

**CITY OF DAYTON  
2040 COMPREHENSIVE PLAN  
Chapter 1: Introduction**

## Introduction

The City's Comprehensive Plan is a long-range planning document to guide the future of Dayton. The document identifies the City's vision, goals, objectives, guidelines and strategies for growth and development in the City. The Plan serves as a guideline 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 various types of development across the City such: 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 our community to better plan for our future. Unlike the Zoning Ordinance, the Comprehensive Plan is a *future based* document which guides decisions that have yet to be made. The Plan is comprehensive in nature; it deals with many aspects of community life and seeks to answer the question "where do we want to go?"

## Purpose

The 2040 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. The Plan was also created to:

- serve and engage Residents of Dayton;
- guide City Council, Advisory Committees and Staff;
- provide information to Landowners and Developers about legislative goals;
- better inform Metropolitan Planning Agencies of population, traffic, land use and utilities projections;
- collaborate with the Watershed Districts, MN DNR to conserve important natural resources;
- and finally, to better the planning processes cross jurisdictional boundaries to better plan for regional issues.

## Plan Scope

The 2040 Comprehensive Plan expands upon the 2030 Comprehensive Plan. Dayton's 2040 Comprehensive Plan represents a community-based planning effort intended to shape Dayton's future. The planning process involved a wide range of stakeholders including Dayton Residents, local business owners, Dayton's City Council, Planning Commission and Park Commission, a Comprehensive Plan Steering Committee, City Staff and consultants, and other local, regional, and state government agencies. The stake holders worked cooperatively throughout the comprehensive planning process to develop goals and policies that serve the needs of Dayton's residents and business owners while also meeting agency requirements.

## Planning Period

Dayton last updated the Comprehensive Plan in 2014. Cities are required by State Statute to update their Comprehensive Plan every 10 years to plan for the next decade of growth. This plan update shifts the plans horizon from 2030 to 2040.

## Regional/Historical Setting

The City of Dayton is a suburb of the Twin Cities and is located at the confluence of the Crow and Mississippi Rivers and is shared between Hennepin and Wright County. The City spans approximately 30 square miles and is located along the I-94 corridor. We are 30 miles from downtown Minneapolis and 40 miles from downtown St. Paul. Dayton is bordered by Maple

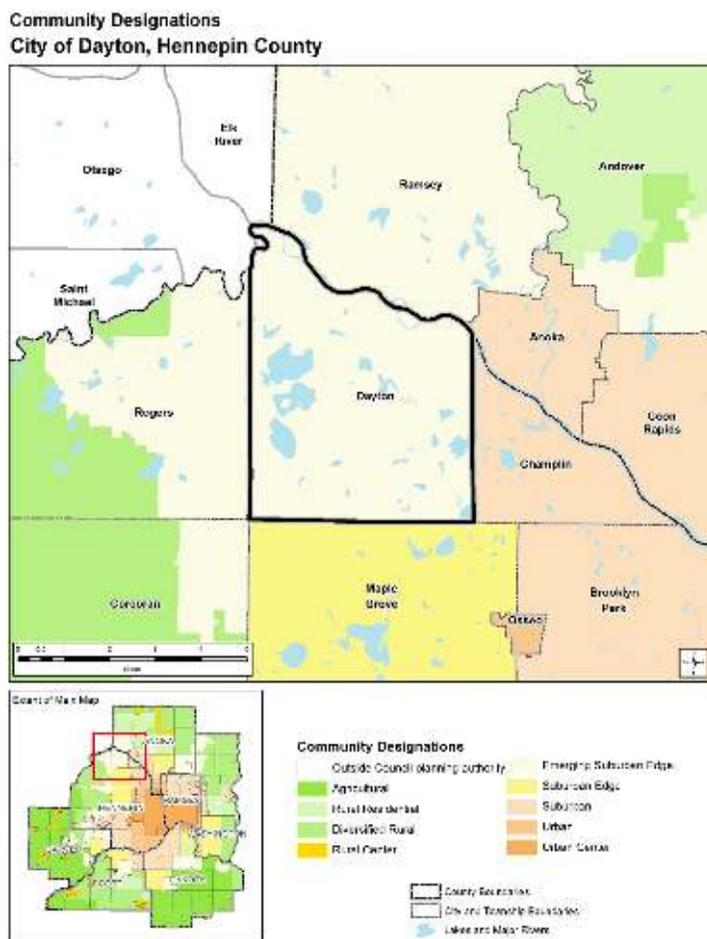
Grove to the south, Hassan Township, Rogers and Otsego to the west, Ramsey to the north, and Anoka and Champlin to the east.

