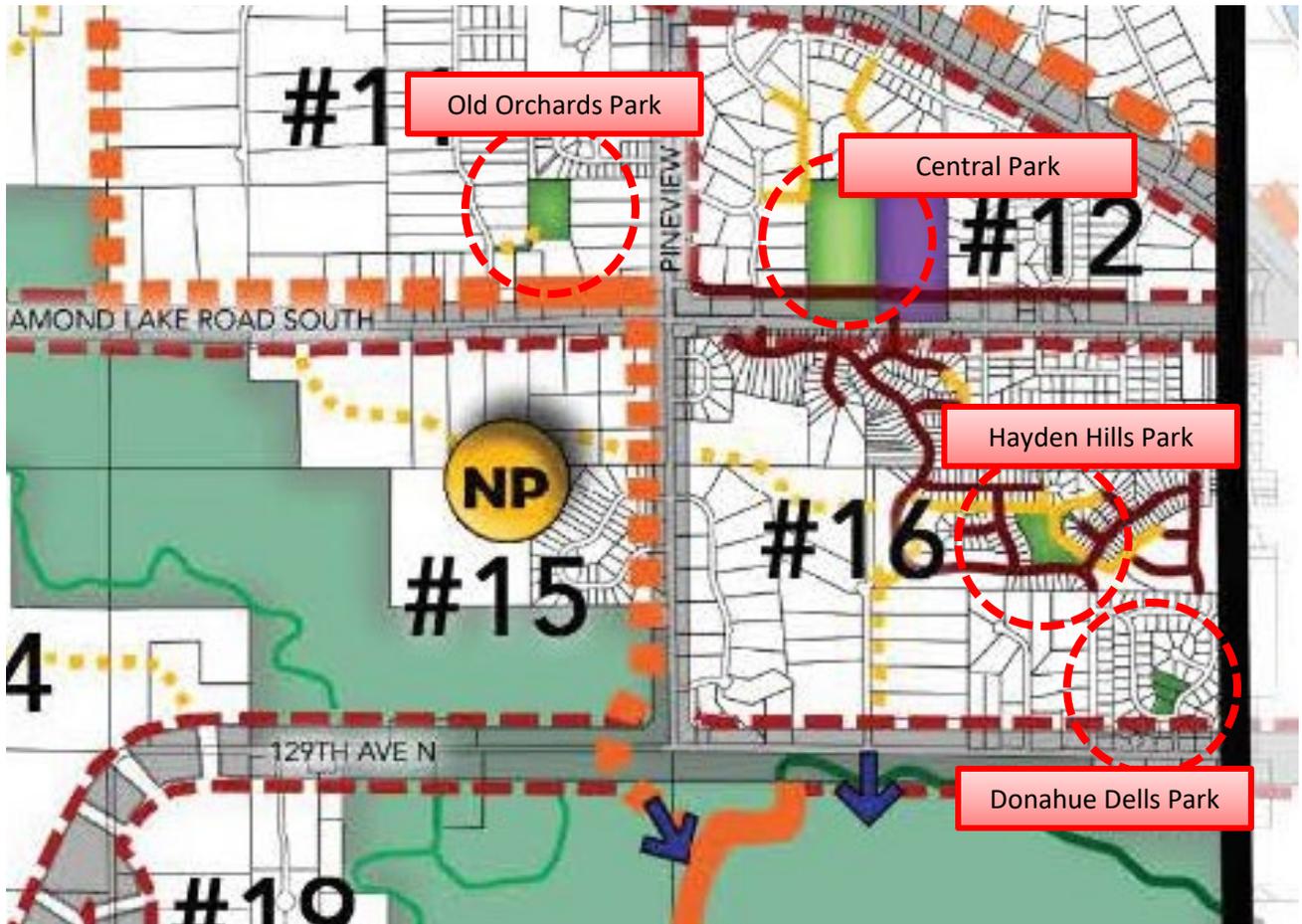
Park Service Areas (PSA's) are generally created to serve about one square mile and are often delineated by natural and built constraints that define the area. In this instance, PSA #15 is bound by South Diamond Lake Road on the north, Pineview Lane to the east and the Elm Creek Park Reserve to the south and west. PSA #15 is also on the smaller end totaling only about 182 acres (approximately 0.28 square miles). A smaller PSA generally warrants a smaller Neighborhood Park which typically range from 4-8 acres.

**Figure 7.7. Comprehensive Park Plan**



**DAYTON COMPREHENSIVE TRAIL PLAN**

Dayton is similarly covered by a Comprehensive Trail Plan with the goal of creating a connected and walkable community. The map below shows that future connections to a future Neighborhood Park would come from the north and east. While not specifically shown, a goal should be to connect Granstrom Orchard to a future park to the northwest, but that will require crossing a significant wetland.



**NEAREST OTHER CITY PARKS**

A variety of other existing park sites are within reasonable walkable distances to the Granstrom Development. The nearest park sites, and distances (as the crow flies) are noted below:

Old Orchards Park	0.55 miles (limited park amenities)
Central Park	0.67 miles
Hayden Hills	0.67 miles
Donahue Dells	0.95 miles

**STAFF RECOMMENDATION**

Staff has walked the two potential sites, and discussed the development potential of each location with our Park Planning Consultant. For a variety of reasons detailed below, Staff is recommending NOT pursuing a City-owned tot lot in this development.

1. A tot lot was not promised by the City and any reference to it was developer driven. The Comprehensive Park Plan shows future park needs for this area being met by a Neighborhood Park farther to the northwest.
2. The City should attempt to reduce the overall number of small park sites scattered across the community as it is time and labor intensive to maintain the park sites. The Comprehensive Park Plan provides a solid framework for the future development of the City's Park system and should be adhered to unless significant reasons dictate a change. Staff believes the future needs can be met and that no change is warranted.
3. A proposed, future Neighborhood Park serving PSA #15 should be more centrally located to the entire future developable area. The likely tot lot development site would place the park feature on the far east end of the PSA.
4. The two potential park sites are too small to provide development of anything beyond play equipment. A Neighborhood Park should contain a variety of park amenities servicing needs of a wide range of age groups.
5. The Granstrom Orchards lots are relatively large and many of the lots already have private play structures.
6. Access to the most likely tot lot location would require an indirect route inconvenient to most of the existing homes in the development. Unless an easement could be obtained from the owner's of lots #16 or #17, Staff does not feel the tot lot would have suitable access.
7. Access without an easement would force users to reach the tot lot via the Pineview Lane trail corridor exposing children to potential safety concerns from cars and stranger abductions.
8. For the short term, Staff believes access to the other, most proximal existing parks can meet the residents needs until redevelopment occurs to the northwest.

**WEST DEVELOPMENT SITE PHOTOS**



**EAST DEVELOPMENT SITE PHOTOS**

