

PLANNING COMMISSION AGENDA

Thursday, December 3, 2025

CITY OF DAYTON, MINNESOTA

12260 So. Diamond Lake Road, Dayton, MN 55327

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 P.M.

To Participate in the Meeting, please see daytonmn.gov Calendar for Zoom Invitation.

6:30 1. **CALL TO ORDER**

6:30 2. **PLEDGE OF ALLEGIANCE**

(Roll Call)

6:30 3. **ROLE OF THE PLANNING COMMISSION**

The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.

6:30 4. **APPROVAL OF AGENDA**

6:30 5. **CONSENT AGENDA**

These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.

- A. Planning Commission Minutes, November 6, 2025
- B. 2026 Regular Meeting Calendar

6:30 6. **OPEN FORUM**

Public comments are limited to 3 minutes for non-agenda items; state your name and address; No Commission action will be taken, and items will be referred to staff. Group commenters are asked to have one main speaker.

6:35 7. **COUNCIL UPDATE**

- A. November 13, 2025
- B. November 25, 2025

6:40 8. **COMMISSION BUSINESS**

- A. **PUBLIC HEARING:** Amendment to an Interim Use Permit for Home Extended Business at 15430 Brockton Lane North
- B. **PUBLIC HEARING:** Amendment to an Event Center Interim Use Permit for Signage at 17501 Dayton River Road
- C. **PUBLIC HEARING:** Concept Plan – Suite Living, (unaddressed) PID: 14-120-22-41-0025
- D. **PUBLIC HEARING:** Concept Plan – Dayton Assisted Living PID: 14-120-22-41-0005
- E. **PUBLIC HEARING:** Resolution Amending the Comprehensive Plan, and Ordinance Amending City Code related to the A-3 Zoning District

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

9:25 **9. NOTICES AND ANNOUNCEMENTS**

A. Staff & Commission Updates

9:30 **10. ADJOURNMENT (Motion to Adjourn)**

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

1. CALL TO ORDER

DeMuth called the November 6th planning commission meeting to order at 6:30 PM.

ROLL CALL:

Present: Brown, DeMuth, Grover, Sargent, and Crosland

Absent:

Also in Attendance: Dennis Fisher, Mayor; Hayden Stensgard, Planner II; Jon Sevald, Community Development Director

2. PLEDGE OF ALLEGIANCE

3. ROLE OF THE PLANNING COMMISSION

4. APPROVAL OF AGENDA

MOTION to approve the agenda was made by Grover and seconded by Brown. The motion passed unanimously.

5. CONSENT AGENDA

A. Planning Commission Minutes, October 2, 2025

MOTION to approve the consent agenda was made by Crosland and seconded by Sargent. The motion passed unanimously.

6. OPEN FORUM

Marcia Grover of 11320 Fernbrook Lane addressed the Commission with two concerns:

- Data Centers, mentioning a Star Tribune image of an Amazon data center in New Carlisle, Indiana, and noted that companies like Amazon, Google, Meta, and Microsoft plan to build more while keeping plans secret due to non-disclosure agreements (NDAs) and large infrastructure demands. Grover urged the city not to sign NDAs, emphasizing transparency for tax-paying residents.
- Development issue in Maple Grove affecting a homeowner isolated on Fernbrook Lane, losing access to their property and essential services, as a consequence of reactive planning. Grover encouraged the Commission to be proactive and think ahead to protect current residents.

7. COUNCIL UPDATE

A. October 14, 2025

B. October 28, 2025

Fisher provided updates from recent City Council meetings.

In response to questions, Fisher clarified ownership of the tax forfeit property by the interchange, noting the city has purchased another property that could potentially be used for a fire station, though most Councilmembers and area residents are not satisfied with that location.

8. COMMISSION BUSINESS

A. PUBLIC HEARING: Concept Plan and PUD Amendment for new construction of an Office Building in the I-1 Light Industrial District (Graco)

Stensgard reviewed the concept plan for a commercial office building at the Graco campus, zoned I-1 Light Industrial and part of a PUD established in 2015 and amended in 2022. The building is proposed to be 33,500 square feet per floor with

three stories, potentially reaching 59 feet high with rooftop screening (50 feet without). It will share access with north and south points on West French Lake Road. The parking plan includes 277 spaces, below the code requirement, but justified by a 293 employee maximum occupancy. Portions of the site fall within the Shoreland zoning district, restricting height to 35 feet and impervious surface to 25%. While DNR allows height flexibility through a PUD, a Variance is needed if impervious surface limits are exceeded.

Commissioners provided feedback on several aspects of the project:

- **Parking requirements:** Discussion about whether the city's requirement of 1 space per 200 square feet is too high, with some Commissioners suggesting 1 space per 250-300 square feet would be more appropriate
- **Building height:** Mixed opinions with the proposed height (50-59 feet), while concerns about visual impact from across the lake
- **Shoreland district requirements:** Commissioners urged careful attention to the 25% impervious surface limitation
- **Mechanical screening:** Recommendation to screen mechanical units when viewed from across the lake

Crosland recused himself from this item due to his employment with the architecture and engineering firm working on the project.

DeMuth opened the public hearing at 7:06 PM.

The applicant team of Nate Pearson with Tegra representing Graco, Martin Sicotte with HGA, and Kirsten Mussman with Graco online addressed the Commission, explaining:

- The building size is still being finalized based on program needs
- Parking is being planned for the future full capacity of the building, not just initial occupancy
- The site layout places the more aesthetically pleasing part of the project (the building) closer to the lake, with parking hidden behind
- Existing stormwater ponds were designed during master planning for the entire site
- The rooftop mechanical screening that would raise to the height of 59 feet would not be visible from the road

Marcia Grover of 11320 Fernbrook Lane expressed concerns about insufficient parking, the risk of bird strikes due to the building's location on the Mississippi Flyway, and the importance of adhering to DNR guidelines without granting Variances.

Commissioners continued discussion on the project.

DeMuth closed the public hearing at 7:39 PM.

No action was required as this was a concept plan review.

B. Discussion – Dimensional Rounding

Sevald introduced the topic of when fractions should be rounded to whole numbers. The issue arose during a concept plan review for the Bernens property in relation to the A-3 district density requirements. The specific question was whether 117.5 acres should be rounded up to 120 acres for calculating allowed units.

Commissioners discussed various considerations:

- Whether rounding gives an advantage not intended by the code
- Different scenarios where rounding might be appropriate (animal units, parking stalls) versus where it might not be (acreage, density)
- Concerns about setting precedents that could be exploited

The consensus was that no rounding should be permitted in these situations, and Variances should be required instead. Commissioners felt this approach would maintain the integrity of the code while allowing case-by-case consideration through the Variance process.

C. Discussion – Site Plan Review

Sevald introduced the topic of thresholds for when site plan reviews should be required. The question originated with the Spanier Site Plan for a 700 square foot addition to a 2,600 square foot building.

Current code requires Site Plan review by the Planning Commission and City Council for any development or construction other than single-family or two-family homes, with an exception for projects approved within the previous 5 years that meet certain criteria.

Commissioners discussed:

- Whether there should be minimum size thresholds for additions to trigger Site Plan review
- The value of oversight in a developing city
- The need to balance regulatory oversight with reducing unnecessary "red tape"
- Various options including percentage-based thresholds and square footage limits

The consensus was to amend the code to allow Administrative approval for additions that are either less than 10% of the building's size or less than 5,000 square feet (whichever is less) within 5 years of the original Site Plan approval.

9. NOTICES AND ANNOUNCEMENTS

A. Staff & Commission Updates

Sevald provided information on upcoming community events.

The next Planning Commission meeting will be Wednesday, December 3rd at 6:30 PM, moved from the regular Thursday to accommodate HoliDayton. DeMuth noted he would not be able to attend the December meeting.

10. ADJOURNMENT

MOTION to adjourn was made by Crosland and seconded by Sargent. The motion passed unanimously.

The meeting was adjourned at 8:31 PM.

ITEM:

2026 Meeting Calendar

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Historically, advisory commissions have not adopted an annual meeting calendar. Adopting an annual calendar would resolve conflict dates well in advance, allowing Commissioners and Staff to plan time off accordingly.

The Planning Commission meets on the first Thursday of the month.

Conflict	Regular meeting	Proposed meeting
New Years Day	Thr Jan 1	Thr Jan 8
July 4 th	Thr Jul 2	Thr Jul 9
HoliDayton	Thr Dec 3	Wed Dec 2

CRITICAL ISSUES:

None.

60/120-DAY RULE (IF APPLICABLE):

N/A (type of application)	60-Days (date)	120-Days (date)
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RELATIONSHIP TO COUNCIL GOALS:

N/A

ROLE OF PLANNING COMMISSION:

Motion to Approve 2026 Meeting Calendar.

RECOMMENDATION:

None.

ATTACHMENT(S):

2026 Meeting Calendar

2026

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
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5	6	7	8	9	10	11
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FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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30	31					

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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27	28	29	30			

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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OCTOBER

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MAY

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31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30					

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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21	22	23	24	25	26	27
28	29	30				

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City Holidays-Offices Closed

JANUARY 1
New Year's Day
JANUARY 19
Martin Luther King Day
FEBRUARY 16
President's Day
MAY 25
Memorial Day
JUNE 19
Juneteenth
JULY 3 OBSERVED
Independence Day Holiday
SEPTEMBER 7
Labor Day
NOVEMBER 11
Veteran's Day Observed
NOVEMBER 26 and 27
Thanksgiving Holiday
DECEMBER 24-25
Christmas Holidays observed

MEETINGS TO BE RESCHEDULED

Planning Commission-January 1

Meetings that will be rescheduled

City Holidays

City Offices Closed

Council Meetings

Planning Commission

Park Commission

EDA Meetings

Paydays

12260 South Diamond Lake Road

Dayton, MN 55327

763-427-4589

<https://www.daytonmn.gov>



ITEM:

Consideration of an Amendment to an Interim Use Permit for Home Extended Business at 15430 Brockton Lane North

APPLICANT:

John Herbes (John & Jerry Asphalt & Concrete Services)

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND:

In February of 2025, the City Council adopted Resolution No. 11-2025, approving an Interim Use Permit for a Home Extended Business at 15430 Brockton Lane. The permit allows for the storage of equipment, materials, and select commercial vehicles associated with John and Jerry's Asphalt and Concrete.

Following the Planning Commission providing a recommendation for approval of this request, the City Council added a condition of approval related to the existing drive aisle on the north side of the property, east of the westernmost accessory structure on the property. The condition required the drive aisle to be removed, providing a little more separation of vehicle maneuvering on site from the property to the north than the existing code-compliant separation between the drive aisle and property line.

“3. The existing drive aisle along the north property line shall be removed and relocated south, extending off of where the current driveway ends at the side of the principal building. Relocation of the drive aisle shall occur by the end of 2025, and a driveway permit must be applied for and issued prior to the relocation occurring.”



PLANNING COMMISSION MEETING

The red area in the previous exhibit is the area of the drive aisle required to be removed (approximately) as part of condition #3. The blue area shown in the previous exhibit is what has been installed. Site photos from November 20, 2025, are attached to this report for reference as well.

A driveway permit had been pulled earlier in the year to add the area next to the home on site, and staff conducted an inspection of the property related to this application and found the property in compliance with the other conditions of approval in the resolution.

ANALYSIS:

The applicant's request is based on the belief that the opportunity to have 360-degree access to the lower part of the property (around the easterly accessory structure) will produce less noise on the property because it eliminates the need to back up as often. Additionally, the slope of the driveway addition is much greater than the existing drive aisle to the north, which would cause the need for more power to climb the slope and create more noise than necessary on the property. When the City Council added this condition, it was related to limiting the noise impacts on adjacent property (in particular, the property to the north). The drive aisle was installed under the current property ownership, and is compliant with the 10-foot side-yard property line setback for driveways.

The applicant is also requesting that, while this application is required for the latter request, the IUP be considered for an extension at this time. Currently, the Home Extended Business is permitted until February 11, 2028. The City Council established the condition of three years, due to the applicant purchasing the property in the fall of 2022, and had stated he had been utilizing this in some capacity for the business. Not particularly in a capacity beyond what has been permitted to this point.

60/120-DAY RULE:

Request for Interim Use Permit	60-Days	120-Days
	12/27/2025	2/25/2026

ROLE OF THE PLANNING COMMISSION:

The role of the Planning Commission is to hold a public hearing on this item and consider providing a recommendation to the City Council on the request.

The two requests to provide direction are whether condition #3 in Resolution No. 11-2025 can be stricken, not requiring the removal of the driveway aisle on the north side of the property, and whether an extension would be granted at this time for the IUP in general. The current expiration of the IUP is February 11, 2028.

Notice was given to the surrounding property owners within 500 feet of the subject property for this public hearing, and also published notice in THE PRESS on November 20, 2025.

STAFF RECOMMENDATION:

Staff differs to the Planning Commission and City Council on these two requests. The City Council added the condition to relocate and remove the driveway area along the north side of the property prior to approving it in February of 2025 and set the limit to 3 years for the Home Extended Business to operate on the property. If the City denies both requests, the applicant is still required to remove the drive aisle by the end of 2025, and the applicant would be required to submit a renewal application prior to the current permit expiring on February 11, 2028, if he wishes to continue operation.

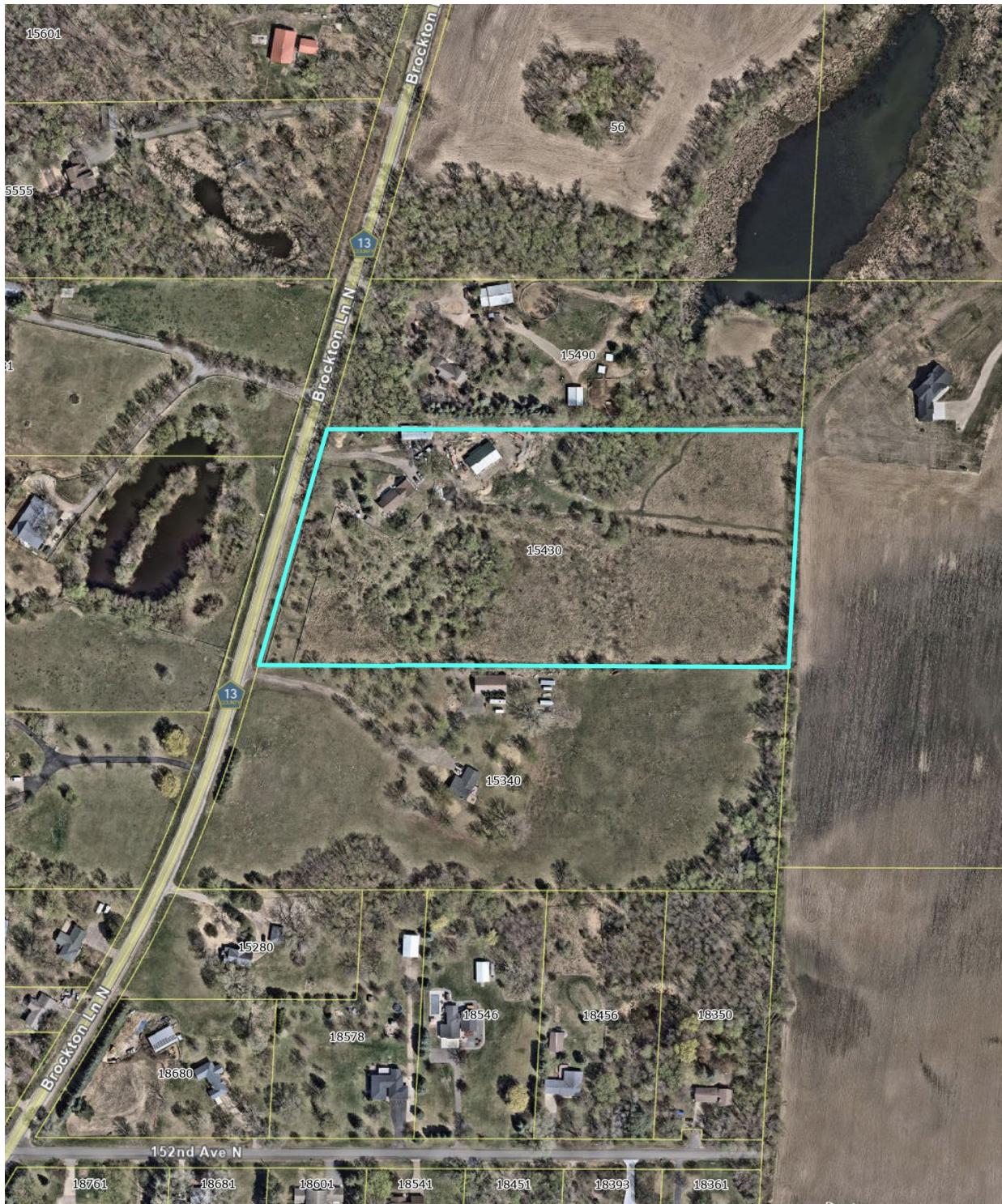
PLANNING COMMISSION MEETING

ATTACHMENT(S):

Aerial Image

Adopted Resolution No. 11-2025, Approving IUP for Home Extended Business at 15430 Brockton Lane N.
Site Photos Taken November 20, 2025

AERIAL IMAGE



RESOLUTION NO. 11-2025

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION APPROVING AN INTERIM USE PERMIT FOR HOME EXTENDED BUSINESS
INCLUDING OUTDOOR STORAGE AT 15430 BROCKTON LANE NORTH**

BE IT RESOLVED, by the City Council of the City of Dayton, Minnesota, as follows:

WHEREAS, John Herbes, Justine and Mitch Frye (hereinafter referred to together as the “Applicant”), owners of 15430 Brockton Lane North, have made an application for an Interim Use Permit for Home Extended Business including outdoor storage (hereinafter referred to as the “Use”). The parcel has a Property Identification Number 06-120-22-24-0003 and a legal description as follows:

Lot 1, Block 2, Hunters Run (Hereinafter referred to as the “Subject Property”)

WHEREAS, the property is zoned A-1, Agricultural, and is 10.93 acres in size; and

WHEREAS, City Code 1001.13 allows for property owners to apply for an Interim Use Permit for a Home Extended Business; and

WHEREAS, City Code 1001.23, Subd 2 defines the purpose and scope of an Interim Use Permit (IUP). In summary, an IUP is a use that is currently acceptable, but may not be in the future. An IUP is intended to be temporary and expire on a certain date or event. An IUP is to be processed according to the same standards and criteria as a Conditional Use Permit (CUP); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission held a Public Hearing at its January 9, 2025 meeting regarding the Permit where the Applicant was present. A Public Hearing notice was published by The Press on Thursday, December 26, 2024 and mailed to property owners within 500 feet of the project. The Planning Commission recommended approval; and

WHEREAS, the City Council at its February 11, 2025 meeting reviewed and considered the application.

NOW, THEREFORE, based upon the information from the public hearing, the testimony elicited, and information received, the meetings of the City Council, reports of City Staff and information contained within the files and records of the City, the City Council for the City of Dayton makes the following:

FINDINGS:

1. The proposed use is consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

Finding: *Being that the property is zoned A-1, and is larger than 2.5 acres in size, this property is eligible to apply for an Interim Use Permit for a home extended business that includes*

outdoor storage. Chapter 5: Land Use, of the 2040 Comprehensive Plan encourages the allowance of home business that are accessory to a residential use and that adhere to the zoning ordinance, in order to assist with expanding and diversifying the City's tax base.

2. The proposed use will not substantially diminish or impair property values within the immediate vicinity of the subject property.

Finding: *It is not anticipated the Use will substantially diminish or impair property values within the immediate vicinity of the subject property.*

3. The proposed use will not be detrimental to the health, safety, morals or welfare of persons residing or working near the use.

Finding: *The proposed use will not be detrimental to the health, safety, morals or welfare of persons residing or working near the use.*

4. The proposed use will not impede the normal and orderly development of surrounding property.

Finding: *The surrounding properties are all within the Post 2050 Staging Plan of the Comprehensive Plan, and are not anticipated to develop during the term of the proposed Interim Use Permit.*

5. The proposed use will not create an undue burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

Finding: *The proposed use will not create an undue burden on parks, schools, streets, or other public service. Brockton Lane North is a County Road and A-Minor Arterial road the where commercial traffic is not uncommon.*

6. The proposed use is adequately screened.

Finding: *The proposed use is currently adequately screened from the public right-of-way, and as part of the conditions of approval, additional screening will be provided to the adjacent property to the North.*

7. The proposed use will not create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

Finding: *The proposed use will create noises during equipment operation not customary to the area, but not out of the ordinary for the proposed interim use.*

8. The proposed use will provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

Finding: *The proposed IUP will provide adequate parking on the site.*

9. The proposed use will protect sensitive natural features.

Finding: *There is a small wetland on the property to the southeast of the home, the area for the proposed IUP is more than 100 feet away from the wetland base on National Wetlands Inventory on Hennepin County GIS. The proposed use is not expected to impact the wetland.*

10. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards and to promote health, safety and welfare.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, based upon the information received and the above Findings, that the City Council does hereby **Approve** the Applicant's request for an Interim Use Permit for a Home Extended Business including outdoor storage. The Applicant shall meet the following conditions to the satisfaction of the City:

1. A six (6)-foot opaque fence made of wood or vinyl shall be installed on the north property line for improved screening from adjacent residential uses. Such fence shall extend from the westerly accessory building east to the end of the Interim Use Permit-related area. Such fence shall be installed by June 1, 2025, and a fence permit is required prior to installation.
2. All existing stored items be relocated away from the north property line and the property is cleaned up within 60 days of approval.
3. The existing drive aisle along the north property line shall be removed and relocated south, extending off of where the current driveway ends at the side of the principal building. Relocation of the drive aisle shall occur by the end of 2025 and a driveway permit must be applied for and issued prior to the relocation occurring.
4. All interim use permit-related materials are required to be stored on the south side of the easterly accessory building that is utilized for the home extended business.
5. All home extended business equipment and materials be stored on site so as to not be visible from Brockton Lane North.
6. Vehicle and equipment operation/maintenance/use shall not occur onsite outside of 7:00 a.m. and 8:00 p.m. Monday through Saturday.
7. The use and storage of large dump trucks on site shall be limited to two (2), and one (1) smaller dump truck. Any request for additional vehicle storage shall be reviewed and considered through an Interim Use Permit amendment.
8. Vehicle trips to and from the property directly associated with the Home Extended Business shall be limited to 12 per day.
9. The Interim Use Permit shall be valid for a period of three (3) years from the effective date of this resolution or shall expire when the business is relocated, or the property is sold.
10. The City shall reserve the right to inspect the property during City business hours, with at least 24-hour notice provided to the property owner, to verify continued compliance with the applicable provisions of the Dayton Zoning Ordinance and conditions of approval herein.
11. If the City Administrator, his/her designee, finds that the use is not in compliance, the permit holder will be notified and shall have 60 days to bring the use into compliance. Should the home extended business' noncompliance continue passed 60 days, the home extended business IUP may be revoked.