### Community Designation and Metropolitan Council

The Metropolitan Council has designated Dayton as an Emerging Suburban Edge community, or a community that is experiencing a slow shift from rural qualities to more development. Emerging Suburban Edge communities offer connections to urban amenities and proximity to open spaces that characterizes a rural lifestyle. A large portion of Dayton is a part of the Elm Creek Park Reserve and will be preserved as open space indefinitely. The Metropolitan Council determines different development strategies for communities based on land use changes and community designation.

Metropolitan Council’s ThriveMSP2040, the regional comprehensive plan, has determined that communities like Dayton, Emerging Suburban Edge communities, are expected to plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3 to 5 units per acre. Additionally, Emerging Suburban Edge communities shall target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

**Figure 1.1. Met Council Community Designation – Emerging Suburban Edge**



## Outreach and Public Participation

The City endeavored to have a transparent process for residents, business owners, commission and City Council to provide input and guide the Comprehensive Plan process. The planning process started in 2017. City Council, Planning and Parks commission discussed multiple aspects of the plan and an appointed Steering Committee held a series of meetings. A Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis combined with a visioning session with residents, outreach to our aging community and engagement with business owners guided the City planning process for Dayton’s 2040 Comprehensive Plan update. Residents recognized the need for additional city services and infrastructure, but expressed concern over the cost of services and infrastructure to Dayton residents and the associated financial strain of higher tax assessments if no large commercial/industrial tax base is present to offset these concerns. A survey to residents and a strengths, weaknesses, opportunities, and threats analysis from the Comprehensive Plan Steering Committee was used to better understand opinions of residents. This discussion is summarized in Figure 1 – SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis.

**Figure 1.2. SWOT Analysis**

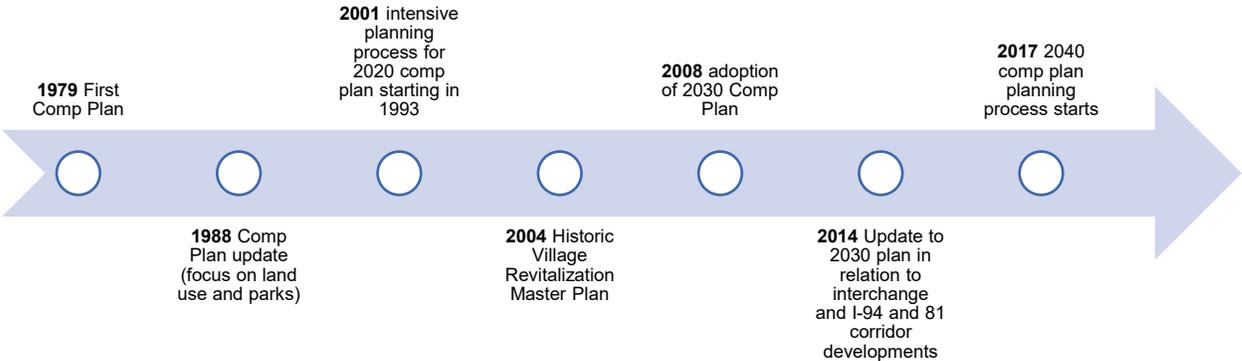
Strengths	Threats
<ul style="list-style-type: none"> <li>• Mississippi River and Crow River</li> <li>• Elm Creek Park Reserve</li> <li>• Natural amenities</li> <li>• Mixture of high and low-density housing</li> <li>• Friendly community/neighborhood feel</li> <li>• Development Potential</li> <li>• Proximity to Twin Cities</li> </ul>	<ul style="list-style-type: none"> <li>• Poor Planning</li> <li>• Financial strain of high tax assessments</li> <li>• Clear cutting land</li> <li>• Opposition to change</li> <li>• Staffing needs to maintain services</li> <li>• Lack of connection</li> <li>• Development/Community Character lack of balance</li> </ul>
Weaknesses	Opportunities
<ul style="list-style-type: none"> <li>• Minimal infrastructure in place</li> <li>• Lack of city services</li> <li>• Cost of infrastructure to residents and businesses</li> <li>• Lack of connectivity to parks</li> <li>• Concern about police and fire</li> <li>• Minimal commercial and professional services/employment</li> <li>• High cost of housing</li> <li>• High tax burden on residential</li> </ul>	<ul style="list-style-type: none"> <li>• Branding identity</li> <li>• Expanding access to the river and giving people a reason to go and enjoy them</li> <li>• Underdeveloped, open land area that is still convenient to the Metro.</li> <li>• Outdoor recreational opportunities</li> <li>• Dayton Pkwy Interchange, and open land near it</li> <li>• Open space</li> </ul>

