CITY OF DAYTON
2040 COMPREHENSIVE PLAN
Chapter 2: Community Background

Introduction

Dayton is a growing community that rests at the confluence of the Crow and Mississippi River. Dayton remains a largely rural area, but as the Metropolitan Area continues to grow, Dayton has experiences increased suburban type development, especially over the past six years. Due to the size of Dayton it is likely that rural characteristics will persist through 2040 and after as urban utility services slowly extend to center of Dayton. In the past several years, Dayton has experienced an increase in sewered, residential development. Dayton continues to serve as a suburban bedroom community for an increasing number of residents. Many residents find employment outside of the community in Minneapolis/St. Paul, or nearby Maple Grove.

Dayton residents appreciate the rural atmosphere of the community, as well as the convenience of its proximity to the more urbanized areas of the metropolitan area. Dayton also provides a wide variety of recreational opportunities for residents. The Elm Creek Park Reserve makes up a large portion of Dayton and will remain as open space indefinitely. The Mississippi and Crow rivers, as well as the 8 lakes within the City, provide additional recreational and natural amenities. The key challenge for the City is to achieve a balance between the need for suburban growth as well as conserving open space and rural characteristics.

Residents also value Dayton's rich history. The Village of Dayton, where the Old Village exists today, was settled in the 1850s by the French, American, Irish, Scotch and Germans. The Village was an established Trading Post used by settlers and Native Americans. Lyman Dayton, land owner and Dayton's namesake, was extremely influential in platting and developing the old Village of Dayton. The St. John the Baptist Church was built in 1904 and continues to be an important historical landmark for the City and is a surviving artifact which connects residents to the City's past.

Population and Household Trends

One of the first steps in the planning is updating the City's demographic information. This step was an important part in the planning process, as the demographic information is used to inform planning decisions and strategies through the planning process. The demographic information in Table A below was collected using the 2030 Comprehensive Plan, Metropolitan Council forecasts, and Census data. The Metropolitan Council estimated Dayton's population to be 6,072 in 2018 with 2,158 households.

Table 2.1. Population, Households, and Employment

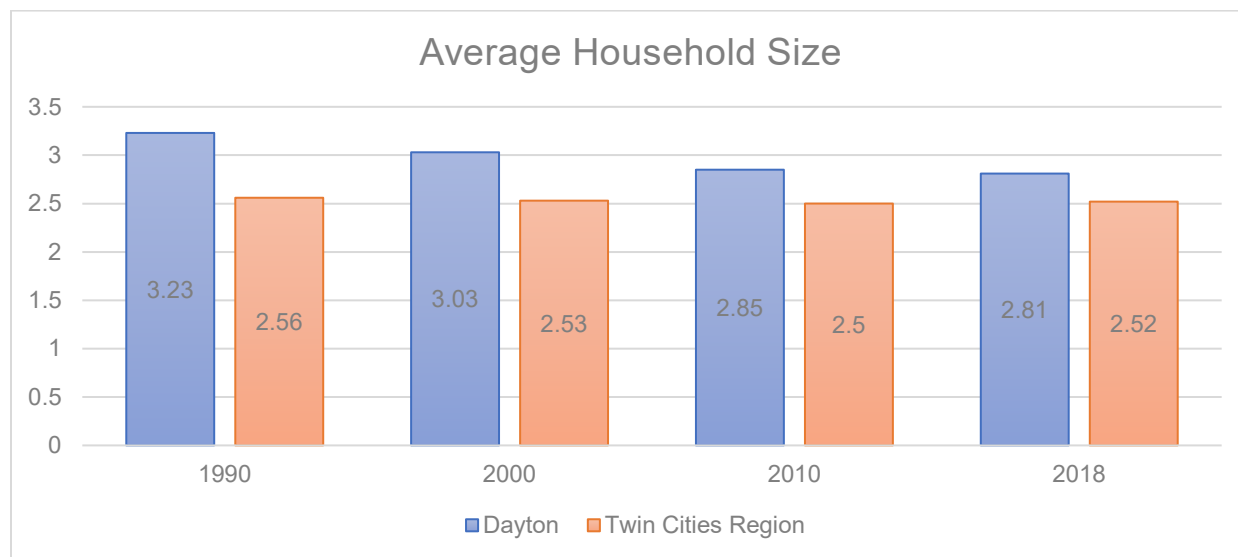| Forecast Year	Population	Households	Employment
2010	4,617	1,619	921
2018	6,072	2,158	1,230
2020	5,900	2,200	2,000
2030	7,900	3,200	2,490
2040	10,400	4,400	3,000
*Note: The table above represents the Hennepin County part of Dayton. There is a northwest corner of Dayton in Wright County with an addition 19 households, 54 population and 0 jobs.			

Source: Metropolitan Council, Community Profiles and Annual Population Estimate

Dayton grew by just more than 300 people from 1990 to 2000. In the past several years, the City has experienced more rapid growth. The Metropolitan Council forecasts the City to have a population of 5,900 in 2020, 7,900 in 2030 and 10,400 in 2040. The City is currently outpacing

Met Council forecasts for 2020. Based on available permit data from 2020 and preceding years, Dayton has nearly 2,925 total households and a population closer to 7,200 than estimates present. However, for the purposes of this comprehensive plan, the Met Council projections shall be utilized.