Adopted this 11th day of February, 2025, by the City of Dayton.

Mayor — Dennis Fisher

City Clerk — Amy Benting

*Motion by Fashant, Second by Salonek.
The motion carries 3 ayes (Salonek, Fashant, Henderson),
1 nay (Van Asten),
1 abstention due to related to applicant (Fisher).*

MOTION DECLARED PASSED



Photo near northwest corner of green roof pole barn, looking west (photo Nov 20, 2025)



Photo south of green roof pole barn, looking east (photo Nov 20, 2025)



Photo at top of driveway near house looking east (photo Nov 20, 2025)



Photo northwest of green roof pole barn looking east along north property line (photo Nov 20, 2025)



Photo looking east along north property line (photo Nov 20, 2025)

ITEM:

Consideration of an Amendment to an Event Center Interim Use Permit for Signage at 17501 Dayton River Road

APPLICANT:

Jack Bernens, Thicket Hill Vineyard

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND:

Jack Bernens, owner of Thicket Hills Vineyard has submitted an application to the City for consideration of allowing an Interim Use Permit (IUP) for an Event Center with Accessory Wine Production at 17501 Dayton River Road. The City approved this IUP request on August 26, 2025. The applicants have since been working on the development of plans in preparation to break ground on the facility in early 2026.

Recently, the applicants have requested consideration of signage for the business on the property, requiring this amendment request to the original IUP Resolution. The zoning ordinance allows for signage to be considered as a part of an Interim Use Permit approval in Agricultural districts, which doesn't otherwise allow for wall signage.

ANALYSIS:

The applicants are requesting signage related to the previously approved IUP for an Event Center. Specifically, the applicants are requesting the City allow painting the business logo on one side of each of the two silos near the corner of Lawndale Lane North and Dayton River Road. The total square footage of sign area proposed on the silos is 262.74 square feet (131.37 sq. ft. x 2 = 262.74 sq. ft.). The silos have a peak height of roughly 80 feet, and the applicants have stated that the top of the signage on the silos would be 50 feet.

When reviewing potential signage for an Event Center IUP, sign area allowances can be compared to what is normally allowed in commercial districts. Because the signage area is tied to an Interim Use Permit, the signage allowed would go away at the time the event center permit does.

Wall signage allowance in Commercial districts is as follows:

Table 5 - Wall Signs				
Wall Area (sq. ft.)	Sign Area - Maximum Percentage of Wall Area	Illumination	Style	Additional Standards
0-5,000	10%	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per tenant, except tenants that front on 2 public streets may be allowed 1 sign per frontage, subject to the same sign limits
5,000-15,000	7%			
15,000+	3%			

PLANNING COMMISSION MEETING

Staff ran a calculation, which you can see in the attached building elevations. The primary façade of this building faces east and is roughly **3,328 square feet**, allowing for a 10% calculation of 332.8 sq ft of wall signage on the property. With the two signs proposed on the two silos totaling 262.74 sq. ft., that is roughly 79% of the total allowable sign area for the project. This would allow for the addition of the conceptual signage on the building itself that is shown on the attached plans.

Another note regarding the silo signage is that the applicants wish to light the sign area with low-level downcast lighting. The Planning Commission is asked to provide feedback on whether there are any concerns with low-level lighting on the proposed sign areas.

60/120-DAY RULE (IF APPLICABLE):

Application	60-Days	120-Days
October 22, 2025	December 21, 2025	February 19, 2026

ROLE OF THE PLANNING COMMISSION:

The Planning Commission is asked to review the request at hand, hold a public hearing, and provide a recommendation to the City Council.

A Public Hearing notice was published in The Press on Thursday, November 20, 2025, and property owners within 500' were notified by mail.

RECOMMENDATION:

Staff recommends approval of the amendment to the Interim Use Permit to include signage on the property, with direction to be provided by the Planning Commission regarding the illumination of the silo signs. Staff recommends that, if approved, the square footage for signage does not exceed the threshold laid out in the ordinance for commercially zoned properties, being 10% of the primary entrance wall square footage.

ATTACHMENT(S):

Silo Signage Renderings

Aerial Image

Building Elevations

Resolution No. 53-2025, approving an Interim Use Permit for an Event Center

Excerpts from 1001.20 Signs

PLANNING COMMISSION MEETING



PLANNING COMMISSION MEETING





Hennepin County Locate & Notify Map

Date: 11/20/2025



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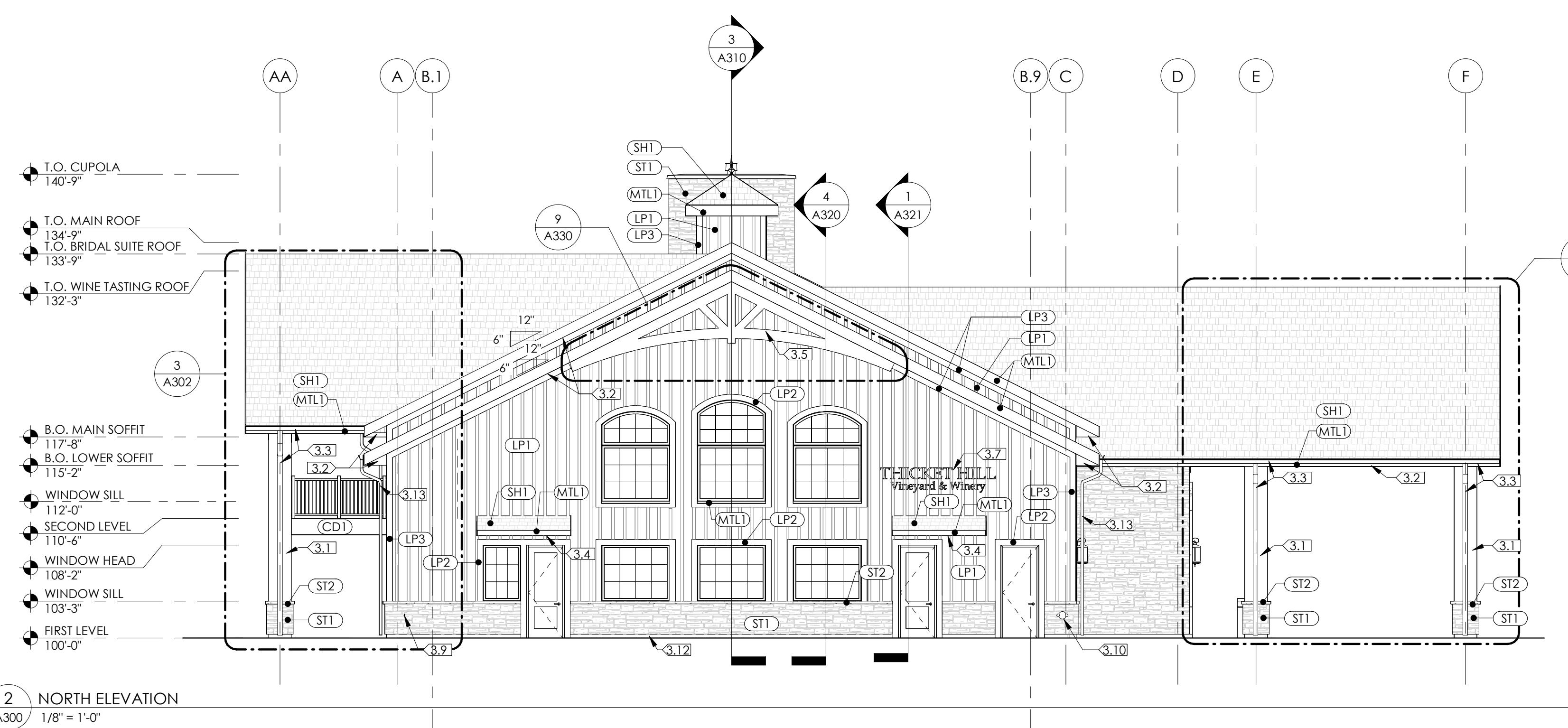
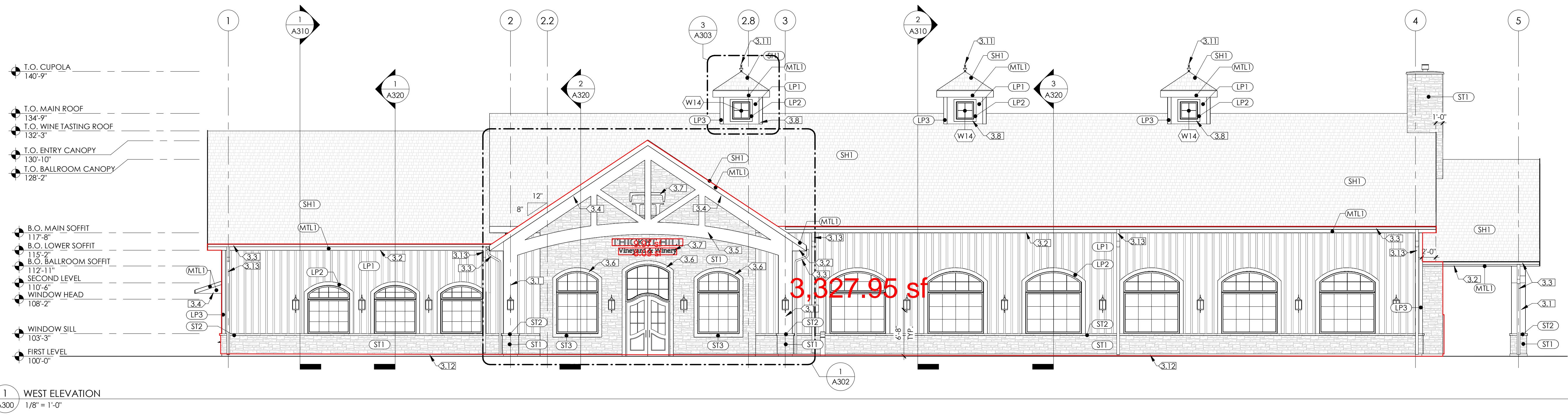
0 205 410 820 Feet

Map Comments:

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For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

PROJECT INFORMATION:
THICKET HILL
EVENT CENTER & WINE
TASTING



EXTERIOR ELEVATION KEYED NOTES

- 3.1 24" X 24" TREATED WOOD COLUMNS (WD1)
- 3.2 PROVIDE METAL SOFFIT (MTL2)
- 3.3 PROVIDE METAL GUTTERS(MTL1) & DOWNSPOUTS TO MATCH(MTL1). HOLD DOWNSPOUTS UP ABOVE GROUND AT LEAST 3' UNDER CANOPY
- 3.4 PROVIDE TONGUE & GROOVE PINE WOOD SOFFIT (WD2)
- 3.5 DECORATIVE WOOD TRUSS (WD1). SEE STRUCTURAL
- 3.6 PROVIDE STONE TRIM FORMED AROUND WINDOW & DOOR FRAME (ST3)
- 3.7 SIGNAGE BY OWNER
- 3.8 WINDOW TRIM TO BE 4"
- 3.9 LOCATION OF WATER SPIGOT
- 3.10 LOCATION OF SIAMESE WATER CONNECTION
- 3.11 DECORATIVE FINIAL: EAST COAST WEATHERVANES, 22'H CANTERBURY FINIAL, COPPER W/ BLACK ACRYLIC METALLIC COATING
- 3.12 HOLD STONE WAINSCOTING OFF GROUND LEVEL AT LEAST 4". PROVIDE ALUMINUM GROUND BREAK FLASHING
- 3.13 DOWNSPOUTS TO MATCH(MTL3)

EXTERIOR MATERIAL SCHEDULE

COMPOSITE	
(LP1)	LP SIDING DIAMOND KOTE (ALT2) 12" VERTICAL SIDING W/ 3" BATTEN TRIM COLOR: SITE FINISHED WHITE CEDAR TEXTURE
(LP2)	LP TRIM DIAMOND KOTE (ALT2) 6" STANDARD TRIM UNO. COLOR: ONYX
(LP3)	LP TRIM DIAMOND KOTE OR SIMILAR 6" STANDARD TRIM COLOR: SITE FINISHED WHITE
STONE	
(ST1)	STONE CULTURED STONE COUNTRY LEDGESTONE: ASHFALL
(ST2)	STONE SILL CULTURED STONE, LIMESTONE COLOR: GRAY
(ST3)	STONE TRIM CULTURED STONE, LIMESTONE COLOR: GRAY
METAL	
(MTL1)	METAL FASCIA/TRIM/FLASHING/MISC. PAC-CLAD OR EQUAL COLOR: MATTE BLACK
(MTL2)	METAL SOFFIT PAC-CLAD OR EQUAL PAC-850 SOFFIT, 6" O.C. VEE GROOVE COLOR: MATTE BLACK
(MTL3)	METAL DOWNSPOUT PAC-CLAD OR EQUAL COLOR: WHITE
ASPHALT	
(SH1)	ASPHALT SHINGLE TIMBERLINE SHINGLES OR SIMILAR COLOR: CHARCOAL
WOOD	
(WD1)	WOOD - TREATED STAINED TO MATCH SHERWIN WILLIAMS: WOODSCAPES SOLID COLOR STAIN SPICEWOOD SW 3021
(WD2)	WOOD SOFFIT PINE 1"x4" TONGUE & GROOVE SOFFIT TO MATCH(WD1)
COMPOSITE DECKING	
(CD1)	COMPOSITE DECKING TREX OR SIMILAR TREX SELECT: WHISKEY BARREL 1" GROOVED EDGE BOARD W/ 12" COORDINATING FASCIA BOARD

17501 DAYTON RIVER RD
DAYTON, MN 55327

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

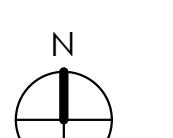
JENNIE KAEDING, AIA
S1456 9/9/25
REGISTRATION # DATE

ISSUE RECORD:
09/09/25 CONSTRUCTION DOCUMENTS

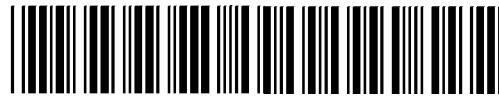
PROJECT: THICKET HILL
DATE: 09/09/25
DRAWN BY: BBAKER
CHECKED BY: JKAEDING

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:



A300



LAND TYPE Abstract (A)

DOC NUM 11399954

Certified, filed and/or recorded on
Sep 5, 2025 9:18 AM

Office of the County Recorder
Hennepin County, Minnesota
Amber Bougie, County Recorder
Daniel Rogan, County Auditor and Treasurer

Deputy 184

Pkg ID 2823248E

Document Recording Fee

\$46.00

Document Total

\$46.00



CERTIFICATION

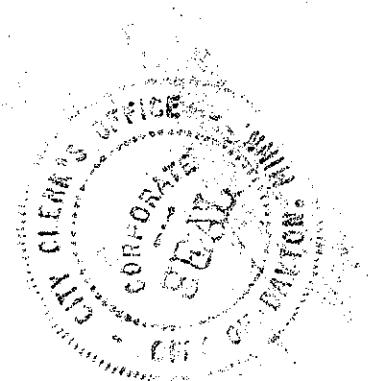
THE UNDERSIGNED DULY QUALIFIED AS CLERK OF THE CITY OF DAYTON, MINNESOTA, HEREBY CERTIFIES
THAT THE LISTING BELOW IS TRUE AND CORRECT **Resolution 53-2025; Approving an Interim Use
Permit for an Event Center for Thicket Hill Vineyard at 17921 Dayton River Road**

Approved by the Dayton City Council – August 26, 2025

A handwritten signature in black ink, appearing to read "AB" over a horizontal line.

Amy Benting, City Clerk

DATED: September 4, 2025



Legally described:

That Part Of The Southwest Quarter Of The Northeast Quarter Of Section 6, Township 120, Range 22, That Lies North Of The South 47.36 Feet, And That Part Of Government Lot 3, Section 6, Township 120, Range 22, Described As Follows: Beginning At The Southeast Corner Of Said Government Lot 3; Thence West Along The South Line To The Southwest Corner Thereof; Thence North Along The West Line Thereof To An Intersection With A Line Running Parallel With And Distant 150.00 Feet Southwesterly Of, As Measured At Right Angles To The Southwesterly Line Of County Road No 12; Thence Southeasterly Along Said Parallel Line, A Distance Of 365.93 Feet; Thence Northeasterly At Right Angles, A Distance Of 150.00 Feet To The Southwesterly Line Of County Road No. 12; Thence Southeasterly Along Said Southwesterly Line, A Distance Of 20.00 Feet; Thence Southwesterly, At Right Angles A Distance Of 150.00 Feet; Thence Southeasterly Parallel With Said Southwesterly Line Of Said County Road No. 12, A Distance Of 170.00 Feet; Thence Northeasterly At Right Angles A Distance Of 150.00 Feet To The Southwesterly Line Of County Road No. 12; Thence Southeasterly Along Said Southwesterly Line To The East Line Of Government Lot 3; Thence South Along Said East Line To The Point Of Beginning, Except The South 47.36 Feet Of Said Government Lot 3.

RESOLUTION 53-2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

**RESOLUTION APPROVING AN INTERIUM USE PERMIT FOR AN
EVENT CENTER FOR THICKET HILL VINEYARD AT 17921 DAYTON RIVER ROAD**

BE IT RESOLVED, by the City Council of the City of Dayton, Minnesota as follows:

WHEREAS, John Bernens Revocable Trust, *et al*, is the fee owner of that certain real property located at 17921 Dayton River Road, legally described as (the "Property"):

Legal Description: That Part Of The Southwest Quarter Of The Northeast Quarter Of Section 6, Township 120, Range 22, That Lies North Of The South 47.36 Feet, And That Part Of Government Lot 3, Section 6, Township 120, Range 22, Described As Follows: Beginning At The Southeast Corner Of Said Government Lot 3; Thence West Along The South Line To The Southwest Corner Thereof; Thence North Along The West Line Thereof To An Intersection With A Line Running Parallel With And Distant 150.00 Feet Southwesterly Of, As Measured At Right Angles To The Southwesterly Line Of County Road No 12; Thence Southeasterly Along Said Parallel Line, A Distance Of 365.93 Feet; Thence Northeasterly At Right Angles, A Distance Of 150.00 Feet To The Southwesterly Line Of County Road No. 12; Thence Southeasterly Along Said Southwesterly Line, A Distance Of 20.00 Feet; Thence Southwesterly, At Right Angles A Distance Of 150.00 Feet; Thence Southeasterly Parallel With Said Southwesterly Line Of Said County Road No. 12, A Distance Of 170.00 Feet; Thence Northeasterly At Right Angles A Distance Of 150.00 Feet To The Southwesterly Line Of County Road No. 12; Thence Southeasterly Along Said Southwesterly Line To The East Line Of Government Lot 3; Thence South Along Said East Line To The Point Of Beginning, Except The South 47.36 Feet Of Said Government Lot 3.

WHEREAS, on behalf of the fee owner, Jack Bernens, Manager of Thicket Hill Vineyard, LLC, a Minnesota limited liability company (collectively, the "Applicant") is requesting an Interim Use Permit for an Event Center at the Property; and,

WHEREAS, City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and,

WHEREAS, the Planning Commission considered the request and held a public hearing at its August 7, 2025 meeting, and recommended approval. A Public Hearing Notice was published by The Press on July 24, 2025, and mailed to property owners within 500' of the subject properties; and,

WHEREAS, the City Council reviewed the application at their August 26, 2025. The Applicant was present for the City Council's discussion; and,

NOW, THEREFORE, based upon the Staff Report, Planning Commission recommendation, and in consideration of public testimony, the City Council makes the following findings:

FINDINGS

1. The properties are guided Low Density Residential in the 2040 Comprehensive Plan (2040 Comprehensive Plan; Chapter 5 Land Use; Figure 3: Future Land Use Map).
2. The properties are zoned A-1 Agricultural. *Event Centers* are an Interim Use (City Code 1001.05, Subd 12 (Table 5.1)).
3. Consistent with City Code 1001.051, Subd 1 (*Event Centers*), the DECISION, and Conditions of Approval listed, address requirements for the Event Center.
4. Consistent with City Code 1001.23, Subd 1(e) (*Conditional Use Permits; Process*), the City Council has considered the criteria for granting a Conditional Use Permit to be applicable to this Interim Use Permit:
 - a. The proposed use is consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

Finding: The Event Center is consistent with the Comprehensive Plan and the A-1 Zoning District, as an Interim Use.

- b. The proposed use will not substantially diminish or impair property values within the immediate vicinity of the subject property.

Finding: The Event Center will have no demonstrable impact to property values.

- c. The proposed use will not be detrimental to the health, safety, morals, or welfare of persons residing or working near the use.

Finding: The Event Center will have no detrimental effect on persons residing or working in the area. The Event Center is located in an agricultural area of the city that includes a large separation of land from surrounding single-family homes.

- d. The proposed use will not impede the normal and orderly development of surrounding property.

Finding: The Event Center is located on land guided by the 2040 Staging Plan for sewer in 2040 and Post 2050. The Event Center will not impede development as an interim use.

- e. The proposed use will not create an undue burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.

Finding: The Event Center will not create a burden on public facilities. Traffic concerns will continue to be monitored and addressed through the conditions of approval if problems arise.

- f. The proposed use is adequately screened.

Finding: The Event Center activities are separated from the nearest home (home not associated with the Dehn family) by about 800 feet. Existing screening and additional screening of parking facilities will be adequate. Due to the elevation differences of the location of the building to the surrounding area. It is anticipated the building will be visible from adjacent public streets (Lawndale Lane North and Dayton River Road).

- g. The proposed use will not create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

***Finding:** The Event Center will create nuisances that are manageable considering its location. Such nuisances may not be appropriate as the area develops and the population increases. This is the reasoning for an Interim Use.*

- h. The proposed use will provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

***Finding:** The Event Center, as deemed by the Planning Commission and City Council, provides adequate parking for the use. The property has substantial area for additional parking if deemed necessary. Through the conditions of approval, the City reserves the right to require additional parking if problems arise.*

- i. The proposed use will protect sensitive natural features.

***Finding:** The Event Center is located on tilled land, and is preserving the substantial grade changes on the property.*

- j. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards, and to promote health, safety, and welfare.

