

## 10. Implementation

This Section contains those immediate actions that will be taken by the City to implement this plan and a corresponding schedule.

### 10.1 Official Controls

#### A. Zoning Ordinance

The City Zoning Ordinance is continually updated as needed. The Comprehensive Plan contains a "Performance Standards" Section (3.6) which will provide a basis for revising certain provisions of the zoning ordinance. This revision should occur during 2001.

In addition, the City will create a new Industrial Zoning District, which will be "I-2 General Industrial." This district will be for heavier industrial uses such as outdoor sales and open storage as a primary use.

Before sanitary sewer becomes available to new development areas, the City will update its Zoning Code to reflect development standards in keeping with presence of municipal utilities. This may include additional residential and commercial zoning districts.

The City will formally adopt Best Management Practices and NURP standards for storm water and erosion control by July, 2001.

#### B. Subdivision Regulations

This section of the City Code is relatively up to date with current trends and standards. Some revisions may be needed to reflect development and subdivision using sanitary sewer and municipal water.

#### C. On-Site System Regulations

The City approved an ordinance in March 1997 providing for the inspection and maintenance of on-site septic systems. The ordinance requires mandatory pumping and inspection of all on-site sewage systems. The program began in May 1997 and will be used to evaluate the conditions of existing septic systems. This program will help determine if there is a need for sanitary sewer service. Pumping and inspection is on a three-year cycle. The city also adopted MPCA Rule 7080 and requires all on-site septic systems to comply with these rules.

### 10.2 Capital Improvement Program

The Capital Improvement Program (C.I.P) is subject to annual review and revision by the City Council. The C.I.P. shall always provide a 5-year plan and be amended annually to add a 5th year. The CIP plan is shown in Table 10.1 and is for Sanitary Sewer (consistent with the Sanitary Sewer Phasing Plan), Water, Transportation, Parks, Community Buildings, and

Storm Drainage. Municipal water improvements is shown only to the extent a Water Distribution Plan will be prepared once the City resolves to what extent it wants to construct water improvements with future sanitary sewer improvements. The Water Distribution Plan will include a CIP, which will be incorporated into the overall CIP for the City. Capital improvements are not intended to include typical maintenance items associated with streets and utilities (e.g. seal coat, crack seal, gravel road repair, etc).

CAPITAL IMPROVEMENT PROGRAM

**TABLE 10.1**  
**CITY OF DAYTON**  
**SEPTEMBER 1998**

<b>YEAR</b>	<b>IMPROVEMENT PROJECT</b>	<b>COST</b>	<b>FINANCING</b>
<b><u>Sanitary Sewer</u></b>			
1999	*Historic Village (serve approximately 150 existing homes)	\$2,500,000	Assessment, City Bonding, Municipal State Aid Street (MSA), Tax Increment Financing (TIF), Grants, Hennepin County, Otsego
2002	*Northeast Corner (serve approximately 500 existing homes, Dayton School, Raintree Addition)	7,000,000	Assessment, City Bonding, MSA
2003	Southwest Corner (serve existing industrial, Dayton Mobile Home Park)	4,000,000	Assessment, City Bonding, TIF, MSA
2003	*Otsego Treatment Plant Expansion	1,500,000	Assessment, City Bonding
2004	*Historic Village/152 <sup>nd</sup> Avenue/Lawndale Lane @ Co. Rd. 12 (begin serving new development south 152 <sup>nd</sup> Ave.)	4,000,000	Assessment, City Bonding, MSA, TIF
Note: Sanitary Sewer improvement costs include local street reconstruction			
<b><u>Water</u></b>			
1999	Water Distribution Plan	\$40,000	General Fund
<b><u>Transportation</u></b>			
1999	I-94/Co. Rd. 101 Interchange (Qualifying Criteria)	\$1,000	TIF
2001	I-94/Co. Rd. 101 Interchange (Technical Criteria)	100,000	TIF, Other City Participation, Hennepin County
2002	South Diamond Lake Road (Vinewood Ln. to East Line Dayton)	800,000	Assessment, City Bonding, MSA
2002	Balsm Lane (So. Diamond Lake Road to Co. Rd. 12)	200,000	Assessment, City Bonding, MSA
2003	Territorial Road (West Co. Rd. 81)	800,000	Assessment, City Bonding, MSA

**Parks**

1999	*Golden Nugget (Land Acquisition)	300,000	Grant, Park Fund
2000-03	*Park and Trail Development	300,000	General Fund, Grants and Park Fund

**Community Buildings**

2000	City Hall Expansion (Police/Parking)	\$800,000	General Fund
2001	Public Works Building/Site Improvements	1,000,000	General Fund