<ul style="list-style-type: none"> <li>Lack of large community playfields</li> </ul>	<ul style="list-style-type: none"> <li>Learning from other communities who are developed</li> <li>Attractive to development</li> </ul>
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Based on the SWOT analysis above, Dayton has great potential for growth and improvement. The City has several qualities which will increase the demand for development: proximity to the Twin Cities, developable land, large park amenities, and proximity to I-94 and the Dayton Parkway Interchange. Demand for housing in the metro as a whole has been increasing demand for developable land in Dayton. Additionally, the opening of the Dayton Parkway Interchange in 2021 will attract commercial and industrial businesses to the City. More commercial opportunities will shift tax burden away from residential properties, provide tax base and revenue for services, and create more park and trail opportunities from land dedication. Future land usage potential is a major opportunity and strength for the city. This Comprehensive Plan is focused on guiding the future development to improve our City.

**Planning History**

**Figure 1.3. Planning History Timeline**



**2008 Planning**

In May of 2007 the planning process started for the Dayton. Residents, Comprehensive Plan Task Force, Committee members and Council Members collaborated to envision Dayton through the year 2030. The 2030 Comprehensive Plan focused on open space and natural resource protection, preservation of Dayton’s rural character, managing growth and efficient services extension, and expanding the City’s tax base through additional commercial and industrial development. The 2030 plan was adopted in 2008.

**2014 Planning**

In 2014 the City updated the 2030 comprehensive plan. The intent for this update was to increase industrial and business park areas along the Interstate 94 and Highway 81 corridors. Locations for medium and high-density development was reevaluated. Commercial areas and key transportation nodes were identified around the interchange. The staging plan was amended in response to the amendments.

## 2017 Planning

Since 2017, the City of Dayton has been working on the 2040 comprehensive plan to accommodate a future that best fits the needs of a developing city. A main objective of this has been growth management including aspects such as managing expansion of urban services such as roads, sewers, water, and internet to support densities necessary to accommodate regionally forecasted residential growth, and desired business and industrial expansion. During this planning process the city has approved ten new residential developments spread between south Dayton and northeast Dayton. The city also focused on the final design and construction plans of the Dayton Parkway Interchange for approvals by MnDOT and received all final funding.

## Outline of 2040 Plan

The Comprehensive Plan consists of the following Chapters:

**Chapter 2: Community Background.** Community overview, physical, economic and social factors that influenced the process of updating the process of updating the Comprehensive Plan.

**Chapter 3: Natural Recourses.** Plan, programs and tools to protect, enhance and provide greater opportunity for enjoyment of Dayton's natural environment.

**Chapter 4: Housing.** Demographics, goals, policies and programs to meet the housing needs for Dayton's existing and future residents.

**Chapter 5: Land Use.** Goals, plans and policies to guide the timing and use of land in Dayton.

**Chapter 6: 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.

**Chapter 7: Parks, Trails and Open Space.** Summary of the updated Parks, Trails and Open Space plan.

**Chapter 8: Transportation.** Plans, goals, and policy and discussion of important regional issues to guide the future development of Dayton's transportation system.

**Chapter 9: Waste Water (Sanitary Sewer).** Summary of Dayton's Comprehensive Sewer Policy Plan.

**Chapter 10: Water Supply and Distribution Plan.** Summary of Dayton's Water Supply and Distribution Plan.

**Chapter 11: Surface Water.** Summary of Dayton's Surface Water Management Plan.

**Chapter 12: Implementation.** Tools and strategies that Dayton will use to achieve goals and implement objectives identified in the Comprehensive Plan.