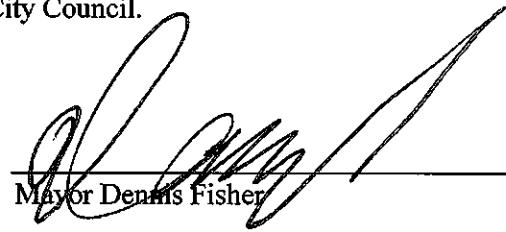
DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, based upon the information received and the above Findings, that the City Council does hereby **Approve** the Applicant's request for an Interim Use Permit for an Event Center and Accessory Wine Production Facility in the A-1, Agricultural District. The Applicant shall meet the following conditions to the satisfaction of the City:

1. The Applicant shall provide emergency contact information to the Police and Fire Departments and any other information they may need.
2. Upon the time the property is platted, the event center property shall still meet the 30-acre minimum. All parking on site shall still meet the 20-foot property line setback. The septic system shall meet the 200-foot property line setback.
3. The Applicant has proposed 111 parking stalls to be created initially with the construction of the building and 139 additional parking stalls in the event that more parking is needed. The City reserves the right to require additional parking to be created on the property in the event that recurring issues arise related to parking demand.
4. There shall be no on-street parking associated with this property. All parking associated with this permit is required to be off-street.
5. The Applicant shall submit a lighting plan (photometric) subject to the City standards. All lighting shall be downcast with cutoffs installed, and shall be limited to .1 footcandles at the property line.
6. The Applicant shall submit a landscape plan consistent with the landscaping requirements in the Zoning Ordinance and referenced in the staff report.
7. Overnight camping shall be prohibited.
8. The proposed driveway shall be constructed to the satisfaction of the Fire Chief, ensuring the ability to serve all areas of the property if needed.

9. The Interim Use Permit shall expire on August 26, 2075. At that time, the Applicant has the ability to apply for a renewal of the permit. If the fee owner of the Property sells, transfers, devises, or otherwise conveys the Property prior to the expiration of the Interim Use Permit, any deed, will, or other conveyance instrument shall include a restriction establishing that such conveyance is subject to the terms and conditions of the Interim Use Permit.
10. The Applicant shall comply with the City Engineer's comment letter, dated July 30, 2025.

Adopted this 26th day of August, 2025, by the City of Dayton City Council.



Mayor Dennis Fisher

ATTEST:



City Clerk Amy Benting

Motion by Van Asten, Second by Fashant

Resolution *Approved*
MOTION DECLARED PASSED 5-0

1001.20 SIGNS.

Subd. 5 District Regulations

Table 3 - Wall Signs

District	Sign Area	Illumination	Style	Additional Standards
Agricultural and residential districts	Not permitted	N/A	N/A	
P-R	10% of the primary building wall area up to 100 sq. ft.	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per

c. The following signs are allowed in the commercial, industrial and mixed use districts:

Table 5 - Wall Signs

Wall Area (sq. ft.)	Sign Area - Maximum Percentage of Wall Area	Illumination	Style	Additional Standards
0-5,000	10%	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per tenant, except tenants that front on 2 public streets may be allowed 1 sign per frontage, subject to the same sign limits
5,000-15,000	7%			
	3%			

1. The primary building facade shall be calculated as follows:

(a) The primary building facade shall be calculated using the width of the first story exterior wall as defined in Section [1001.03](#), Subdivision 2.

(b) Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves.

(c) Exterior wall dimensions shall be measured at the base of the ground floor, excluding screening walls, fences, and the like.

(d) Alcoves, entryways and extruding portions shall be measured through as though along a flat wall of a building.

(e) Only the primary building facade shall be used for sign area calculations.

(f) All signs, including exempt and temporary signs, installed on the building shall be placed on the sign band. A sign band is the continuous portion of the building facade that is unbroken by doors or architectural building features.

(g) Signs installed on the exterior building facade may be placed below the designated sign band when the Building Official can be assured that the public is satisfactorily protected from the sign and the sign is entirely over private property.

3. Lettering on canopy and awning signs is restricted to the side panels or front drop. Canopies shall be considered to be an integral part of the structure to which they

are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area.

4. Internally lit wall signs are limited to logo signs and individually-mounted channel lit lettering.

ITEM:

PUBLIC HEARING: Concept Plan – Suite Living, (unaddressed) PID: 14-120-22-41-0025

APPLICANT/PRESENTERS:

Jaremy Larson, Suite Living Senior Care / Hampton Companies
Madison Darling, Civil Site Group

PREPARED BY:

Jon Sevald, Community Development Director
Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:

Suite Living proposes a one-story 32-unit memory care and assisted living facility to be located on 2.8 acres of vacant land at the southeast corner of Dayton River Road and Balsam Lane. Residents will be immobile. There will be 3-7 employees at any given time.

Suite Living operates 21 facilities in the Twin Cities, with 6 facilities under construction. The 21 facilities include locations in Anoka, Brooklyn Park, Maple Grove and Ramsey.

The Applicant submitted two concept plans, both 32-units. Concept 1 is linear, fronting Dayton River Road. Concept 2 is L-shaped, fronting both streets. The Applicant has provided photo examples of building exteriors.

The concept plan review process is designed to receive early input from the public, Planning Commission, and City Council prior to a developer committing large expenditures towards engineering design. A concept plan does not require the level of engineering detail that a site plan or preliminary plat submittal will require. Comments are not binding, nor are they expected to be the only comments on this project. Once a final site plan is submitted, the review process begins, and additional formal review comments will be provided.

LAND USE & ZONING

The property is guided Mixed Use in the 2040 Comprehensive Plan, intended for a mix of residential, commercial, office, service (hotel, restaurants, etc.) and light industrial land uses.¹

The property is zoned GMU-4 Balsam Lane. Permitted Uses include *Multiple Family Dwelling (apartment, condominium, cooperative, townhome) at a minimum of 8 units per acre [11 units p/acre proposed].*² Multi-Family Dwelling does not include Nursing Homes,³ Residential Care,⁴ or Senior Citizen

¹ 2040 Comprehensive Plan, Table 3: Land Use Categories (Mixed Use).

² City Code 1001.063, Subd 4(2) (Permitted Uses)

³ City Code 1001.03, Subd 2 (Definitions; Nursing Home): *A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens and licensed by the State Department of Human Services, public or private, which for gain or otherwise, regularly provides 1 or more persons with 24 hour substitute care, food, lodging, training, education, supervision, habilitation, but which for any reason cannot be furnished in the person's own home.*

⁴ City Code 1001.03, Subd 2 (Definitions; Residential Care): *Any facility required to be licensed by a governmental agency, public or private, which for gain or otherwise regularly provides 1 or more persons with a 24 hour per day substitute for care, food, lodging, training, education, supervision, habilitation, rehabilitation and treatment they need, but which for any reason cannot be furnished in the person's own home. Residential facilities include, but*

PLANNING COMMISSION MEETING

Housing.⁵ Nursing Homes are a Conditional Use in the B-1, B-3, and R-O (Old Village Residential) districts. Residential Care and Senior Citizen facilities are a Permitted Use in the GMU-5 district. An Ordinance Amendment will be required to allow a Nursing Home in GMU-4.

CONCEPT PLAN ANALYSIS

		Min Req	Concept 1 (Linear)	Concept 2 (L-shape)
Building Setbacks	Front build-to	15' min, 30' max	27'	28.5'
	Side/Rear	20'	27' / 219'	25' / 261'
Building frontage		50%	27.5%	66.8%
Building Maximum Height		3	1	1
Parking Setbacks	Side/Rear	5'	57' / 195'	9' 11" / 235'
Off-Street Parking (Assisted Living)	Surface	.5 p/unit (16)	25	25

The Applicant has provided photo examples of both concepts. Without specific elevation plans, Staff has not analyzed architectural requirements. The Applicant has indicated that they are able to comply with design requirements. City Code requires *at least 50% of the street frontage of any lot shall be occupied by building facades at the build-to-line.*⁶ The L-orientated layout complies with this provision.

If the Planning Commission feels that the Balsam Lane commercial area is a suitable place for assisted living/memory care/nursing home facilities, the Applicants would follow up with the following applications as the next step:

- Ordinance amendment to allow for assisted living/memory care/nursing homes as a permitted or conditional use in the GMU-4 Mixed-use district.
- Site Plan Review

CRITICAL ISSUES:

Zoning:	Requires an amendment to City Code to allow “Nursing Homes” as a Permitted or Conditional Use in the GMU-4 district. The Planning Commission should comment if there is a preference.
Building Orientation	The Planning Commission should comment if there is a preference for Concept 1 (linear) or Concept 2 (L-shaped)?
Access	Both concepts include a cut in the Balsam center median. Concept 2 includes a left-turn lane into the project. Staff is supportive of cutting through the median. Staff opposes the left turn lane due to a lack of snow storage and lack of need for the turn lane.

are not limited to, state institutions under the control of the Commissioner of Human Services, foster homes, residential treatment centers, maternity shelters, group homes, residential programs, supportive living residences for functionally impaired adults or schools for handicapped children.

⁵ City Code 1001.03, Subd 2 (Definitions; Senior Citizen Housing); *Housing designed and limited to occupancy by persons 55 years of age and older.*

⁶ City Code 1001.065, Subd 4(6)(a)(3)(a) (Site design)

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Accessory Building Proposed 26' X 40' (1,040 sq ft) storage building. Accessory buildings are not permitted in Mixed Use districts.⁷

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none">• Review housing type and lot size by %'s.	<ul style="list-style-type: none">• Proportionate housing types available.	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Lare Area Plan
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none">• Total amount of Funding provided.• Number of rentals available and where they are located.	<ul style="list-style-type: none">• Maintain grant program.• Manage number of rentals.	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none">• Net difference of businesses movement including their employment	<ul style="list-style-type: none">• Maintain a positive difference in business movement	

ROLE OF PLANNING COMMISSION:

Conduct a Public Hearing. Provide feedback for the applicants to further consider if they intend to apply for a Preliminary Plat. Recommendations are non-binding.

A Public Hearing Notice was published by THE PRESS on November 20, 2025, and mailed to property owners within ¼ mile of the project.

RECOMMENDATION:

Staff recommends the L-shaped orientation for both aesthetic and public safety reasons (roundabout).

ATTACHMENT(S):

Zoning Map

Aerial Photo

Site Photos

Public Hearing Notification Map

Applicant's Narrative

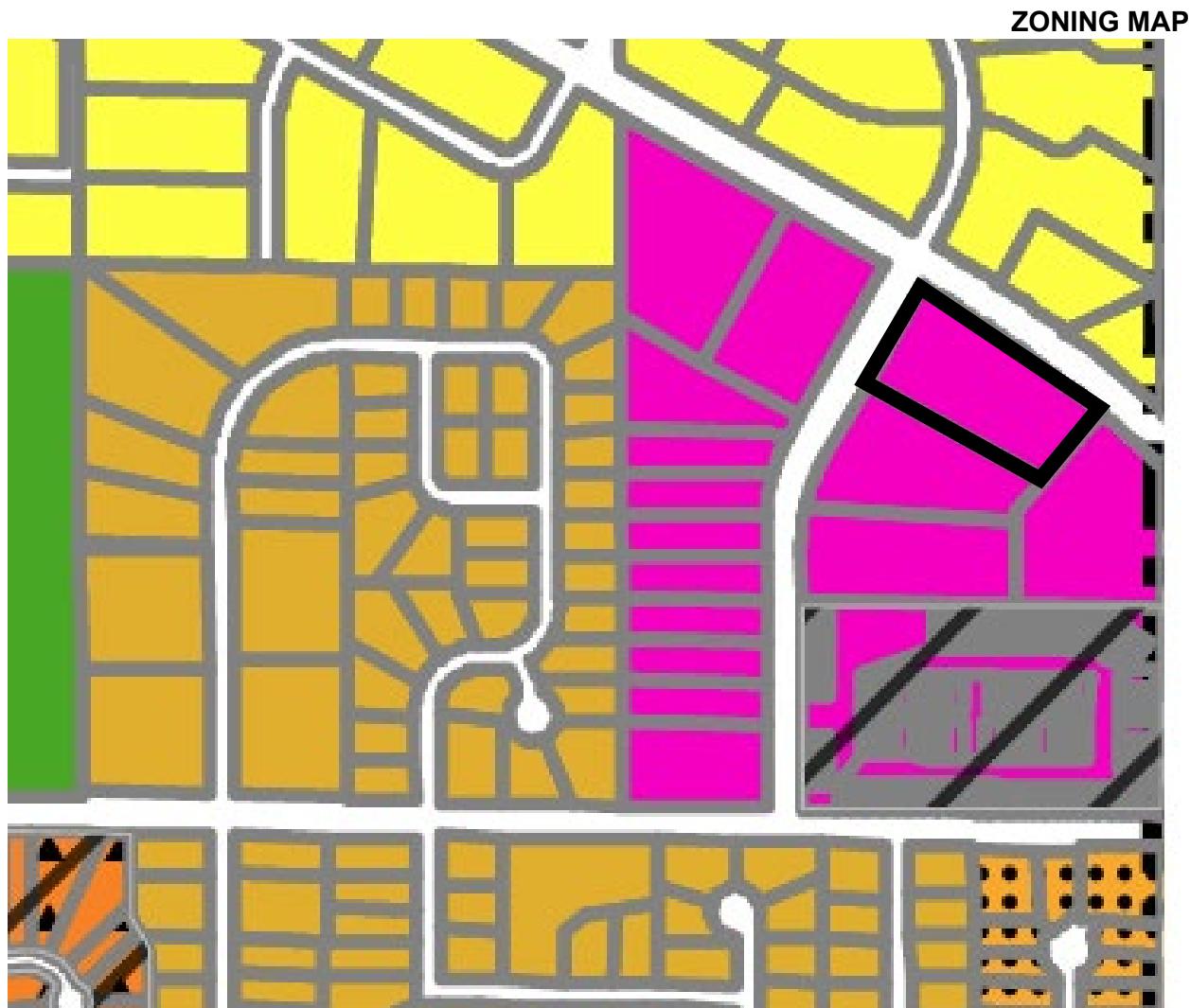
Concept Plan 1 (Linear)

Concept Plan 2 (L-shaped)

Elevation examples

Engineering Review, Nov 25, 2025

⁷ City Code 1001.35, Subd 2(12) (Accessory buildings)



Legend

A-1 Agricultural District	R-1A Single Family Residential
A-2 Agricultural District	R-2 Single Family District (90,000 Sq Ft, Unsewered)
A-3 Agricultural District	R-3 Single Family and Attached Residential
B-2 Neighborhood Business District	R-E Single Family District (5 Ac, Unsewered)
B-3 General Business District	R-M Medium Density Residential District
B-4 Commercial/ Industrial District	R-MH Mobile Home District
B-P Business Park District	R-O Old Village Residential
ES Essential Service District	S-A Special Agriculture District
GMU-4 Balsam Lane	GMU-3 Historic Village
GMU-5 Southwest Mixed-Use	City Boundary
I-1 Light Industrial District	PUD
P-R Public Recreation District	County Parcels
R-1 Single Family District	

AERIAL PHOTO

PLANNING COMMISSION MEETING



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SITE PHOTOS



Panoramic view, looking southeast to south. Balsam Ln in foreground (photo Nov 25, 2025).



Panoramic view, looking north to south from approximate median cut-thru (photo Nov 25, 2025).

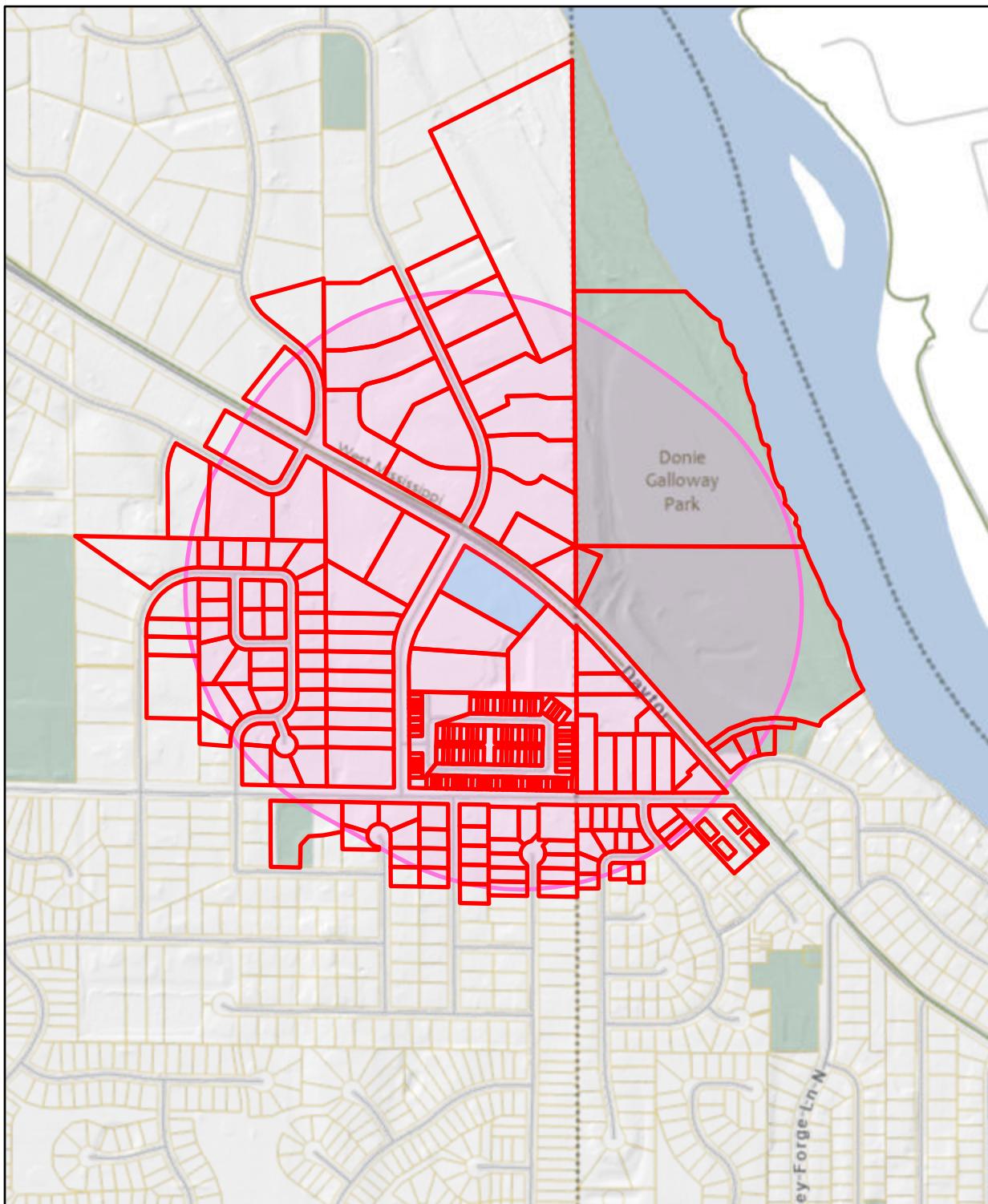


Photo from southeast corner of property, looking northwest (photo Nov 25, 2025).



Hennepin County Locate & Notify Map

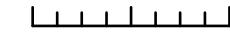
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Map Comments:



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300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

Hampton Companies, LLC
Suite Living Senior Care of Eagan, LLC
1824 Buerkle Road
White Bear Lake, MN 55110

STATEMENT OF PROPOSAL: City of Dayton

PROJECT NAME: Suite Living Senior Care of Dayton

PROPERTY ADDRESS: Dayton River Rd & Balsam Ln N

APPLICANT: Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Jeremy Larson: 651-253-8924
Jeremy@hamptoncos.com

DESCRIPTION OF PROPOSED DEVELOPMENT:

Hampton Companies and Suite Living is proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Dayton and those with elderly family members in need of memory care and assisted living services. Suite Living Senior Care of Dayton community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Senior Care of Dayton our goal is to provide our residents with the right care at the right time.

Building Description: Total Land Size: 2.87 Acres-Approx.
Building Size: 21,390 Sq. Ft.
Occupancy: 32 Private Suites
Floor 1: 20 Assisted Living Units / 12 Memory Care Units

Parking and Access: Hard Surface Parking (25 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Senior Care staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

32 residents at any one time (immobile)

3 to 7 employees at any given time. 20-25 full time/part time employees

1 to 3 visitors for a total of 4 to 8 transient occupants

There will be a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the circular driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination: Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design: The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

CONCLUSION:

Thank you for your time to review our proposal. Suite Living Senior Care of Dayton will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 25 plus full and part time jobs with annual payroll of \$800,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The project is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening.

As we work thru the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb the neighborhood.

By approving this project, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of Eagan.

Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics
- Charity drop off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses

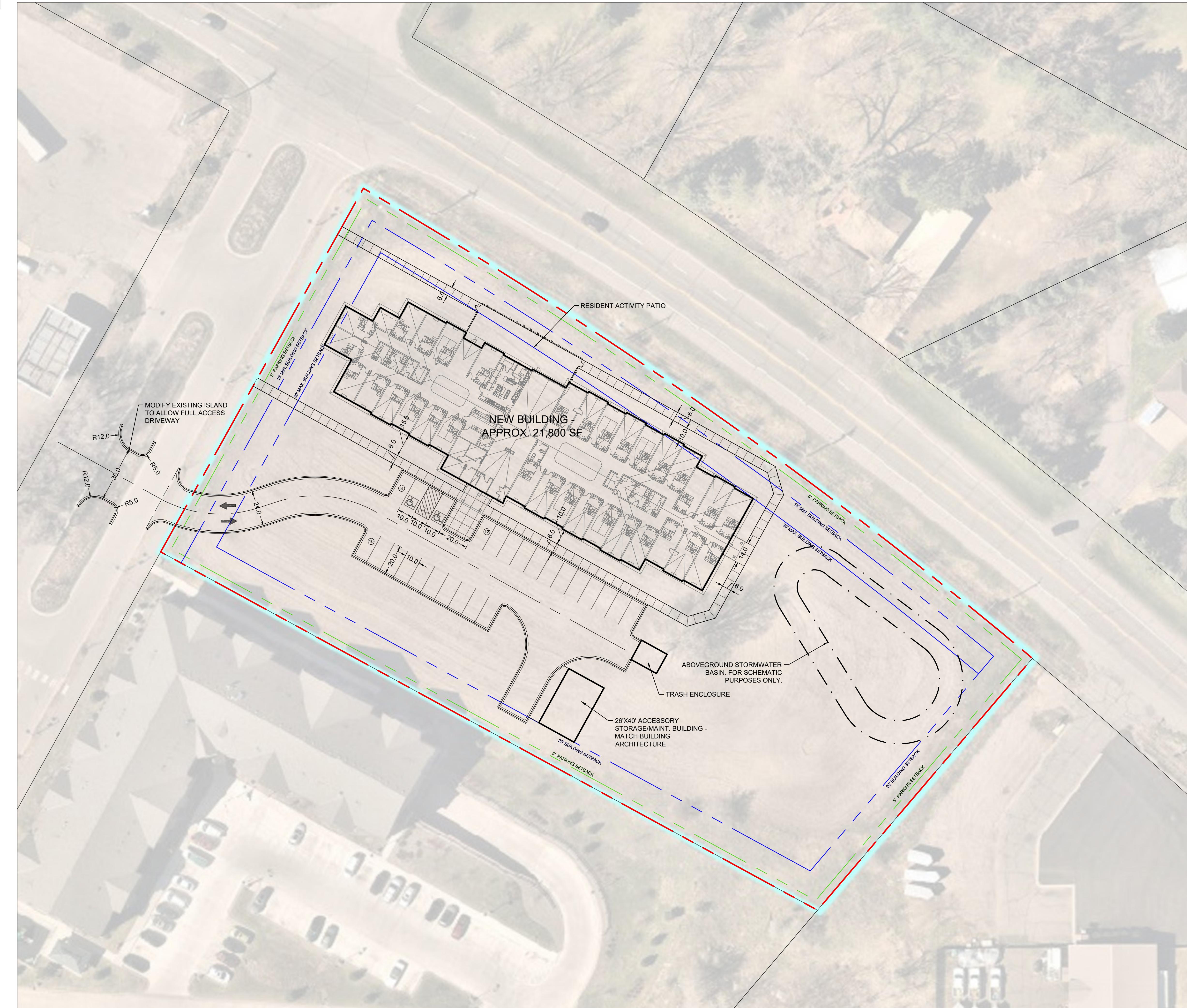
We have 21 locations up in running throughout the twin cities market. We have another 3 sites currently under construction with another 3 to start at the end of 2025.