**Storm Drainage**

1999	Diamond Creek Culvert (Zanzibar Lane)		
		\$30,000	General Fund
2000	Diamond Creek Box Culvert (South Diamond Lake Road)	30,000	General Fund
2001	Ravine Restoration (East Co. Rd. 121 at 112 <sup>th</sup> /114 <sup>th</sup> )	80,000	Assessment, City Bonding, General Fund
2001	*Surface Water Management Plan	50,000	General Fund

\*Proposed River Corridor Capital Improvement Plans

### 10.3 Housing Implementation Program

The City reviewed the condition of its housing stock during 1997 through a windshield survey. During 2001 the City will follow up with a more detailed on-site inspection of any dwelling units that appear to be in a dilapidated or deteriorating condition and consult with the owners about a plan and schedule to repair their dwelling unit. Based on the needs identified in the 2001 inspection the city may seek financial assistance from County, State and Federal sources for specified housing improvements.

The City also will establish a program for update, repair and rehabilitation of the older homes in the Historic Village through the above process for units identified during 1997 and programming for repair during 2001. Most of Dayton's housing goals will be achieved through the cooperative efforts of landowners, developers and the City. The Dayton Land Use Plan establishes a range of density and housing options which will result in a diverse and balanced supply of housing to meet lifecycle housing needs.

#### Housing Goals and Polices

##### Goals:

- A.) Create a well-balanced community with a diverse mix of housing types and values in the community to accommodate the housing needs of persons of all incomes and all stages of life.
- B.) Allow a range of density and housing type choices as reflected in the low, medium and high density land use categories.
- C.) Maintain and enhance the quality of existing and future housing and preserve residential land values.
- D.) Ensure a community of well-maintained property and safe neighborhoods.
- E.) Ensure the provision of adequate municipal services and infrastructure.
- F.) Create strong identifiable neighborhoods.
- G.) Provide an appropriate balance of jobs and housing.

#### Policies

- 1.) The City will reserve areas for future residential development in accordance with the sanitary sewer phasing plan. Premature subdivision of land will be discouraged.
- 2.) The central portion of the city will be an “urban reserve” with sanitary sewer service and development scheduled for after 2020. Land within the urban reserve may be eligible for limited cluster style development under planned development regulations. The majority of the property still must be reserved for future subdivision.
- 3.) The City will amend the zoning code to establish single family, mixed density and multi-family zoning districts based on provision of sanitary sewer and water supply. The districts should encourage a range of lot size and unit type alternatives within a given neighborhood.
- 4.) Quality residential development will be achieved through City requirements for landscaping, maintenance of landscaped areas, development of compatible architecture and other amenities.
- 5.) The City will encourage the preservation or provision of amenities such as lakes, wetlands, open space, parks, trails, woodlands and similar features in residential developments.
- 6.) The City will encourage the provision of private amenities within neighborhoods or subdivisions to be maintained by private property owners or associations.
- 7.) The City will develop housing maintenance standards to ensure the housing stock is maintained in a safe and sound condition that contributes to the continued value of the property and its surroundings.
- 8.) Higher housing densities should be located near existing and planned employment concentrations and other amenities. Pedestrian and bicycle access should be emphasized in these mixed-use areas.
- 9.) Architectural diversity will be encouraged and concentrations of similar architectural styles avoided by limiting repetition of housing types and requiring a mix of densities within neighborhoods.
- 10.) The City will work to achieve a “fair share” of housing to serve persons of low and moderate incomes at scattered locations throughout the community. The city will work with landowners, developers and other government agencies to achieve Livable Communities goals for affordability and housing diversity.

- 11.) The City will work with the private sector to create a suitable mix and balance of housing types and price ranges.
- 12.) The City will support affordable housing programs that do not create large concentrations of low and moderate income housing in any one location.
- 13.) The City will work with the Hennepin County Housing and Redevelopment Authority, and other housing agencies, in promoting and administering programs that will meet the demonstrated housing needs of low and moderate income Dayton residents.
- 14.) The City will work with providers of Federal, State, Regional and County housing assistance and housing development resources to achieve affordability and life-cycle housing goals listed in Chapter 6.
- 15.) The City will review zoning standards periodically to ensure that they promote development or redevelopment that protects housing values. Dayton will consider appropriate modifications of these standards to achieve improved housing, site design or affordability through a planned development and/or cluster.
- 16.) The City will continue to monitor residential development trends and housing values and re-evaluate its housing and land use goals on a continuing basis, to determine their appropriateness. If necessary, the City will consider amending the Comprehensive Plan.
- 17.) The city will encourage preservation and rehabilitation of existing affordable housing and will encourage creative infill and redevelopment within the Old Village area.