Household sizes in the region have been falling since 1990. Dayton is similar in this regard. While Dayton has historically had larger average household sizes than the region as a whole, lifestyle changes, and growing number of older residents has contributed to a fall in household size through the years. See the figure below.
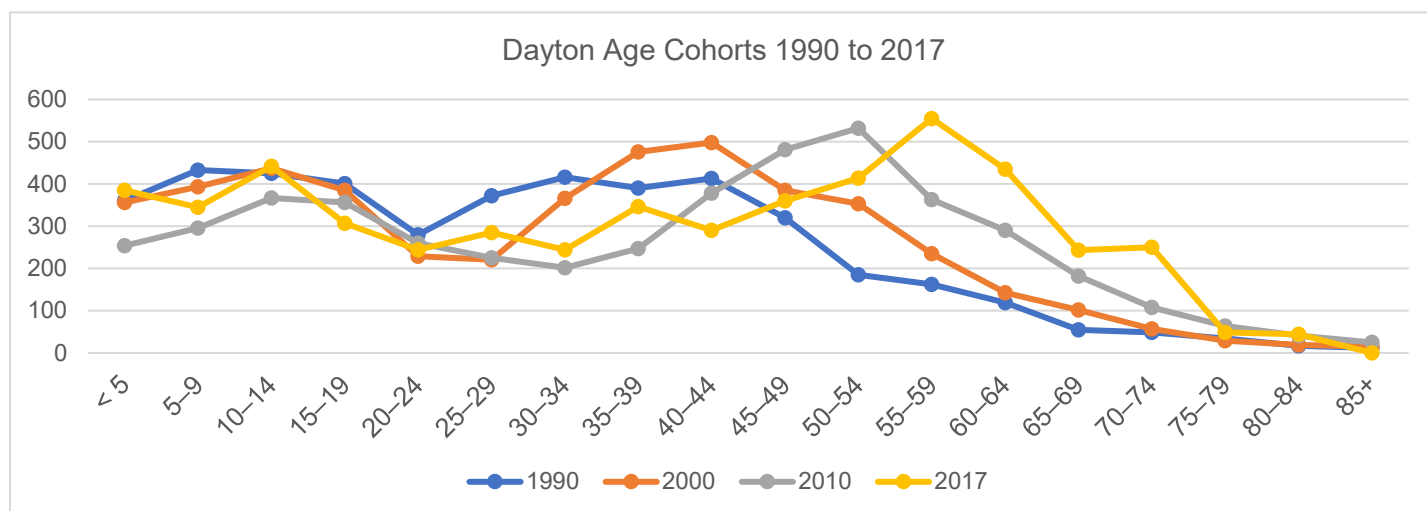
Figure 2.1. Average Household Sizes in Dayton and the Region 1990 to 2018

Source: Metropolitan Council, Community Profiles and Annual Population Estimate

Dayton has seen an increase in retirement aged residents and a decline in age cohorts below the age of 25 since 1990. The growth in population of older adults may contribute to differing housing and service needs. See figure below to see the age trends graphically.

Figure 2.2. Age of Population in Dayton 1990 through 2017

Dayton Age Cohorts 1990 to 2017

Source: Census 1990, 2000, 2010, and ACS 2013-2017.

Residential Development Growth

Dayton has seen an influx of residential development and subdivision due to the prevalence of developable land, and proximity to the Twin Cities metropolitan area. The table below shows single-family home permit activity for years 2015 to 2019 year to date (YTD). Dayton has seen a consistent growth in households as the City continues to see new single-family home developments being approved and constructed. Dayton's most prevalent housing type is the single-family home.

Table 2.2. Single-Family Home Permit activity

Permit type by year	2015	2016	2017	2018	2019 (YTD)
Single-family detached	74	122	189	152	237
Multi-Family (5+ Units)	0	0	49	0	0
Total	74	122	238	152	237

Source: City Permit Data as of October 31, 2019.

Economic indicators, Employers and Employees

The economic health of a community plays a critical role to encourage and maintain a high standard of living and a desirable place to live for existing residents. Employment also makes Dayton an attractive place for new residents and a destination for visitors. Table 3 below shows the employment trends and forecasts for 2020, 2030, and 2040. Dayton's employment numbers are low relative to its population, which indicates that a significant portion of Dayton's residents work outside of the City of Dayton. Many of Dayton's residents' commute to jobs in other communities which can strain regional transportation systems. Encouraging more local employment could reduce trips on already inundated regional and state transportation routes. The construction of the I-94 interchange in Dayton could create an upward shift in employment opportunities.

Figure 2.3. Employment in Dayton Historical Trends

Source: Metropolitan Council, Community Profiles and Annual Population Estimate

Table 2.3. Employment Forecast

Employment Trends	2010	2020	2030	2040
Employment	921	2,000	2,490	3,000

Source: Metropolitan Council, Community Profiles and Annual Population Estimate

Conclusion

The information presented in this chapter sets the stage for the remaining chapters of the comprehensive plan. The plan chapters will be developed within in the context of Dayton's history and planning context, community characteristics, and demographic and economic trends to ensure that the community's planning needs and issues, including growth management, natural resources protection, changing demographics, and preservation of its rural atmosphere, are addressed.