We are family owned and operated. This is truly a ground up operation as we also own the real estate company, development company, construction company, and most importantly the Senior Living/ operations company. It is all in house and we do not use 3rd party operations to run our facilities.

We look forward to continuing to work with the City of Dayton during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

Jeremy Larson
Executive Vice President
Suite Living Senior Care
Hampton Companies



SITE DATA

SITE DATA

ZONING SUMMARY

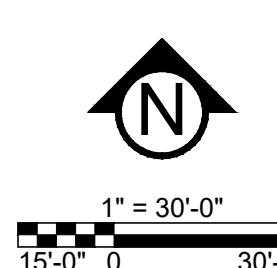
EXISTING ZONING	GMU-4 Balsam Lane	
PROPOSED ZONING	GMU-4 Balsam Lane	
	REQUIRED	PROVIDED

BUILDING SETBACKS

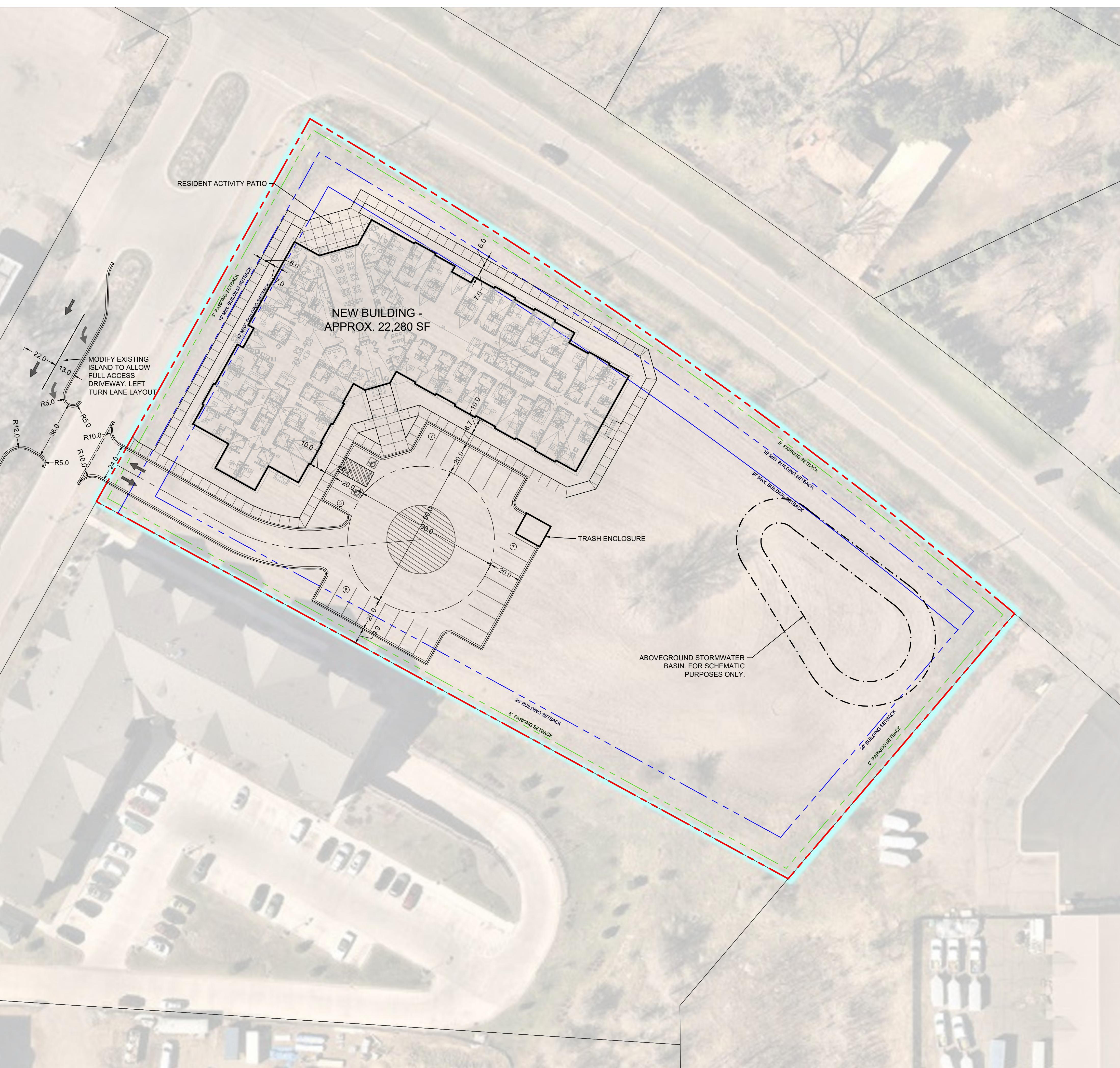
FRONT	15' - 30'	15'-30'
REAR	20'	20'
SIDE	20'	20'
PARKING SETBACKS		
FRONT	5'	5'
REAR	5'	5'
SIDE	5'	5'
	REQUIRED	PROVIDED

PARKING SUMMARY

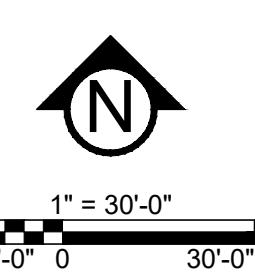
PARKING STALL DIMENSIONS	10'X20'	10'X20'
DRIVE AISLE DIMENSIONS	24'	24'
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	16	25



CONCEPT PLAN



SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	GMU-4 Balsam Lane	
PROPOSED ZONING	GMU-4 Balsam Lane	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	15' - 30'	15'-30'
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	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	10'X20'	10'X20'
DRIVE AISLE DIMENSIONS	24'	24'
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	16	25





Suite Living, Inver Grove Heights



Suite Living, Inver Grove Heights



Suite Living, Ramsey



Suite Living, Vadnais Heights

To: Jon Sevald, Planning From: Jason Quisberg, Engineering
Project: Suite Living Concept Plan Date: 11/25/2025
Nick Findley, Engineering

Exhibits:

This Memorandum is based on a review of the following documents:

1. Suite Living Concept 1, by Civil Site Group, dated 10/31/2025, 1 sheet
 2. Suite Living Concept 2, by Civil Site Group, dated 10/31/2025, 1 sheet

Comments:

General

1. The concept reviewed comprises a portion of a 2.87 acre parcel located at the corner of Dayton River Road and Balsam Lane. The property is a rectangular parcel with approximately 535 ft along Dayton River Road.
 2. These review comments are essentially very high level; the concept plan provides little detail beyond the parking lot locations and individual buildings. Ultimately, a complete plan submittal will be required, providing site plans that include street and parking lot details, grading and drainage plans, water and sewer utilities, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly.
 3. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
 4. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
 5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
 6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Balsam Lane without the City's permission and Dayton River Road without the City and County's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
 7. Any underlying easements no longer necessary must be vacated.
 8. Outlots shall be covered by drainage and utility easements.

November 25th, 2025

Suite Living
Jon Sevald
Page 2 of 3

Plat

9. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer. If storm water improvements are deemed private a maintenance access agreement will be required.
10. Easements are not included in the concept figures. If the existing easements do not meet the current standards it is recommended that additional easements be acquired as a part of this work.
11. Hennepin County has discussed a future project along Dayton River Road including trail improvements. Additional right of way or easements may be required depending on the level of improvement.

Erosion Control/SWPPP

12. It appears that over an acre is disturbed requiring a SWPPP.
13. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Wetlands

14. The National Wetland Inventory does not show any wetlands within the area. A qualified person is to complete a wetland delineation or provide documentation meeting LGUs requirements confirming there are no wetlands.

Site Plans

15. The proposed entrance is to conform to the standards shown within the commercial driveway apron detail (STR-14).
16. Between the two designs, a gap within the island or turn lane is provided for access to the site. As the plans progress this will be evaluated with regard to the proposed site, existing and proposed utilities, and other factors.
17. For future submittals provide turning movements showing a fire truck can navigate the site.

Grading /Stormwater

18. For future submittals, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
19. A complete stormwater management plan shall be included in future submittals. The Stormwater Management Plan should follow Dayton and MPCA stormwater rules and regulations. The reports should include rate control for the 2-, 5-, 10-, 100-year 24-hour MSE 3 rainfall events. Dayton requires load reduction achieved by abstracting 1.1 inch from net new impervious or no net increase in TP or TSS, whichever is lower. Information must also be provided showing all high-water levels, proposed building floor elevations, and other critical features. In addition, a stormwater application with the Elm

Creek Watershed will be required. The applicant shall assure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.

20. Overall runoff and drainage related to this development will overlap with adjacent properties and previous development phases. The stormwater management plan must show how runoff and detention areas between properties and phases are being routed and accounted for in an overall plan. In other words, the stormwater management plan must address runoff and discharge from both a local (this development) and a regional approach that includes neighboring properties, and West French Lake Road.
21. The City of Dayton's Local Surface Water Management plans requires that the storm sewer system must be designed to handle a 10-year event.
22. Upon further design, low floors adjacent to ponds/wetlands/other depressions must have 2 foot of freeboard above the modeled 100-yr high water level (HWL). This includes offsite low and depression areas adjacent to this site.
23. A Hydrocad report shall be submitted with the future submittal documents for complete stormwater review.
24. Please note that the site hydrology or hydraulics should be reflected in the overall SWMP for both this site and adjacent properties. The designer shall provide an updated overall SWMP upon submittal of plans for this site.
25. A City of Dayton Land Disturbance Permit will be required.
26. The maintenance of stormwater detention areas will need to be defined.
27. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
28. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
29. For future submittals, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
30. There is an existing regional pond in the area. It appears that there may be capacity for some if not all of the stormwater required for this development. It is the developers responsibility to ensure that the proposed improvements meet the current standards of both Elm Creek Watershed Management Commission and the City.

Watermain/Sanitary Sewer

31. A sanitary sewer service (6" Schedule 40) and water service (6" PVC DR 18) are provided to the site from Balsam Lane. Provided connections are to be used, removals in the street for alternate connections will not be allowed.

Lighting

32. As the design progresses a lighting plan is to be provided.

End of Comments

ITEM:

PUBLIC HEARING: Concept Plan – Dayton Assisted Living PID: 14-120-22-41-0005

APPLICANT/PRESENTERS:

Chad Caza, BJ Baas Builders

Frank Orito, Triad Holdings

PREPARED BY:

Jon Sevald, Community Development Director

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:

BJ Baas Builders proposes a three story 58-unit memory care and assisted living facility to be located on 1.5 acres of vacant land south of Raintree Plaza on Balsam Lane. The project will be operated by Triad Holdings.

The concept plan review process is designed to receive early input from the public, Planning Commission, and City Council prior to a developer committing large expenditures towards engineering design. A concept plan does not require the level of engineering detail that a site plan or preliminary plat submittal will require. Comments are not binding, nor are they expected to be the only comments on this project. Once a final site plan is submitted, the review process begins, and additional formal review comments will be provided.

LAND USE & ZONING

The property is guided Mixed Use in the 2040 Comprehensive Plan, intended for a mix of residential, commercial, office, service (hotel, restaurants, etc.) and light industrial land uses.¹ The property is zoned GMU-4 Balsam Lane. Permitted Uses include *Multiple Family Dwelling (apartment, condominium, cooperative, townhome) at a minimum of 8 units per acre [37 units p/acre proposed]*.² Multi-Family Dwelling does not include Nursing Homes³ or Residential Care⁴, or Senior Citizen Housing.⁵ Nursing Homes are a conditional use in the B-1, and B-3, R-O (Old Village Residential) districts. Residential Care

¹ 2040 Comprehensive Plan, Table 3: Land Use Categories (Mixed Use).

² City Code 1001.063, Subd 4(2) (Permitted Uses)

³ City Code 1001.03, Subd 2 (Definitions; Nursing Home): *A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens and licensed by the State Department of Human Services, public or private, which for gain or otherwise, regularly provides 1 or more persons with 24 hour substitute care, food, lodging, training, education, supervision, habilitation, but which for any reason cannot be furnished in the person's own home.*

⁴ City Code 1001.03, Subd 2 (Definitions; Residential Care): *Any facility required to be licensed by a governmental agency, public or private, which for gain or otherwise regularly provides 1 or more persons with a 24 hour per day substitute for care, food, lodging, training, education, supervision, habilitation, rehabilitation and treatment they need, but which for any reason cannot be furnished in the person's own home. Residential facilities include, but are not limited to, state institutions under the control of the Commissioner of Human Services, foster homes, residential treatment centers, maternity shelters, group homes, residential programs, supportive living residences for functionally impaired adults or schools for handicapped children.*

⁵ City Code 1001.03, Subd 2 (Definitions; Senior Citizen Housing): *Housing designed and limited to occupancy by persons 55 years of age and older.*

PLANNING COMMISSION MEETING

and Senior Citizen facilities are a Permitted Use in the GMU-5 district. An Ordinance Amendment will be required to allow a Nursing Home in GMU-4.

CONCEPT PLAN ANALYSIS

		Min Req	Concept
Building Setbacks	Front build-to	15' min, 30' max	151'
	Side/Rear	20'	20'
Building frontage		50%	>100% (Not at build-to line (30'))
Building Maximum Height		Max - 3 stories	3 stories ⁶
Parking Setbacks	Side/Rear	5'	5'
Off-Street Parking (Assisted Living)	Surface	.5 p/unit (29)	41 garage 14 surface 55 Total

The Applicant provided a detailed Site Plan, floor plans, and elevation drawing (main entrance). Staff have not analyzed architectural requirements.

If the Planning Commission feels that the Balsam Lane commercial area is a suitable place for assisted living/memory care/nursing home facilities, the applicants would follow up with the following applications as a next step:

- Ordinance amendment to allow for assisted living/memory care/nursing homes as a permitted or conditional use in the GMU-4 Mixed-use district.
 - Conditional Use Permit for a building exceeding two stories in the GMU-4 Mixed-use district.
 - Variance to the Front Yard Setback Requirements
 - Site Plan Review

CRITICAL ISSUES:

Access is proposed onto Balsam Ln. Staff recommends a driveway easement to access Raintree Plaza's south driveway (has not been discussed with Raintree). This would provide full access (vs. right-in / right-out).

There is no fire lane access on the north or west side of the building.

Stormwater No stormwater infiltration basins are proposed. It is assumed underground stormwater storage will be used.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage	Create a variety of housing options	<ul style="list-style-type: none"> Review housing type and lot size by %'s. 	<ul style="list-style-type: none"> Proportionate housing types available. 	A) A-3 District B) Begin work on Comp Plan

⁶ City Code 1001.063., Subd 4(6)(a)(4)(a) (Building heights); *The maximum building height shall be 3 stories (excluding underground parking). Any building height over 2 stories shall be by conditional use permit (CUP).*

PLANNING COMMISSION MEETING

Thoughtful Development	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none">• Total amount of Funding provided.• Number of rentals available and where they are located.	<ul style="list-style-type: none">• Maintain grant program.• Manage number of rentals.	C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Lare Area Plan
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none">• Net difference of businesses movement including their employment	<ul style="list-style-type: none">• Maintain a positive difference in business movement	

ROLE OF PLANNING COMMISSION:

Conduct a Public Hearing. Provide feedback for the applicants to further consider if they intend to apply for a Preliminary Plat. Recommendations are non-binding.

A Public Hearing Notice was published by THE PRESS on November 20, 2025, and mailed to property owners within ¼ mile of the project.

RECOMMENDATION:

Staff recommends:

- Requiring shared access with Raintree Plaza/Marathon Gas.
- Minimum 20' width fire access around the building (north building setback is 20'-6").

ATTACHMENT(S):

Zoning Map

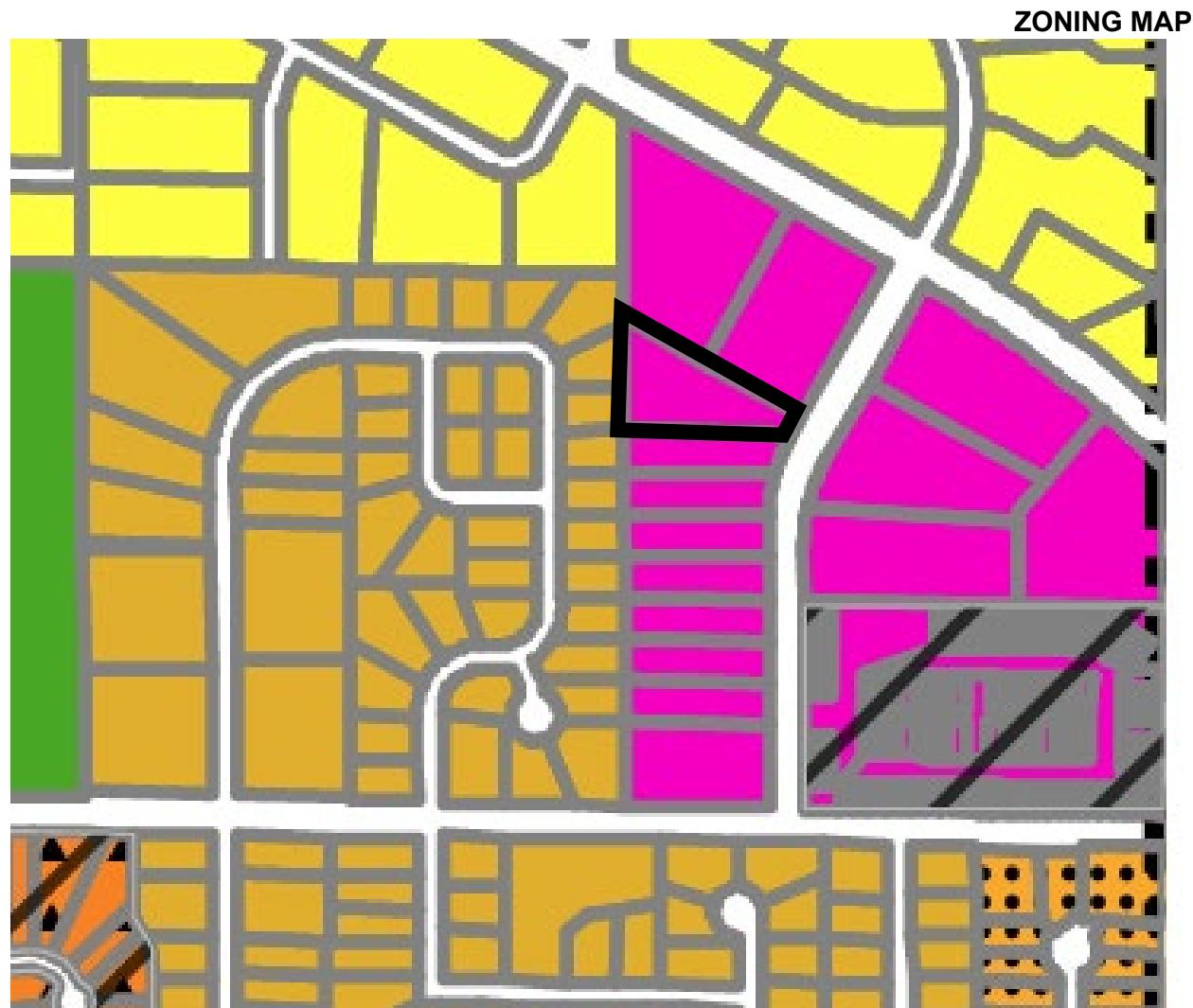
Aerial Photo

Site Photos

Public Hearing Notification Map

Concept Plan

Engineering Review, Nov 25, 2025

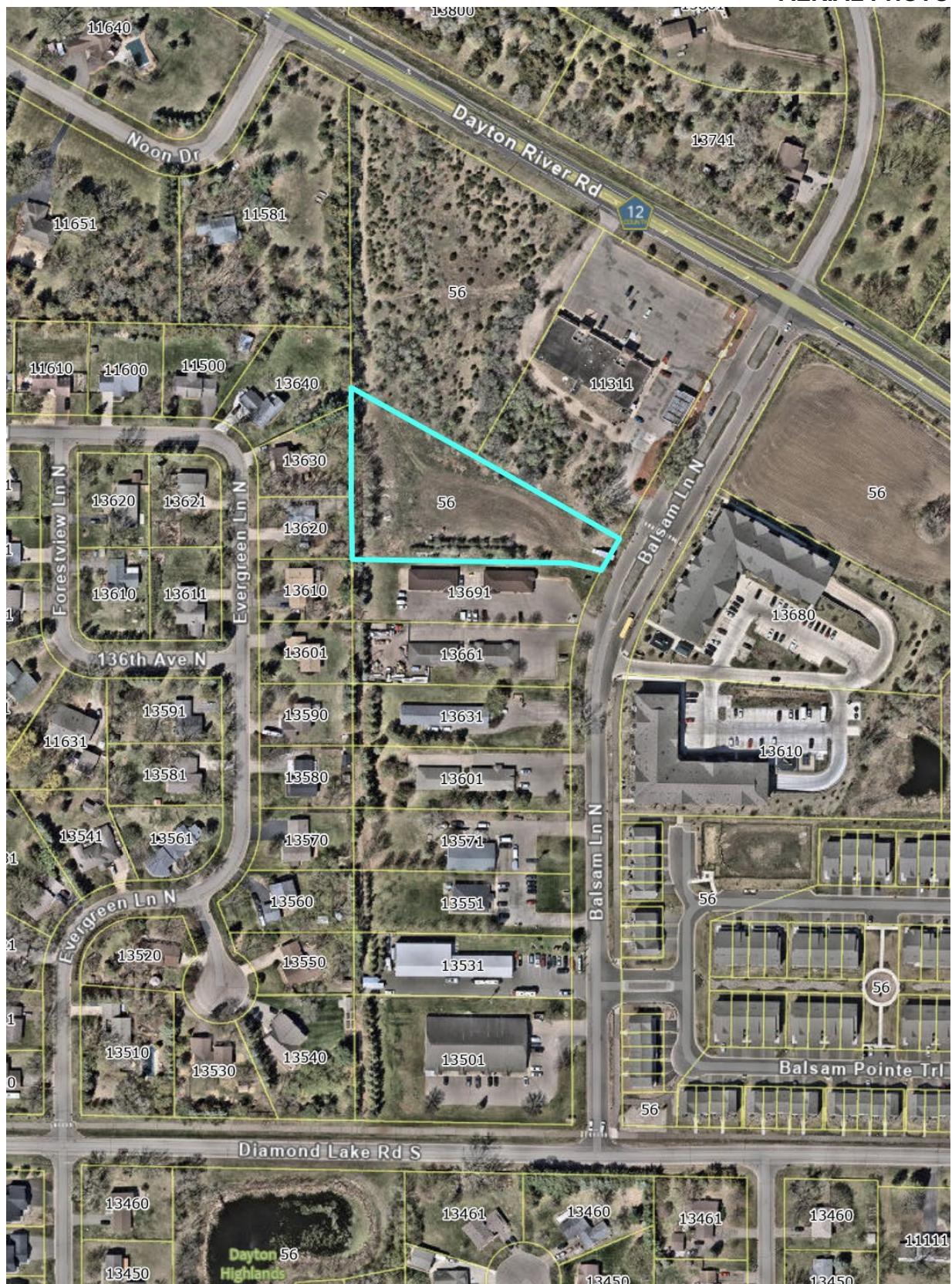


Legend

A-1 Agricultural District	R-1A Single Family Residential
A-2 Agricultural District	R-2 Single Family District (90,000 Sf, Unsewered)
A-3 Agricultural District	R-3 Single Family and Attached Residential
B-2 Neighborhood Business District	R-E Single Family District (5 Ac, Unsewered)
B-3 General Business District	R-M Medium Density Residential District
B-4 Commercial/ Industrial District	R-MH Mobile Home District
B-P Business Park District	R-O Old Village Residential
ES Essential Service District	S-A Special Agriculture District
GMU-4 Balsam Lane	GMU-3 Historic Village
GMU-5 Southwest Mixed-Use	City Boundary
I-1 Light Industrial District	PUD
P-R Public Recreation District	County Parcels
R-1 Single Family District	

PLANNING COMMISSION MEETING

AERIAL PHOTO



SITE PHOTOS



Looking west from Balsam Ln. Highlighted area is approximate property frontage (photo Nov 25, 2025)



Looking south-southwest along Balsam Ln. Marathon Gas south driveway in foreground (photo Nov 25, 2025).



Panoramic view from near southwest property corner, looking north to east (photo Nov 25, 2025).

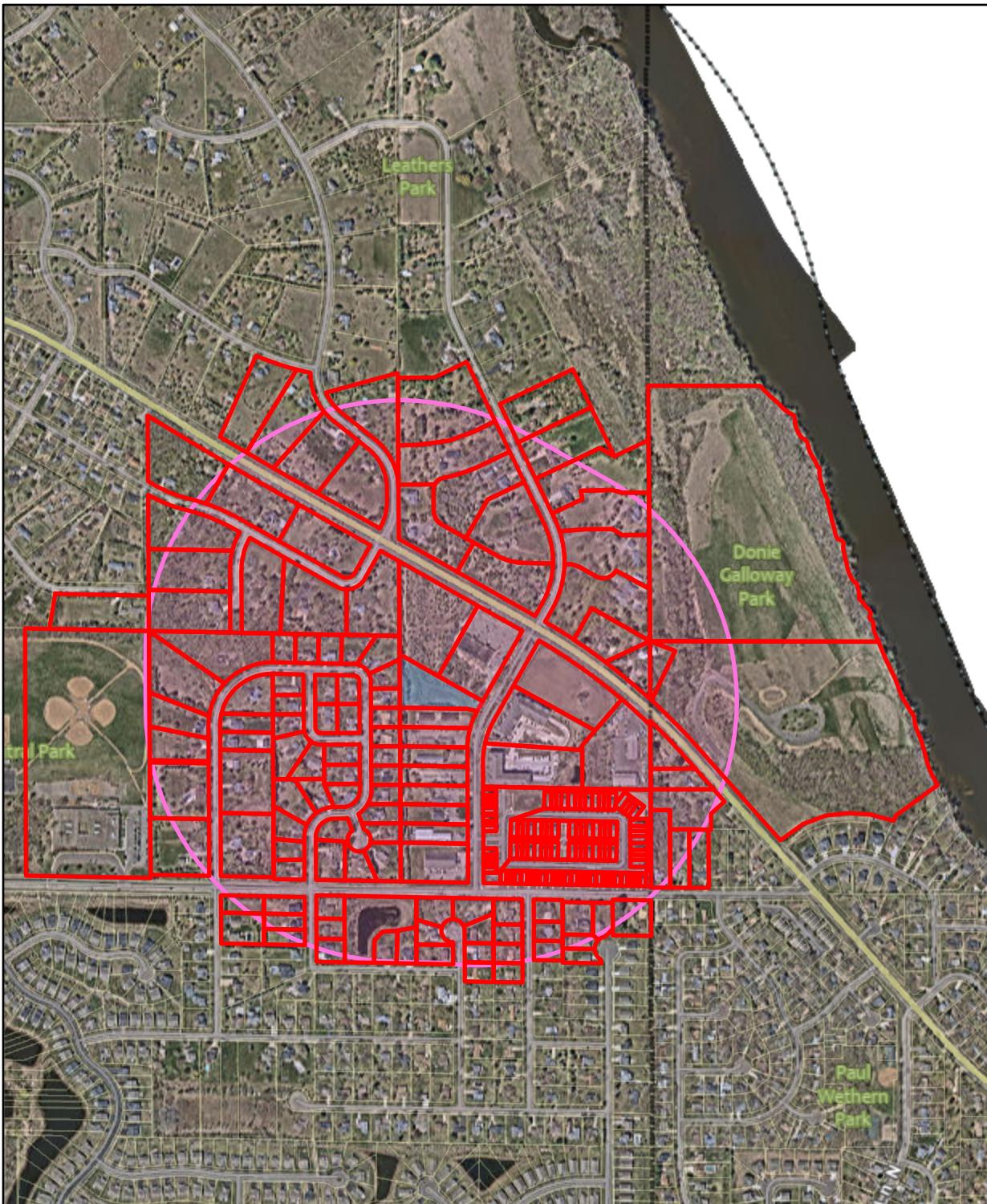


NW corner of Raintree Plaza looking south toward project. All trees seen are on Raintree's property (photo Nov 25, 2025).



Hennepin County Locate & Notify Map

Date: 11/12/2025



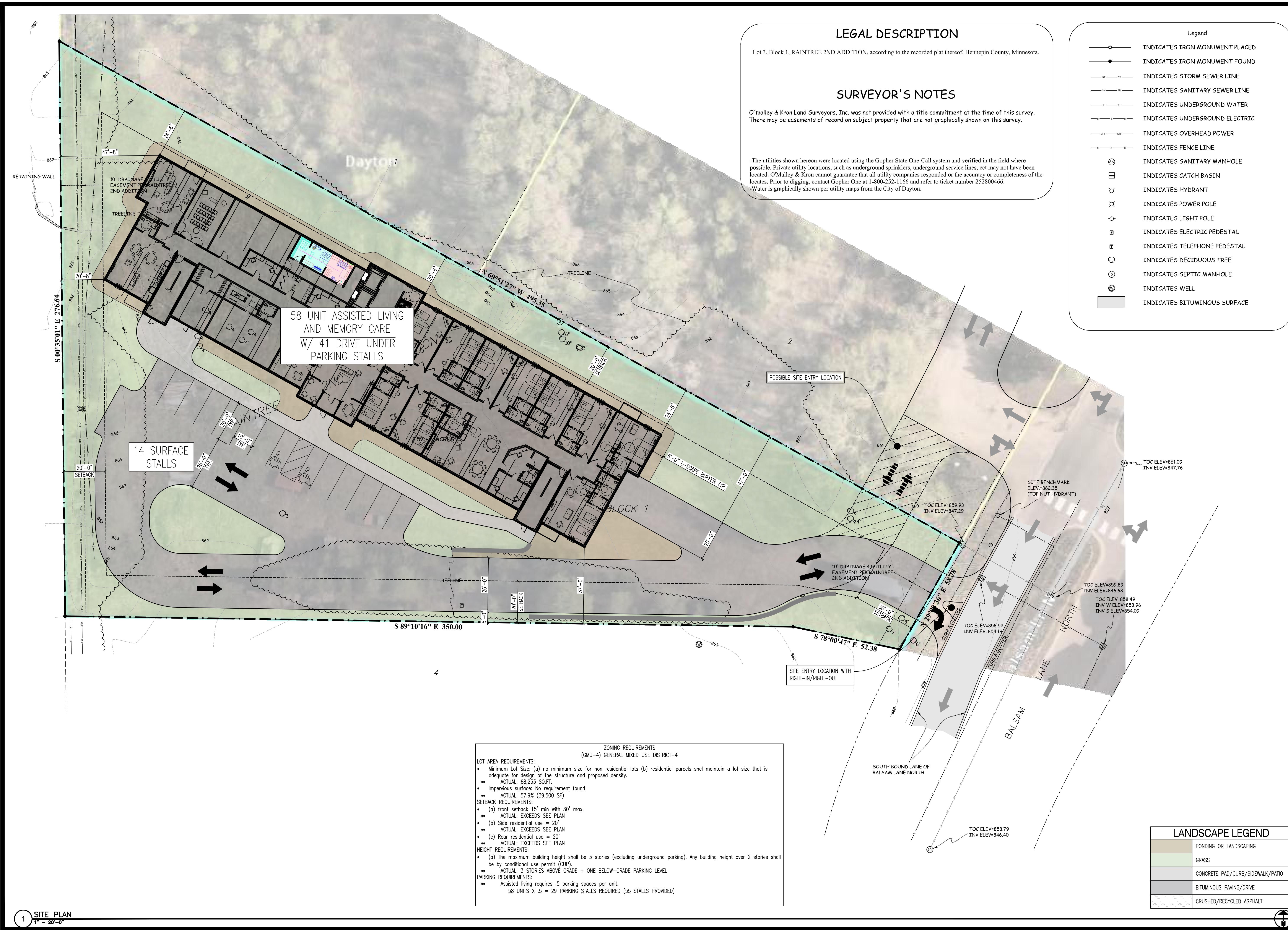
Buffer Size: 1320

0 205 410 820 Feet

Map Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us



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TEL: (320) 257-2724
EMAIL: gmaehler@mahlherarchitecture.com

5150 Marson Drive
Suite 101
Sauk Rapids, MN 56379

Graeme H.D. Mahler, A Principal

PRELIMINARY NOT FOR CONSTRUCTION

Project Name and Address
DAYTON ASSISTED LIVING
-
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

Project	2528	Date	11/04/2025
Sheet	SITE PLAN		
		AS-101	
-		OF	-



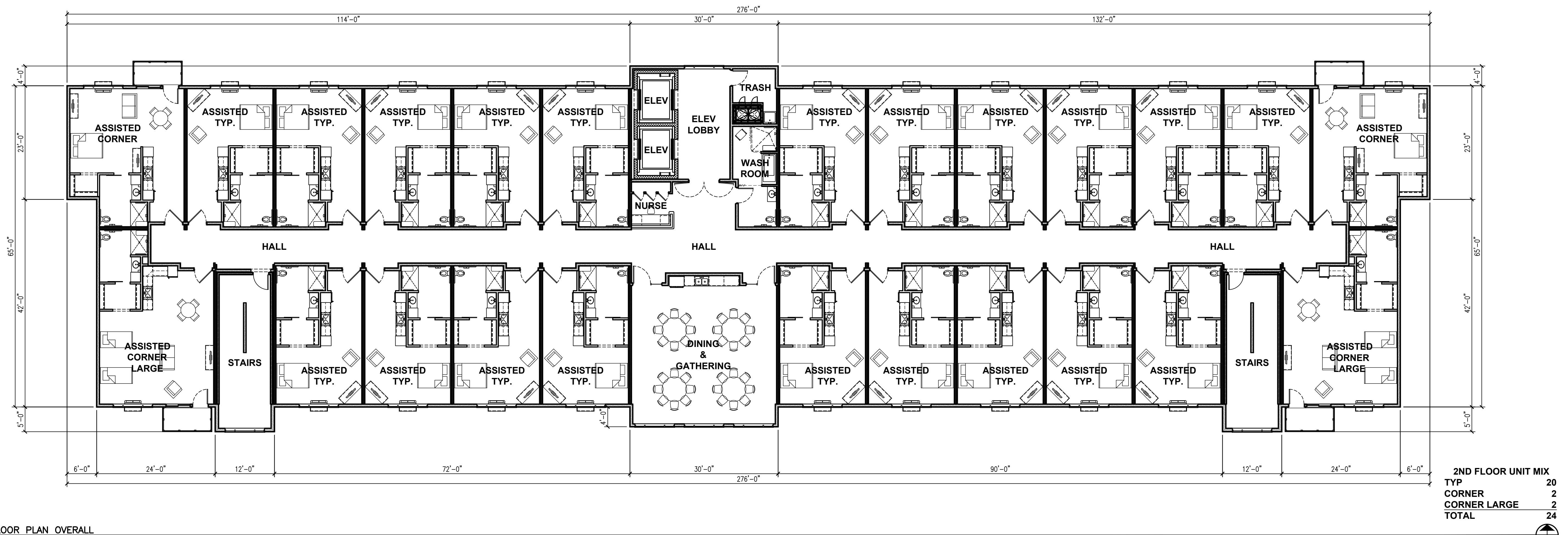
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CONSTRUCTION

Project Name and Address
DAYTON ASSISTED LIVING
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

Project
2528
Sheet
OVERALL 1ST FLOOR PLAN
A-101
OF

Date
11/04/2025
Scale
AS INDICATED

MAHLER & ASSOCIATES
ARCHITECTURE
Graeme H.D. Mahler, AIA
Principal
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Sauk Rapids, MN 56379

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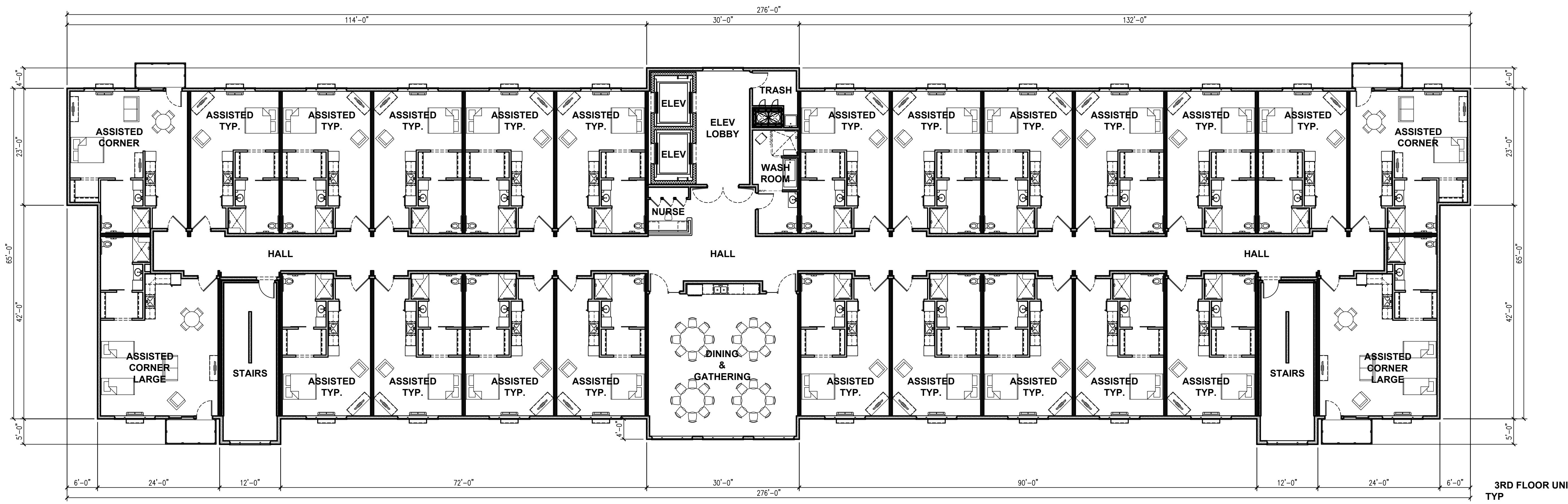
PRELIMINARY NOT FOR CONSTRUCTION

No.	Revision/Issue				Date

DAYTON ASSISTED LIVING

DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

2528	Date 11/04/2025	Scale AS INDICATED
sheet OVERALL 2ND FLOOR PLAN		
A-102		



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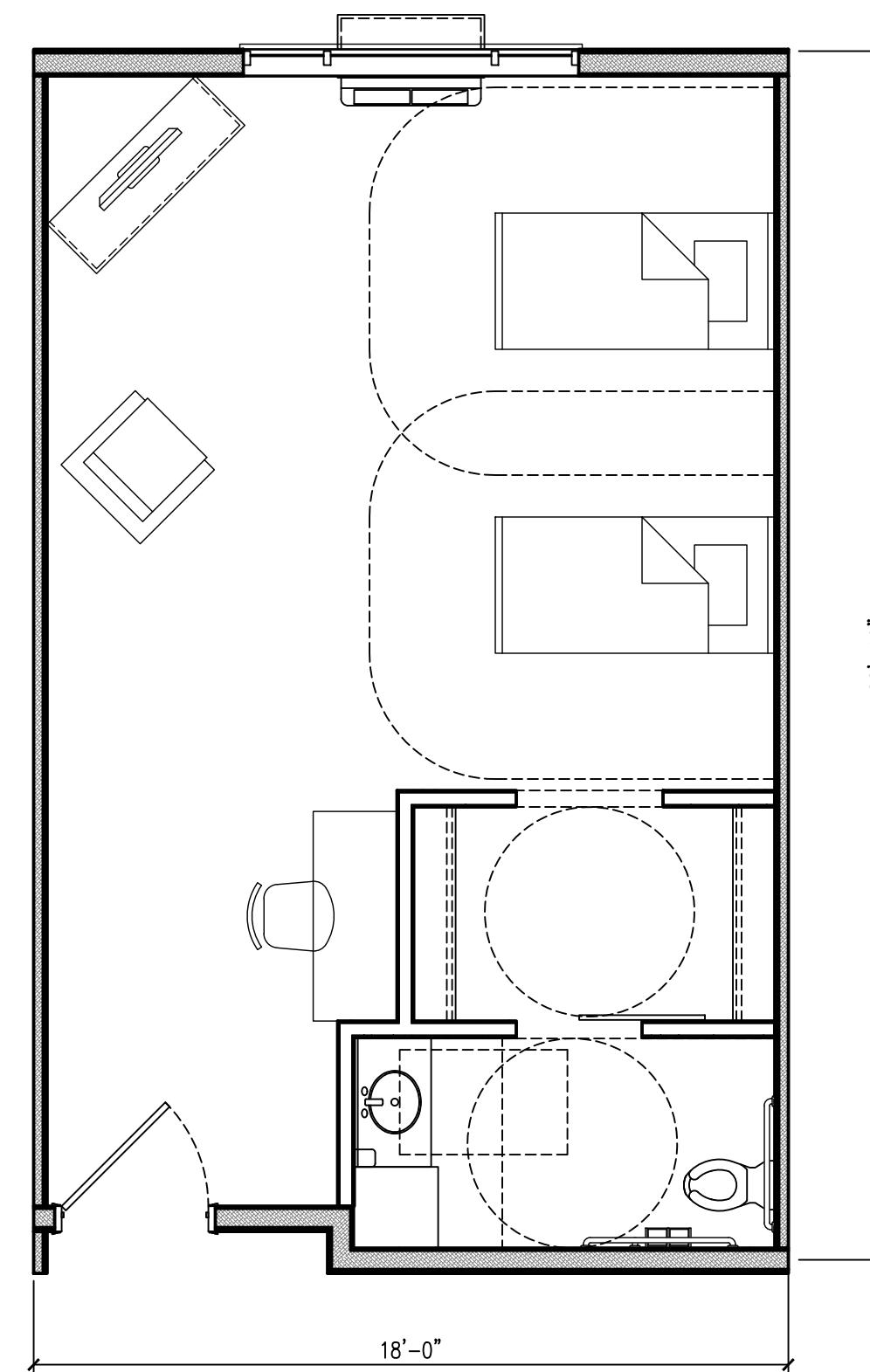
Graeme H.D. Mahler, AIA
Principal

PRELIMINARY
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CONSTRUCTION

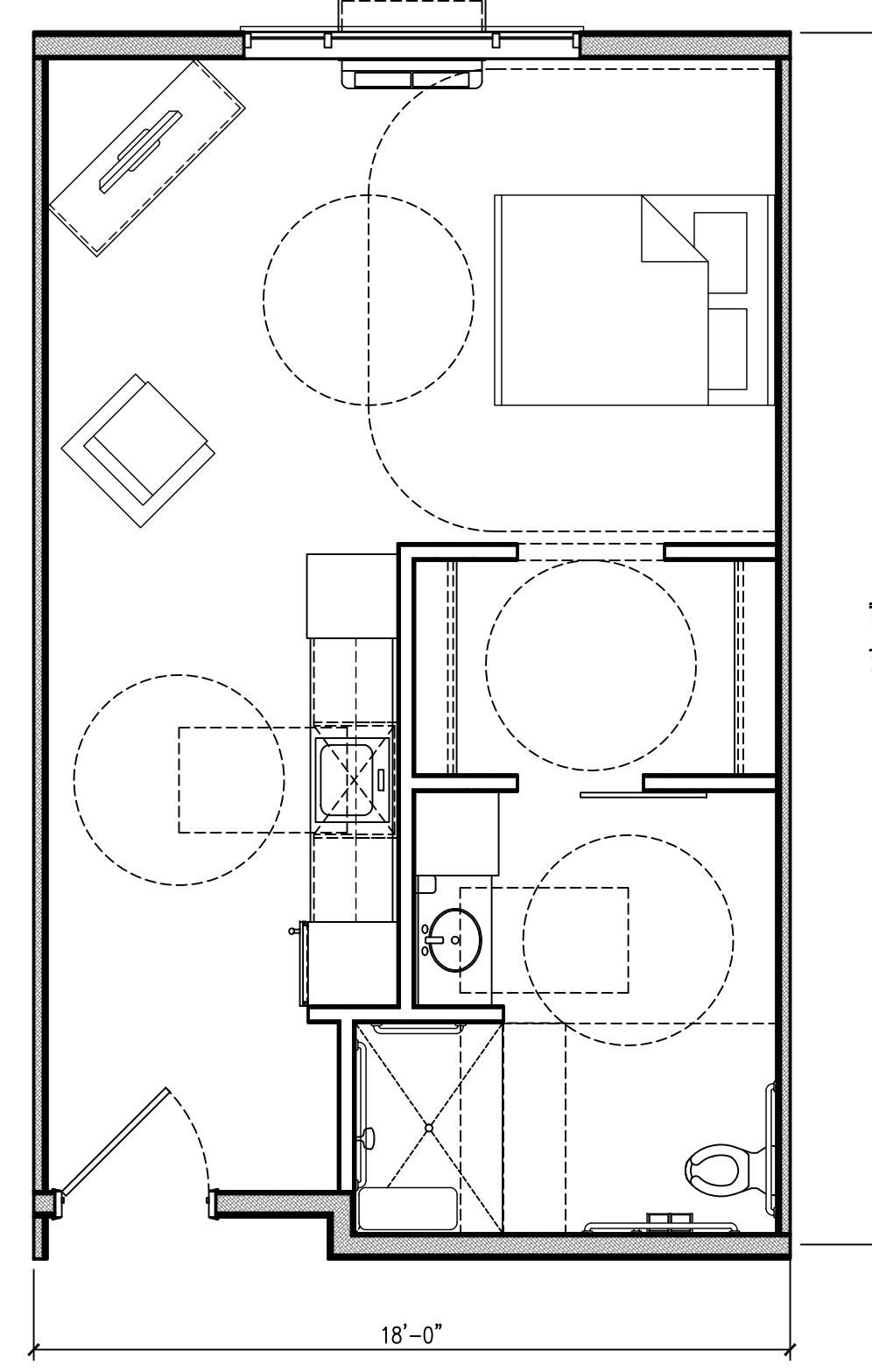
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DAYTON ASSISTED LIVING
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444
Date

Project	25228
Date	11/04/2025
Scale	AS INDICATED
Sheet	OVERALL 3RD FLOOR PLAN
No.	
Revision / Issue	
Date	

A-103



2 STUDIO MEMORY MIRRORED (511 SQ.FT.)
1 1/4" - 1'-0"



4 STUDIO MIRRORED (511 SQ.FT.)
1/4" = 1'-0"



1 STUDIO MEMORY TYP (511 SQ.FT.)
1 1/4" - 1'-0"



3 STUDIO TYP (511 SQ.FT.)
 $1/4'' = 1'-0''$

MAHLER & ASSOCIATES ARCHE TECTURE

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Suite 101**

Graeme H.D. Mahler, AI Principal

PRELIMINARY NOT FOR CONSTRUCTION

AYTON ASSISTED LIVING
AYTON, MN
/O BJ BASS
HAD CAZA

2528	Date	11/04/2025	Scale	AS INDICATED
T PLANS				
A-105 1				

MAHLER & ASSOCIATES

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5150 Marion Drive

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Graeme H.D. Mahler, AIA

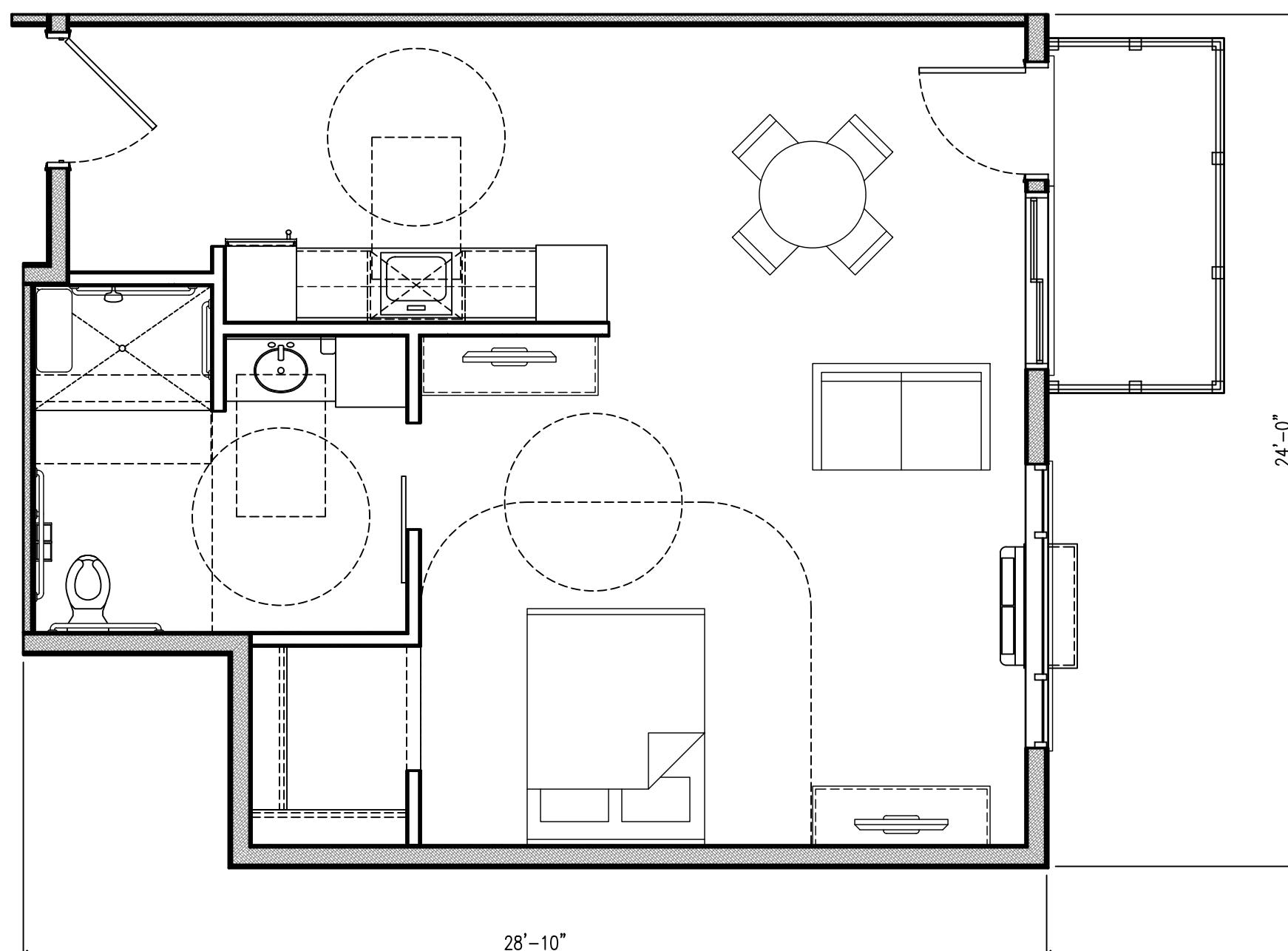
Principal

Firm Name and Address

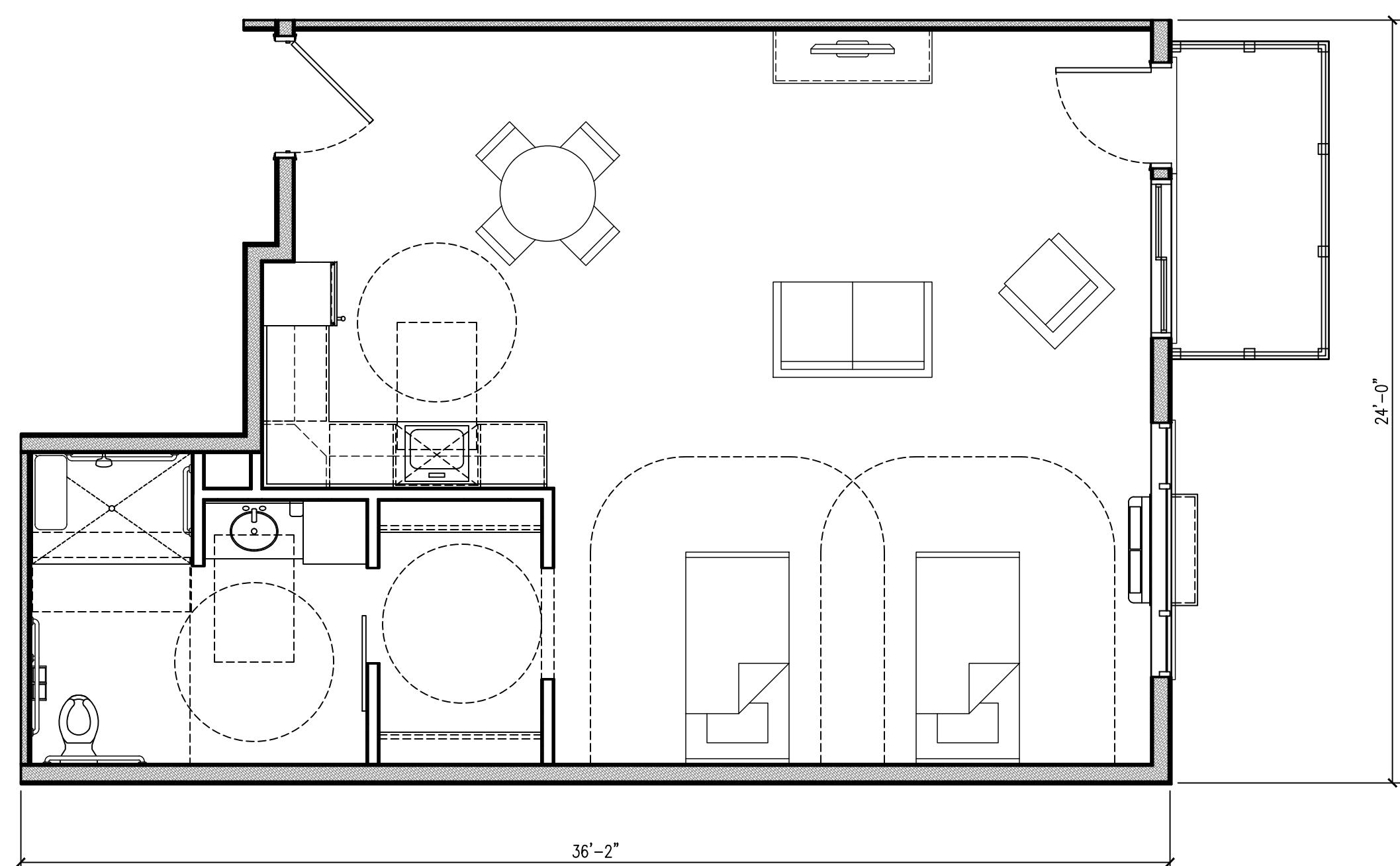
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NOT FOR

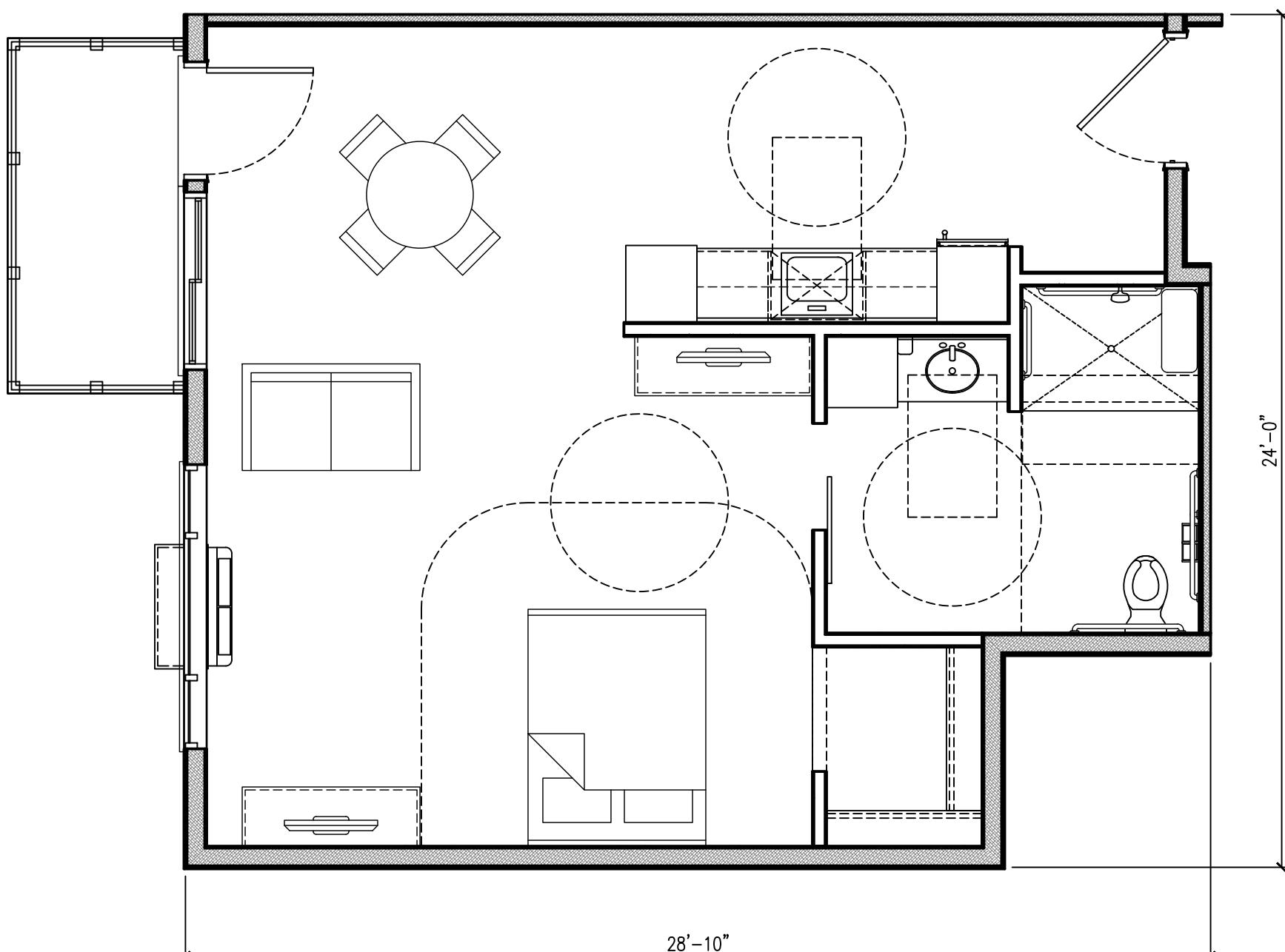
CONSTRUCTION



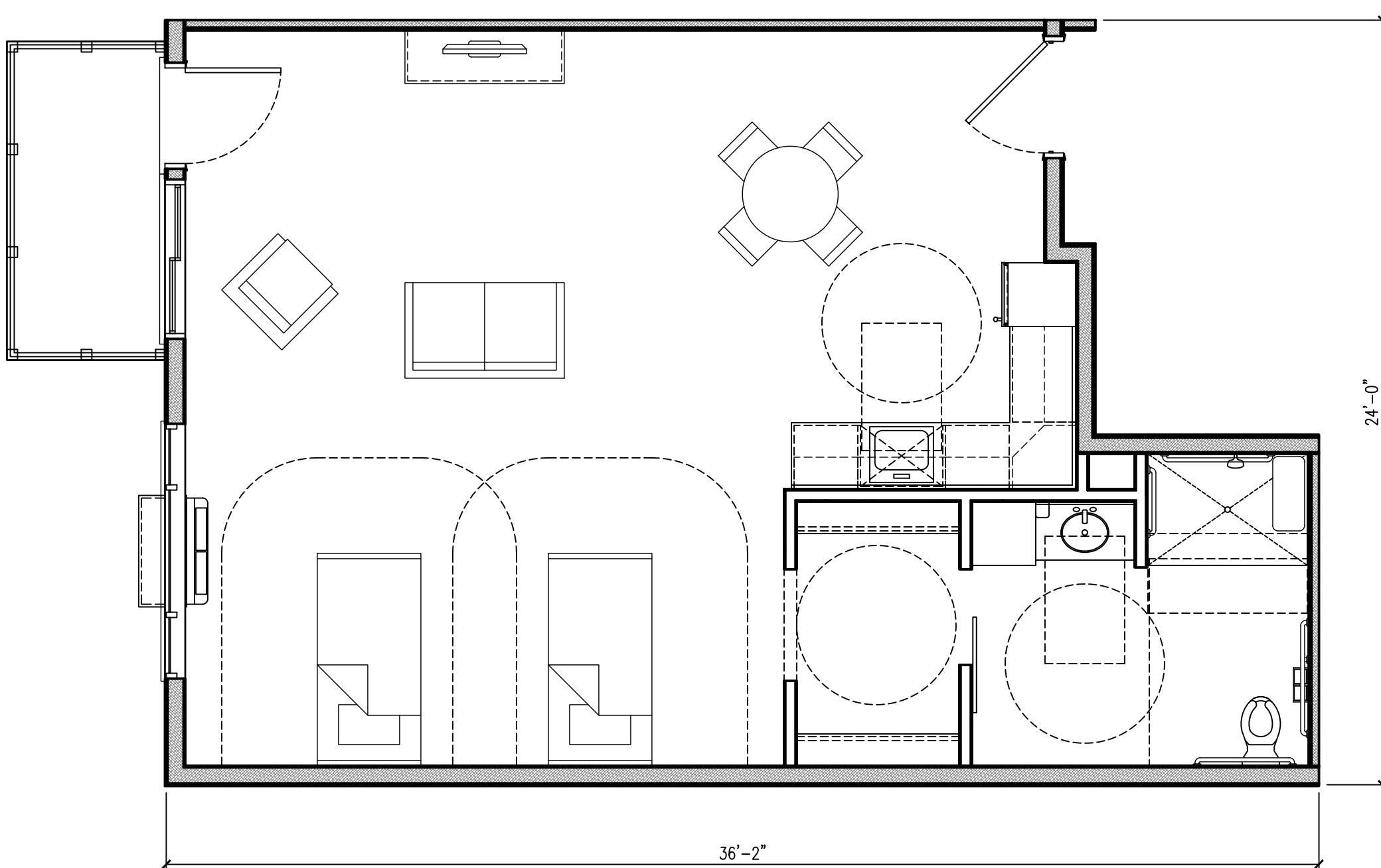
2 CORNER UNIT MIRRORED (650 SQ.FT.)



4 CORNER UNIT LARGE MIRRORED (763 SQ.FT.)



1 CORNER UNIT TYP (650 SQ.FT.)



3 CORNER UNIT LARGE TYP (763 SQ.FT.)

Project Name and Address
DAYTON ASSISTED LIVING
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

Project
2528
Date
11/04/2025
Scale
AS INDICATED
Sheet
UNIT PLANS

A-105.2

OF



1 SOUTH ELEVATION
3/32" = 1'-0"

- ①A - TRIM AND ACCENTS (TO BE PREFORMED METAL AT ROOF CAPS)
(BRAND: LP TRIM OR PANEL SIDING)
- ② - LAP SIDING (TYPE 1) - 8" LAP
(BRAND: LP - ---)
- ③ - LAP SIDING (TYPE 2) - 8" LAP
(BRAND: LP - ---)
- ④ - LAP SIDING (TYPE 3) - 4" LAP
(BRAND: LP - ---)
- ⑤ - BOARD AND BATTEN SIDING - 12" LAP
(BRAND: LP - ---)
- ⑥ - MANUFACTURED STONE
(BRAND: ---)
- ⑦ - PRECAST CONCRETE WALL PANELS
(BRAND: ---)

PROVIDE SAMPLES TO CONTRACTOR FOR SELECTION
5 MATERIAL LEGEND
3/32" = 1'-0"

MAHLER & ASSOCIATES
ARCHITECTURE

TEL: (320) 257-2724
EMAIL: gmahler@mahlerarchitecture.com

5150 Marson Drive
Suite 101
Sauk Rapids, MN 56379

Graeme H.D. Mahler, AIA
Principal

Firm Name and Address

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revision / Issue	Date

Project Name and Address
DAYTON ASSISTED LIVING
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

Project 2528	Date 11/04/2025
Sheet EXTERIOR ELEVATIONS	Scale AS INDICATED
	OF

A-201

To: Jon Sevald, Planning From: Jason Quisberg, Engineering
Project: BJ Baas Concept Plan Date: 11/25/2025
Nick Findley, Engineering

Exhibits:

This Memorandum is based on a review of the following documents:

1. Dayton Assisted Living Plans, by Mahler & Associates Architecture, dated 11/04/2025, 7 sheets

Comments:

General

1. The concept reviewed comprises a portion of a 1.57 acre parcel located along Balsam Lane. The property is a polygon roughly triangular parcel with approximately 60 ft along Balsam Lane.
 2. These review comments are essentially very high level; the concept plan provides little detail beyond the parking lot locations and individual buildings. Ultimately, a complete plan submittal will be required, providing site plans that include street and parking lot details, grading and drainage plans, water and sewer utilities, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly.
 3. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
 4. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
 5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
 6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Balsam Lane without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
 7. Any underlying easements no longer necessary must be vacated.

Plat

8. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer. If storm water improvements are deemed private a maintenance access agreement will be required.

9. It appears that side lot easements are not included in the existing lot. It is recommended that side lot easements be provided as a part of this work. This can be accomplished with a separate agreement.

Erosion Control/SWPPP

10. It appears that over an acre is disturbed requiring a SWPPP.
11. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Wetlands

12. The National Wetland Inventory does not show any wetlands within the area. A qualified person is to complete a wetland delineation or provide documentation meeting LGUs requirements confirming there are no wetlands.

Site Plans

13. The proposed entrance is to conform to the standards shown within the commercial driveway apron detail (STR-14).
14. Per ADA requirements 3 ADA stalls are required for total stall counts within 51-75.
15. For future submittals provide turning movements showing a fire truck can navigate the site.
16. An apparent retaining wall is shown within 3 ft of the property line. Access rights are to be obtained from the adjacent property if encroachment is required. If access is not granted, the retaining wall may need to be moved away from the property line.
17. Retaining walls 4' or greater in height are required to be designed by an engineer.
18. From an engineering perspective a shared access with the adjacent property to the north would be preferred. This not only limits the access points directly off of Balsam Lane, it allows for turning movements into the site from both directions.

Grading /Stormwater

19. For future submittals, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
20. Stormwater improvements do not appear to be included for the increase in impervious area. A complete stormwater management plan shall be included in the future submittals. The Stormwater Management Plan should follow Dayton and MPCA stormwater rules and regulations. The reports should include rate control for the 2-,5-,10-,100-year 24-hour MSE 3 rainfall events. Dayton requires load reduction achieved by abstracting 1.1 inch from net new impervious or no net increase in TP or TSS, whichever is lower. Information must also be provided showing all high-water levels, proposed building floor elevations, and other critical features. In addition, a stormwater application with the Elm Creek Watershed will be required. The applicant shall assure

that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.

21. Overall runoff and drainage related to this development will overlap with adjacent properties and previous development phases. The stormwater management plan must show how runoff and detention areas between properties and phases are being routed and accounted for in an overall plan. In other words, the stormwater management plan must address runoff and discharge from both a local (this development) and a regional approach that includes neighboring properties, and West French Lake Road.
22. The City of Dayton's Local Surface Water Management plans requires that the storm sewer system must be designed to handle a 10-year event.
23. Upon further design, low floors adjacent to ponds/wetlands/other depressions must have 2 foot of freeboard above the modeled 100-yr high water level (HWL). This includes offsite low and depression areas adjacent to this site.
24. A Hydrocad report shall be submitted with future submittal documents for complete stormwater review.
25. Please note that the site hydrology or hydraulics should be reflected in the overall SWMP for both this site and adjacent properties. The designer shall provide an updated overall SWMP upon submittal of plans for this site.
26. A City of Dayton Land Disturbance Permit will be required.
27. The maintenance of stormwater detention areas will need to be defined.
28. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
29. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
30. For future submittals, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.

Watermain/Sanitary Sewer

31. A sanitary sewer service (8") and water service (6") via hydrant lead are provide to the site from Balsam Lane. Provided connections are to be used, removals in the street for alternate connections will not be allowed.

Lighting

32. As the design progresses a lighting plan is to be provided.

End of Comments

ITEM:

PUBLIC HEARING: Resolution Amending the Comprehensive Plan, and Ordinance Amending City Code related to the A-3 Zoning District

APLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

For some time, the City Council has discussed decreasing the minimum Agricultural lot size from 40-acres to something less with the intent of allowing unsewered residential development on acreage lots, preserving rural character, and offering an alternative to suburban development.

The intent of the proposed A-3 district is to allow unsewered residential development with a minimum lot size of 1.5 net acres¹, and maximum density of two homes per 20-acres. Land eligible for A-3 zoning is in Northwest Dayton and guided for municipal sewer after 2040. A-3 zoning has the potential to add about 100 homes.

On August 26, 2025, the City Council amended the Comprehensive Plan² and adopted the A-3 zoning district.³ A Comprehensive Plan Amendment was submitted to the Metcouncil, who responded with an incomplete letter. The intent of the attached Resolution and Ordinance is to address Metcouncil's concerns. The Metcouncil must authorize the Comprehensive Plan Amendment prior to the A-3 district taking effect.

In conversations between city staff and Metcouncil staff, two major items the A-3 district needs to address is; (1) removing 2030 sewer stage from A-3 zoning eligibility (e.g. current planning period = 2020, 2030 stages), and (2) reserving 75% of developable land (net acres) for future sewered development through restrictions (e.g. temporary easement or deed restriction).

Comprehensive Plan

1. Removes the 2030 Sewer Staging area from the "Unsewered Rural Residential-Interim" future land use category. This action removes five parcels (179 acres, owned by the Dahlheimer and McCann families) from eligibility to be rezoned to A-3 Agricultural.

¹ Net Density = Gross Acres minus wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable acres identified in or protected by local ordinances such as steep slopes (DRAFT Imagine 2050 Regional Vision, Values, & Goals, Objective 1, Policy 23, Action 3((iii) (p 20)

² Resolution 57-2025; *A Resolution Authorizing Submittal of a Comprehensive Plan Amendment to the Metropolitan Council for Review Related to Creating the Land Use Category: Unsewered Rural Residential-Interim.*

³ Ordinance 2025-19; *An Ordinance Amending City Code Chapter 1001 (Zoning) and Chapter 1002 (Subdivision), Creating the A-3 Zoning District, and Miscellaneous Corrections.*

2. Combines “2040” Sewer Stage and “Post-2050” Sewer Stage into “Post-2040”. This action simplifies the Sewer Staging map and has no significant effect. The Metcouncil does not require staging past the 2040 decade, which the city opted to do anyway in the 2040 Comprehensive Plan. The Metcouncil suggested simplifying the map.

Table 5 (Staging and Sewered Residential Land Use) needs to be updated to combine 2040-2050 and Post 2050 calculations. Staff did not have time to complete this prior to Planning Commission packets being distributed.

A-3 Zoning District

- a. Clarifies that only land guided *Unsewered Rural Residential-Interim* in the Comprehensive Plan is eligible to be rezoned to A-3 Agricultural.
- b. Requires submittal of a Ghost Plat demonstrating how the unsewered lots could be re-subdivided into sewerized lots, once municipal sewer/water become available.
- c. Restricts unsewered development to 25% of net acres. “Development” meaning, right-of-way, stormwater ponding, and ½ acre house pad per lot.
- d. Requires 75% of net acres to be reserved for future sewerized development. Restriction is via deed restriction, easement, or similar. Restriction expires upon connections to sanitary sewer. Restriction does not prohibit agricultural buildings on Class 2 agricultural land.⁴
- e. Requires a house pad, septic system and well to be identified on each lot (e.g. providing evidence that each lot is developable).
- f. Commits the City to allowing up-zoning of the A-3 district to a higher residential density zoning when municipal utilities become available.

⁴ MN Statute 273.13, Subd 23(e) (Classification of Property; Class 2); (e) *Agricultural land as used in this section means: (1) contiguous acreage of ten acres or more, used during the preceding year for agricultural purposes; or (2) contiguous acreage used during the preceding year for an intensive livestock or poultry confinement operation, provided that land used only for pasturing or grazing does not qualify under this clause. "Agricultural purposes" as used in this section means the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same farm entity. For a property to be classified as agricultural based only on the drying or storage of agricultural products, the products being dried or stored must have been produced by the same farm entity as the entity operating the drying or storage facility.....*

CRITICAL ISSUES:

75% restriction

Staff/City Attorney will need to draft a template for an agreement, deed restriction or easement (or similar) for which developers can use.

Legacy Woods Preliminary Plat

Developer will need to amend the Preliminary Plat to comply with Amended A-3 Ordinance.

Based on the Preliminary Plat (May 1, 2025), staff “roughly” estimates the project has 71 net acres, and 14% of net acres developed for right-of-way and house pads. This should leave wiggle room for property owners to build outbuildings, etc. on their lot within the maximum 25% developed area. It will be up to the developer’s discretion how & where the 25% unrestricted areas are.

Bernens Concept Plan

Developer should amend the Concept Plan to comply with Amended A-3 Ordinance, prior to submitting a Preliminary Plat.

The majority of the project is land with agricultural purposes (vineyard and agricultural buildings), and an Event Center. The Event Center and its parking lot would be included in the 25% developable area.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
N/A	(date)	(date)

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> Review housing type and lot size by %'s. 	<ul style="list-style-type: none"> Proportionate housing types available. 	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> Total amount of Funding provided. Number of rentals available and where they are located. 	<ul style="list-style-type: none"> Maintain grant program. Manage number of rentals. 	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> Net difference of businesses movement including their employment 	<ul style="list-style-type: none"> Maintain a positive difference in business movement 	

PLANNING COMMISSION MEETING

				F) Complete Large Area Plan
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ROLE OF PLANNING COMMISSION:

Motion to Recommend Approval of Resolution Amending the Comprehensive Plan, and Ordinance Amending the A-3 district.

A Public Hearing Notice was published by THE PRESS on November 20, 2025, and mailed to property owners within ¼ mile of the project.

RECOMMENDATION:

Staff recommends Approval.

In conversations with Metcouncil staff, there is nothing similar to the A-3 district in the metro area that has successfully redeveloped when sanitary sewer became available. Within Dayton, there have been property owner support and opposition to extending sanitary sewer to unsewered acreage lots when sewer became available. Extending sanitary sewer tends to be cost prohibitive unless done on a neighborhood scale (vs, lot by lot).

ATTACHMENT(S):

Oct 10, 2025 Metcouncil Incomplete letter
Resolution XX-2025
DFAFT Comprehensive Plan Chapter 5, Amendment
Ordinance 2025-XX
Public Hearing Notice map
A-3 Legacy Woods Preliminary Grading Plan
A-3 Bernens Concept Plan



October 28, 2025

Jon Sevald, Community Development Director
City of Dayton
12260 South Diamond Lake Road
Dayton, MN 55327

RE: City of Dayton – Unsewered Rural Residential-Interim Use Comprehensive Plan Amendment – Incomplete for Review
Metropolitan Council Review File 22507-4
Metropolitan Council District 1

Dear Jon Sevald:

The Metropolitan Council received the City of Dayton's Unsewered Rural Residential-Interim Use comprehensive plan amendment on October 8, 2025. This amendment adds the land use category: Unsewered Rural Residential-Interim, which is intended to allow unsewered residential uses at a density of 2 units per 20 gross acres as an interim use. The description of the category indicates that all subdivisions shall follow the Met Council's Flexible Residential Development Guidelines. The submittal included areas eligible for the Unsewered Rural Residential-Interim Use and included the draft zoning ordinance as the implementation tool.

Council staff finds that parts of the plan amendment submittal are incomplete, and further review has been suspended pending receipt of the following as described below.

POTENTIAL CONFORMANCE AND CONSISTENCY ISSUES

As described in the information below, the proposed amendment represents a potential departure from the regional Water Policy Plan for wastewater constituting a System Departure. This is due to the reduction in timed development that would otherwise utilize regional wastewater system investments made to serve the City. The proposal also presents potential inconsistencies with land use implementation which must be addressed. The sections below provide additional detail and outline other incomplete items.

Wastewater (Kyle Colvin, 651-602-1119, Roger Janzig, 651-602-1151)

The submittal includes a map of parcels eligible for unsewered rural residential land planned for sewered development within the current planning period. It is inappropriate to allow for an interim rural residential use within the 2040 planning horizon when those areas are planned for a combination of sewered uses including low density residential, as indicated on the Future Land Use map. This reflects a reduction in timed development that would otherwise utilize the regional wastewater system investments made to serve Dayton. If the City moves forward as described, this has the potential to result in an underutilization of the system, which would represent a System Departure.

Advisory Comment

The ordinance would allow a minimum lot size of 1.5 acres per housing unit served by individual subsurface septic treatment systems (SSTS). Minnesota Rules 7080-82 govern the design, construction, maintenance, and record keeping administration of SSTSs within the State. Included in those rules are requirements for a secondary backup drain field for certain soils, and a 100-foot separation requirement between drain field and water supply wells. Satisfying these requirements could prove challenging on a 1.5-acre lot even assuming an unencumbered site (wetlands, trees, steep slopes, etc.). For these reasons the Council, and most rural developed communities require a minimum of 2.5 acre lots for septic systems. It is the Council's understanding that Hennepin Council administers the SSTS program for communities in the County. It is recommended the City contact the County on the standards of serving the proposed 1.5-acre parcel size with SSTS.

Land Use (Freya Thamman, 651-602-1750)

Unsewered Rural Residential – Interim Use: Description and Eligible Parcels Map

- The submittal included a map of the eligible parcels for Unsewered Rural Residential-Interim Use. However, this map has parcels shown as eligible for the Unsewered Rural Residential – Interim Use that are staged for regional wastewater services *within* the current planning period (2030-2040). These areas are included in the City's net residential density calculation as *sewered* residential within the planning period. For conformance with regional system plans, the Unsewered Rural Residential-Interim Use must be limited to post-2040/post-2050 areas (also see Wastewater comments).
- The Unsewered Rural Residential-Interim land use category's description (Table 3 – Land Use Categories) needs to indicate that this interim use would be limited to areas outside the current planning horizon through 2040.
- The map of eligible parcels for Unsewered Rural Residential-Interim Use eligible parcels needs to be referenced in the category description. The map of these parcels needs to be in the comprehensive plan and/or on the future land use map.
 - The number of eligible parcels and acres need to be updated to reflect only those parcels staged for post-2040/post-2050 wastewater services.

Future Land Use Table

The Future Land Use Table (Table 4) includes the “Unsewered Rural Residential-Interim” category but indicates there are 1,234 developable acres. However, based on the eligible parcels map and GIS parcel data, there are 1,234 gross acres. The developable acres for the eligible parcels are needed. In addition, the table indicates that the minimum density is 0.1 acre; however, the minimum for this category described elsewhere in the materials is 1.5 net acres. This information needs to be updated to both be consistent within the plan and with the Wastewater comments contained in this letter. The table could add this updated information as footnote describing the category, the study area acres, eligible mapped post-2040 parcels, and associated gross/net acres.

Future Land Use Map

The future land use map (Figure 3) shows a dashed green line (Unsewered Rural Residential-Interim study area). However, the figure does not include any other context or description in the legend. For clarity, the eligible post-2040 parcels within the study area should be on the future land use map. The Unsewered Rural Residential-Interim Use study area and eligible parcels need to be described in the legend.

Implementation (Freya Thamman, 651-602-1750)

Comprehensive plans need to include actions to implement the plan and ensure conformity with metropolitan system plans. Implementation, including description of zoning, must provide sufficient detail to establish existing or potential effects on/or departures from metropolitan system plans and to protect metropolitan system plans. The City needs to ensure the ordinance and implementation of the Council's Flexible Development Guidelines are followed and applied correctly. We have identified the following areas where implementing the ordinance may cause inconsistencies with the land use plan. As a reminder, statute prohibits ordinances which conflict with the comprehensive plan. The comprehensive plan is the presiding document.

Zoning Ordinance

- The intent section needs to indicate that the interim use does not apply to areas staged for *sewered* development within the current comprehensive plan's planning period (currently to 2040).
- Following the Flexible Development Guidelines, the ordinance needs to describe the characteristics of land required for future urbanization.
 - For example, the ordinance states “allow no more than 25% of areas identified for future development to be developed as unsewered, reserving larger areas for future urbanization”. The ordinance needs to ensure no more than 25% of *developable* land in a project can be developed in the interim. The ordinance needs to outline what is considered “buildable” as well as what is considered “permanent unsewered development”.
 - The City needs to identify the area it considers undevelopable and the areas required to support future urban development. For example, the ordinance could identify how the

- Greenway areas (or other preserved or restricted areas) are considered with future potential development.
- For eligible parcels, the City should identify the maximum amount of land allowed to be used for the interim development. The ordinance should state that development proposals must identify the developable land and then *of that developable land*, only 25% can be interim rural residential.
- The ordinances provide “examples”; however, examples infer flexibility and could be subject to developer interpretation. Therefore, for consistency with the Flexible Development Guidelines, the ordinance needs to show these as requirements. Ghost platting is currently identified as an example but must be required as part of the site plan review. Based on previous conversations with City staff, this appears to be the direction that the City was intending to go in, so it needs to be reflected as required.
- In those conversations, the City staff had indicated communal systems would be prohibited. The ordinance then needs to state that all interim lots must be served by individual subsurface sewage treatment systems.
- The ordinance should indicate that the City shall rezone (rather than provide for the rezoning).

After the supplemental information is received and evaluated, if staff find the plan complete, the Council's review process will be restarted. If you have any questions about the information requested in this letter or about the review process, please contact Freya Thamman, Principal Reviewer, at 651-602-1750 or via email at Freya.Thamman@metc.state.mn.us.

Sincerely,

 -FOR-

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Judy Johnson, Metropolitan Council District 1
LisaBeth Barajas, Executive Director of Community Development, Metropolitan Council
Kyle Colvin, Manager Wastewater Planning and Community Programs
Freya Thamman, Sector Representative/Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\Dayton\Letters\Dayton 2025 Unsewered Residential-Interim CPA Incomplete 22507-4_1028.docx

RESOLUTION No. __-2025

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**A RESOLUTION AUTHORIZING SUBMITTAL OF A COMPREHENSIVE PLAN
AMENDMENT TO THE METROPOLITAN COUNCIL FOR REVIEW RELATED TO
CREATING THE LAND USE CATEGORY:
UNSEWERED RURAL RESIDENTIAL – INTERIM**

WHEREAS, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and,

WHEREAS, the City of Dayton adopted the 2040 Comprehensive Plan on September 27, 2022 (Resolution 70-2022); and,

WHEREAS, the City of Dayton Planning Commission conducted a Public Hearing on March 6, 2025, and July 10, 2025 (continued on August 7, 2025), to amend the Comprehensive Plan, creating the land use category of “*Unsewered Rural Residential – Interim*”. This category is intended to allow unsewered residential density of 2 units per 20 gross acres as an Interim Use. All subdivisions shall be consistent with the Metcouncil’s *Flexible Residential Development Guidelines*, as written in the A-3 zoning district. The Planning Commission recommended Approval of the amendment; and,

WHEREAS, on August 26, 2025, the City Council Approved Resolution 57-2025, Amending the Comprehensive Plan, and directing it be submitted to the Metcouncil for review; and,

WHEREAS, pursuant to Minnesota Statutes section 473.858, the proposed Amendment was submitted to adjacent governmental units and affected special districts for review and comment on March 24, 2025, and September 5, 2025; and,

WHEREAS, On October 7, 2025, the Comprehensive Plan was submitted to the Metcouncil for review. On October 28, 2025, the Metcouncil responded with an Incomplete Letter; and,

WHEREAS, the City of Dayton Planning Commission conducted a Public Hearing on December 3, 2025 to address the Metcouncil’s concerns, recommending Approval of an Amendment to the 2040 Comprehensive Plan regarding *Unsewered Rural Residential - Interim* land use category, and an Amendment the City Code regarding the A-3 zoning district; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves an Amendment to the 2040 Comprehensive Plan related to creating a land use category; “*Unsewered Rural Residential – Interim*”; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council authorizes Staff to submit this Amendment to the Metropolitan Council for review and authorizes Staff to make any necessary edits without further approval by the City Council.

Adopted by the City Council of the City of Dayton on this 9TH day of December 2025.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. *Second by _____.*
Resolution **Approved**.



**CITY OF DAYTON
2040 COMPREHENSIVE PLAN
Chapter 5: Land Use**

Introduction

The City of Dayton's Land Use Plan plays a key role in guiding growth for Dayton. The Future Land Use Plan identifies the location and intensity of future development with the City, and establishes a framework in which future development will occur. This plan is intended to guide future development and growth to achieve the community objectives for balanced and efficient growth.

Land Use Goals and Policies

Community Image

Goal 1: Enhance community identity and sense of place through well designed community gateways, signage, high-quality infrastructure and attractiveness of properties.

Goal 2: Work with providers and developers to expand cost effective high-speed internet to existing and new-residential areas across the City.

Growth Management

Goal 3: Manage expansion of urban services (roads, sewer, water, internet) to support densities necessary to accommodate regionally forecasted residential growth, and desired business and industrial expansion.

Goal 4: Develop at a sustainable pace balanced with capacity of city service provisions, transportation capacity and wastewater and water supply available to the City.

Goal 5: Require appropriate land use transitions and buffers to ensure new development and or redevelopment is compatible with existing areas and abutting roadways.

Agriculture and Rural Residential

Goal 6: Preserve the rural character by maintaining a balance between the expanding urban area and rural nature of the community.

- **Policy 1:** Preserve rural view shed on major roads, open spaces and natural areas to promote the rural character of Dayton.
- **Policy 2:** Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, density, building height, placement, scale, and architectural character.
- **Policy 3:** Discourage “leap frog” development patterns of new subdivisions that prematurely expand City’s service delivery areas.
- **Policy 4:** Conserve agricultural uses outside of the current staging areas.
- **Policy 5:** Encourage conservation practices on agricultural land to prevent erosion and conserve natural resources.

Residential Land Use

Goal 7: Promote residential growth in well-planned neighborhoods connected through roads and trails to parks and other key community and natural amenities.

- **Policy 1:** Establish and update development guidelines for including adequate green

spaces, paths, sidewalks, and trails and connections throughout the community.

- **Policy 2:** Continue to link residential neighborhoods via trails to city parks, Elm Creek Regional Park, lakes, schools, Historic Village, the mobile home park, and important neighborhood commercial nodes.
- **Policy 3:** Incorporate the conservation of natural resource corridors.
- **Policy 4:** Encourage innovation in subdivision design such as clustering techniques to conserve open space and/or natural resources.

Goal 8: Provide a healthy variety of housing types, styles, densities and choices to meet the life cycle housing needs of residents.

- **Policy 1:** Maintain a balance in the types, quantities, and densities of housing units available throughout the community including continued single-family growth, and new opportunities for multiple family and senior housing developments.
- **Policy 2:** Protect low density and rural residential areas from incompatible uses by maintaining adequate buffering, or transition densities from such uses.
- **Policy 3:** Ensure new housing, including high density and rental housing, adheres to high standards of planning, design, and construction.

Goal 9: Improve the availability of affordable housing and senior housing.

- **Policy 1:** Use redevelopment tools to revitalize aging, residential properties made possible from federal, state, county, and grant programs.
- **Policy 2:** Incentivize rehabilitation of older homes, and/or streamline the development process to reduce impacts on the price of entry-level homes.
- **Policy 3:** Develop partnerships with non-profit and private sector groups in the creation of new senior housing.
- **Policy 4:** Utilize our senior needs assessment to improve service delivery and expand services to our aging populace.

Goal 10: Promote efforts to upgrade, enhance and maintain existing housing stock.

Neighborhoods

Goal 11: Create a common sense of community pride for Dayton by encouraging strong neighborhood organizing through community building activities, community safety and promoting neighbors knowing one another and integrating into the larger community.

- **Policy 1:** Increase recreation opportunities for residents.
- **Policy 2:** Continue to encourage Neighborhood Watch and other community safety programs.

Commercial Land Uses

Goal 12: Expand and diversify the City's tax base by encouraging new commercial development and that complements the residential areas of Dayton.

- **Policy 1:** Create cohesive identities for Dayton commercial areas. Create and improve performance standards for all commercial areas including building and signage design guidelines, street scaping, and inclusion of green space, paths, and sidewalks to connect commercial areas to neighborhoods.
- **Policy 2:** Provide for commercial land uses that are dispersed appropriately through the community. Create neighborhood commercial nodes which provide goods and services for nearby neighborhoods.
- **Policy 3:** Support and promote existing business and new businesses that are viable and responsive to the needs of the Community. Explore programs to provide financial assistance to retain existing businesses and attract new business.
- **Policy 4:** Rehabilitate, or where necessary, redevelop substandard and/or functionally obsolete commercial development through private means or, if necessary, public assistance.
- **Policy 5:** Require all new commercial uses utilize public utilities.
- **Policy 6:** Encourage business owners to remodel, rehabilitate, and enhance building exteriors.
- **Policy 7:** Allow home businesses provided that they are accessory to the residential use, adhere to the Zoning Ordinance, and do not negatively impact nearby properties.
- **Policy 8:** Maintain and promote the Historic Village as an important commercial opportunity.
- **Policy 9:** Work with the area's Chamber of Commerce to attract new business to Dayton.

Industrial Land Uses

Goal 13: Attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton.

- **Policy 1:** Encourage high-end business park developments that attracts medical, technological, and other similar industrial uses which provide a range of quality employment wages.
- **Policy 2:** Work with property owners to redevelop existing industrial sites that are in disrepair, are obsolete with respect to site design, have environmental concerns, or are incompatible with neighboring land uses.
- **Policy 3:** Develop a market plan and strategy aimed at creating industrial identity that will help recruit business and industry to Dayton.

- **Policy 4:** Establish light industrial and business park locations that offer a full range of activities in a manner that is compatible with surrounding land uses.
- **Policy 5:** Require all new industrial areas to be connected to city sewer and water.
- **Policy 6:** Create and improve building, signage, and landscaping design guidelines that will result in high quality building and site development.
- **Policy 7:** Encourage use of “green,” or environmentally-responsible building and site development techniques that reduces impact on city, regional, and private utility systems.
- **Policy 8:** Encourage site upkeep and quality maintenance through code enforcement to maintain and promote a positive image of industrial areas.

Historic Village

Goal 14: Identify opportunities and challenges in Historic Village area related to land use, utilities, parking, design standards, transportation and access which enable this area to become a key Dayton focal point.

- **Policy 1:** Promote a range of land uses and activities including commercial, residential, service, office, and public spaces to revitalize the Village.
- **Policy 2:** Update and utilize the existing Historic Village Plan as the design guidelines for redevelopment and new development within the Village.
- **Policy 3:** Develop a strategy to rehabilitate, replace, and/or remove buildings that have deteriorated and detract from the general attractiveness of the area.
- **Policy 4:** Identify significant historic building and/or sites and implement appropriate historic preservation methods.
- **Policy 5:** Identify and improve or plan for a new park and riverfront access or other public gathering areas.

2030 Land Use Plan Accomplishments

The 2030 comprehensive plan was adopted in 2008 and updated in 2014. Many changes have occurred and developments have advanced since the plans were adopted:

- Industrial users have recently completed projects in our expanded industrial area. The French Lake Industrial Master plan was approved in 2015.
- Upon creation of the Mixed-Use designation in northeast Dayton a 49-unit workforce apartment building and new streetscaping was completed in 2017. A second 49-unit workforce apartment building will be constructed on property immediately adjacent in 2022.
- Prepared a corridor plan for southwest Dayton transportation network. This study has expanded into a market research and small area plan for southwest Dayton that was completed in 2020.

- The construction of Dayton Parkway Interchange was completed and opened for traffic in November 2021.
- Twelve new single-family subdivisions have been approved and are at various stages of development.
- Conducted a senior needs assessment.
- Adopted Ordinance amendments including mixed use districts, landscaping, tree preservation, accessory dwelling units (ADU's) and residential design standards.

Existing Land Use

Dayton's existing land use contains a variety of uses including historic residential and commercial areas, large agricultural tracts, large-lot suburban development, and a park reserve. While communities neighboring Dayton have seen substantial suburban development in recent years, development in Dayton has been limited, and the City consists mainly of rural residential and agricultural areas. The City also contains significant wetlands, woodlands, and forests which are distributed across the City. Many lakes and water features are present in the City including Diamond and French Lakes and the Mississippi River. See the definitions of existing land uses below, and Table 1 shows the land area of Existing Land Uses.

Existing Land Use Definitions

Agriculture/farm: Agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and accessory uses including farmstead or rural residence

Commercial: Provision of goods or services, may also include office (predominately administrative, professional, or clerical services).

Essential Service: Primarily areas dedicated to utility services (well house, water storage, etc.)

Golf Course: Area identified for existing or planned golf course facilities.

Industrial: Primarily manufacturing and/ or processing of products; could include light or heavy industrial land use, or large warehouse facilities.

Mobile Home Park: This area consists of manufactured homes within Dayton.

Multi-Family Residential: Residential purposes including duplexes, triplexes, townhomes, apartment buildings, and condominiums. May include open space within or adjacent to or related to a residential development.

Park and Recreation: Primarily for public active recreation activities improved with playfields/ground or exercise equipment, zoos, or other similar areas.

Public/Institutional: Primarily religious, governmental, educational, social, or healthcare facilities.

Rail Road: Parcels owned and maintained as rail lines.

Rural Residential: Residential purposes including mostly one-family homes and manufactured homes may include some two-family homes and land used for agricultural purposes.

Single Family Residential: Residential purposes including mostly one-family homes and manufactured homes. May include some two-family homes and open space within or adjacent to or related to a residential development.

Vacant: Undeveloped areas that do not serve a commercial, industrial, institutional, agriculture, or residential purpose.

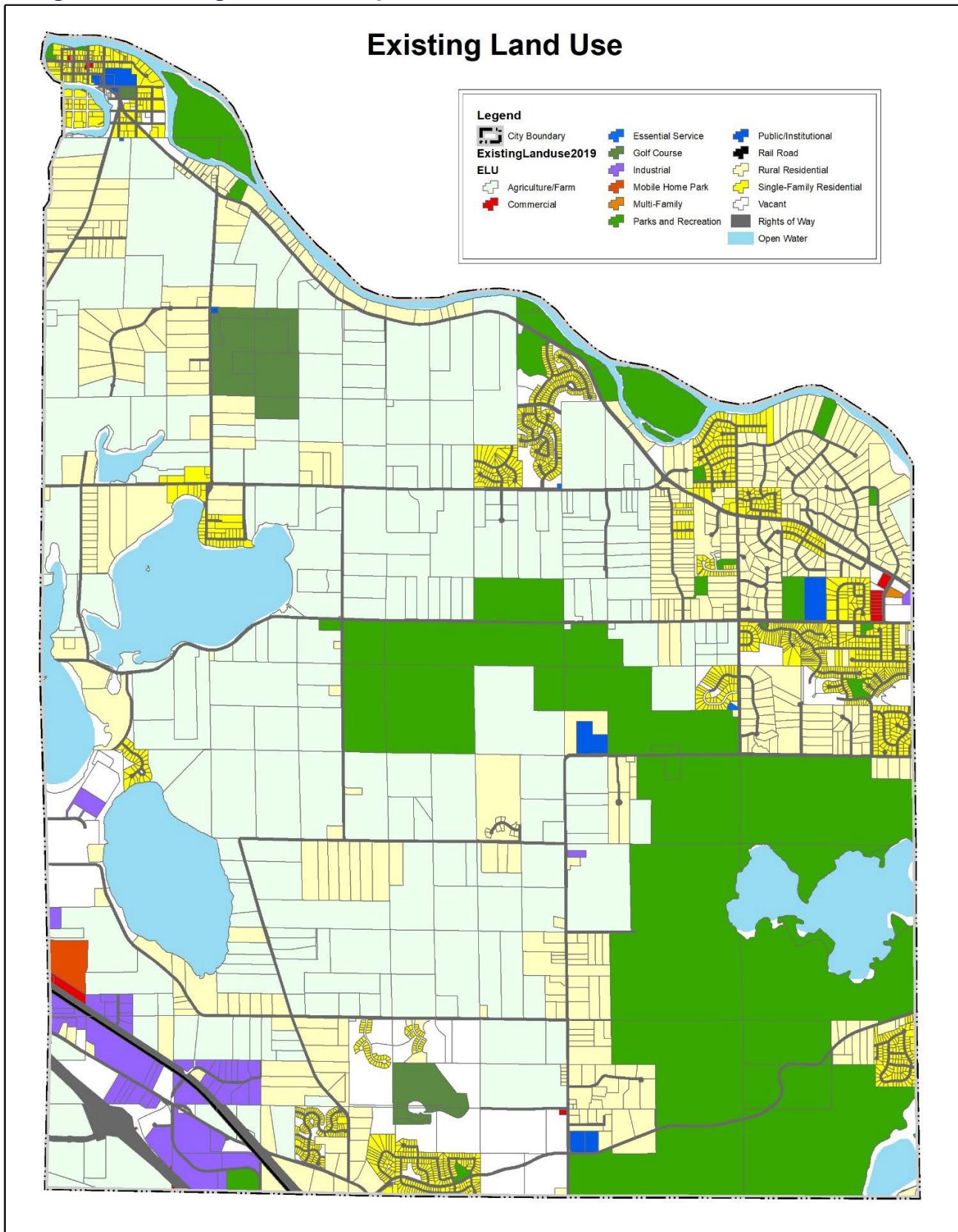
Open Water: Permanently flooded open water, rivers, and streams, not including wetlands or periodically flooded areas.

Right-of-Way: Public or private vehicular, transit, and/or pedestrian rights-of-way.

Table 1. Existing Land Uses

Land Use	Acres	Percent
Agriculture/Farm	5767	35.93%
Commercial	20	.12%
Essential Service	2	.01%
Golf Course	172	1.07%
Industrial	284	1.77%
Mobile Home Park	32	.20%
Multi-Family	3	.02%
Parks and Recreation	3,143	19.58%
Public/Institutional	61	.38%
Rail Road	22	.14%
Rural Residential	2,679	16.69%
Single-Family Residential	748	4.66%
Vacant	825	5.14%
Open Water	1,556	9.69%
Right-of-Way	739	4.60%
Total	16,052	100%

Figure 1. Existing Land use Map



Community Designation

The Metropolitan Council designates Dayton as an Emerging Suburban Edge community which is characterized as a community transitioning from rural to developed (see Figure 2).

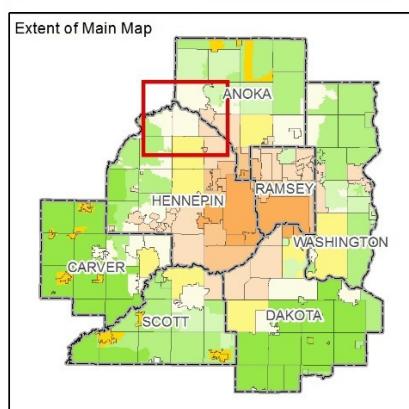
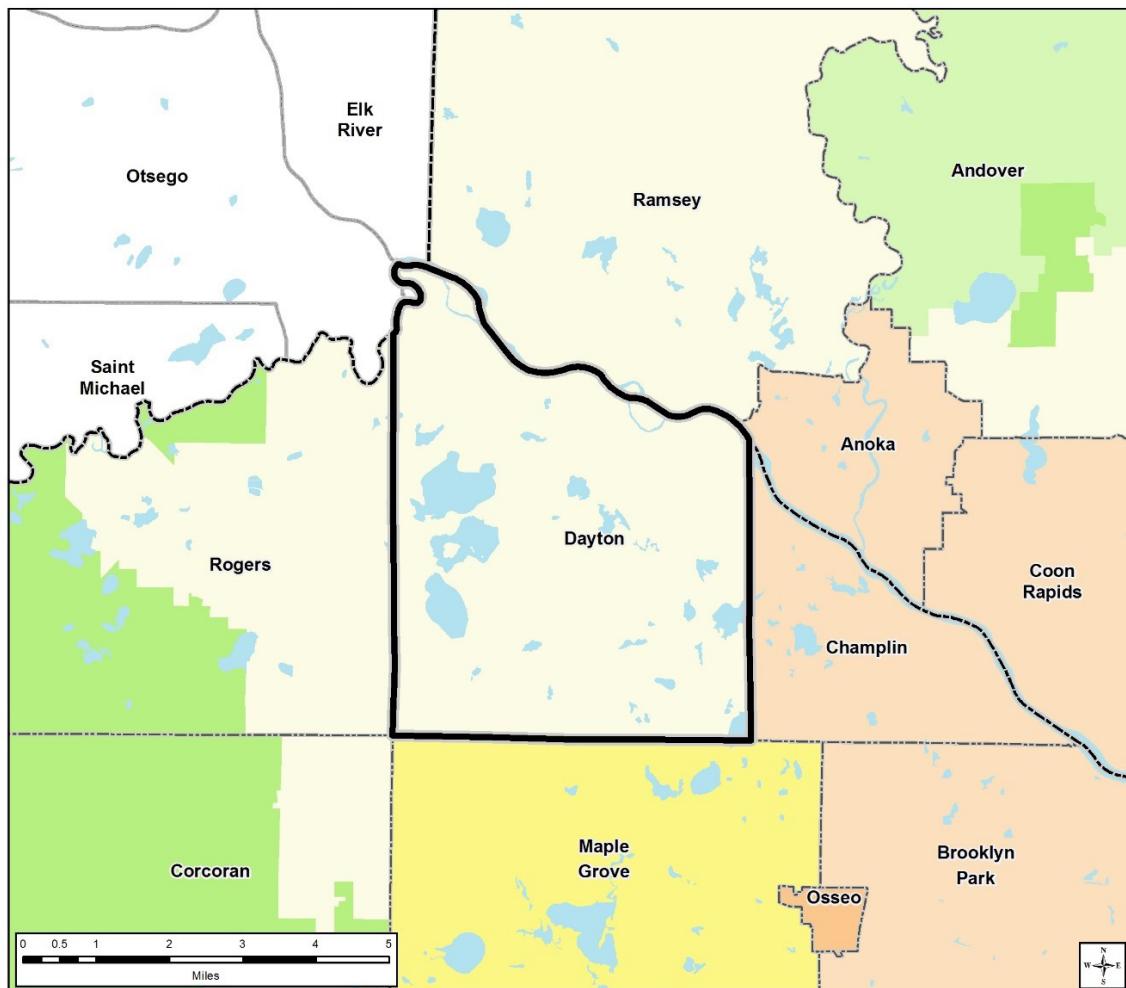
Communities designated as Emerging Suburban Edge are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. See the figure on the following page depicting the community designation and surrounding community's designations.

The Future Land Use Plan has been prepared to respond to community goals and future needs of the region in the following ways:

- The plan identifies areas of high-density residential uses at densities of 12 units per acre or more to provide a mix of housing options for residents and to create opportunities for affordable housing in the City. The plan provides for approximately 1,140 additional units at a density of 12 units per acre or more within the Current, 2020-2030, and 2030-2040 staging decades.
- The plan designates areas for mixed- use development to accommodate retail, commercial/office, and housing which will improve access to jobs and other services and opportunities. The Future Land Use Plan includes 233 net acres of mixed-use.
- The plan designates higher density housing opportunities along major transportation corridors and in close proximity to the new Dayton Parkway Interchange (to be constructed in 2020) For example, the City has planned a large area of mixed- use south west of the interchange (that would support higher density housing) and medium and high density residential uses along the I-94/Hwy 81 corridor which will also provide opportunities for future transit supported residential.
- The plan achieves a minimum net density of 3.0 units/acre to ensure the region's infrastructure capacity matches the City's Community Designation of Emerging Suburban Edge.
- The plan provides for commercial and industrial land uses in close proximity of the Dayton Parkway Interchange and major roadways. These land uses will increase opportunity for local job growth and provide for a more balanced land use as non-residential uses are constructed therefore relieving the tax burden on residential properties.

Figure 2. Community Designations

Community Designations
City of Dayton, Hennepin County



Community Designations

Outside Council planning authority	Emerging Suburban Edge
Agricultural	Suburban Edge
Rural Residential	Suburban
Diversified Rural	Urban
Rural Center	Urban Center

County Boundaries
 City and Township Boundaries
 Lakes and Major Rivers

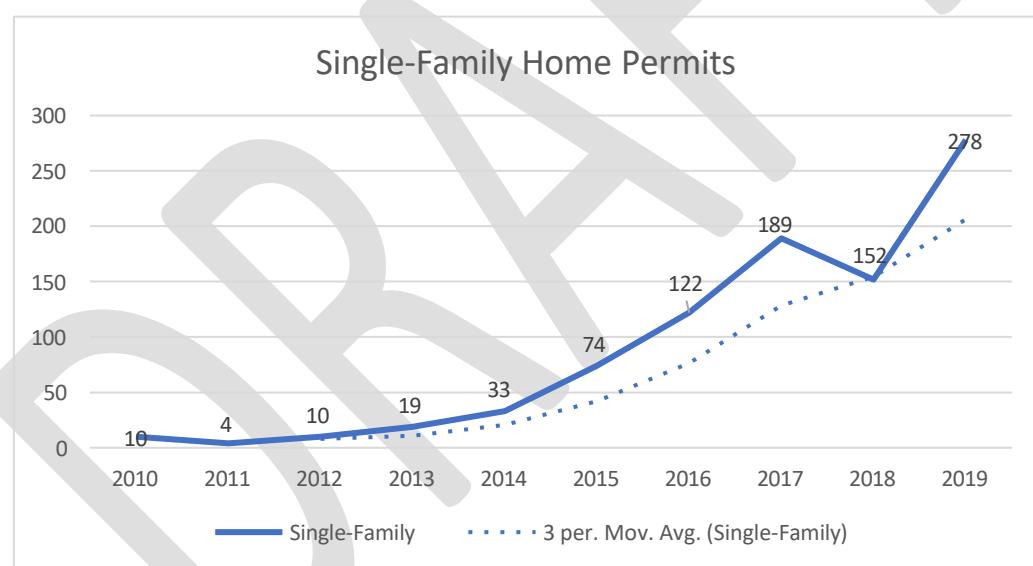
Forecasts

Together with community designations the Metropolitan Council provides forecasts for growth for all communities. These forecasts are issued in 2015 at the very beginning of the 10-year comprehensive update process therefore forecasts for Dayton are behind compared to how actual development has progressed.

Table 2: Community Forecasts

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.



Based on table 4 below, Dayton can demonstrate more than sufficient net acres are guided for residential through 2040 to accommodate Metropolitan Council's forecasts. What is more important to city policy makers is to control the timing and progression of growth in a manner that is suitable so that the city can provide all necessary resources to support growth.

Future Land Use Plan

Dayton's Future Land Use Plan will provide a guide for managing future development pressure and growth by determining future land uses, development intensity, and areas for environmental protection. This chapter will incorporate growth management strategies for the City to ensure that adequate infrastructure is in place to accommodate new growth. The City supports new development but wants to ensure that growth can be accommodated wisely and

in an orderly fashion, while protecting the many natural resources that make Dayton a unique location.

The Future Land Use Plan includes guidance for all land use types including a variety of residential. Each residential land use category has an associated density, which was multiplied by the number of net acres to determine potential growth in household units. The land use plan must have enough land to meet forecasted growth. It is to the City's benefit to plan for a variety of land uses and densities to ensure the greatest opportunity in housing choice, along with new commercial and industrial growth. This is the City's opportunity to express its plan for growth. However, it is important to understand that these numbers represent the total potential in units if all land areas develop at the minimum densities permitted. When related to future regional system capacity, the Metropolitan Council bases their maximum forecast potential review to ensure that growth can be accommodated, particularly when forecasting for sanitary sewer needs.

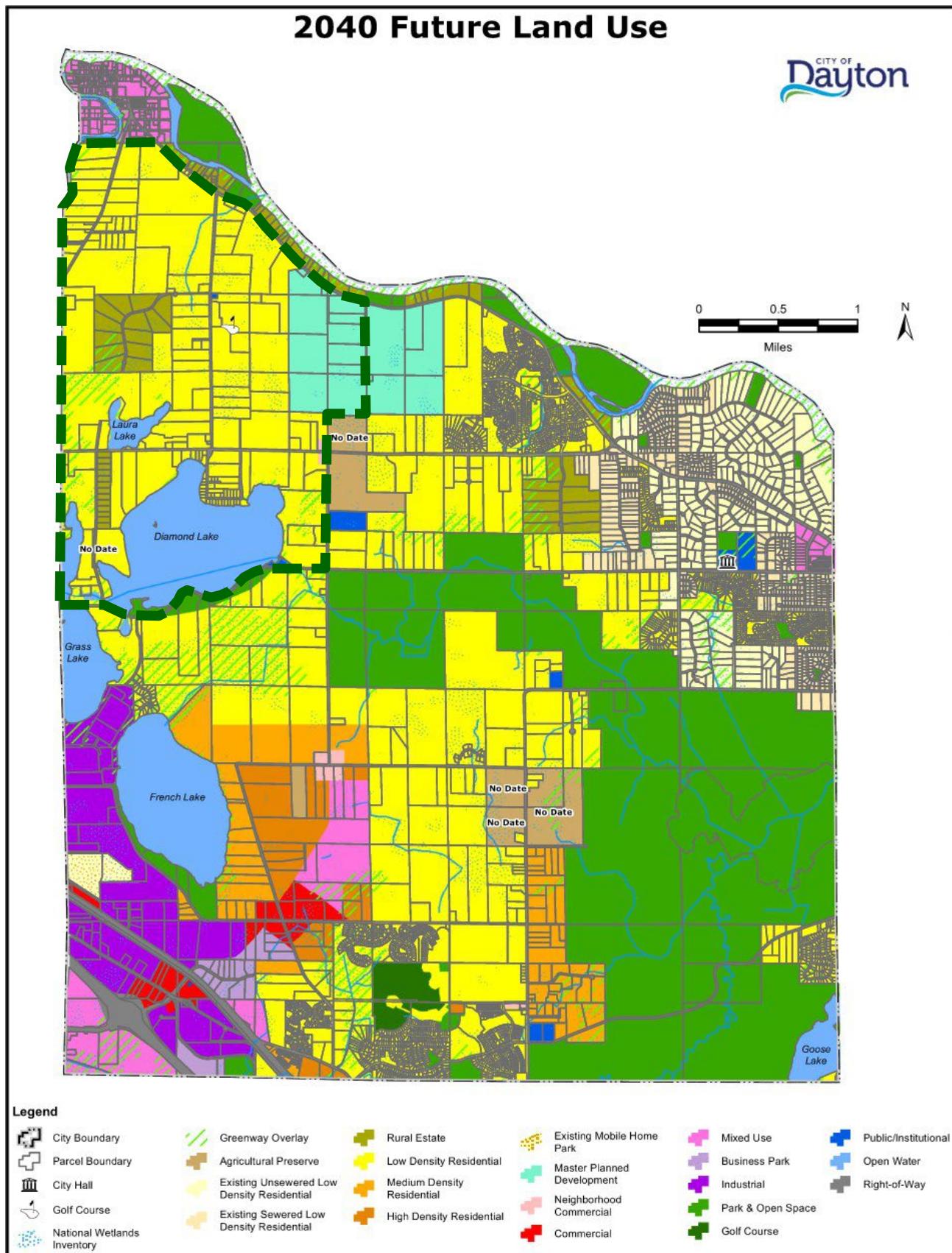
The table below describes the planned land uses for the 2040 Comprehensive Plan. Figure 3 below illustrates the planned future land uses for the 2040 plan horizon.

Table 3: Land Use Categories

Land Use Category	Description
Commercial	This category is intended to accommodate general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, and other auto-oriented businesses. Limited office and service uses are also appropriate, depending on scale and location.
Neighborhood Commercial	This category is intended to be neighborhood based and includes uses such as small grocery or convenience store, coffee shop/deli, and personal and health services for Dayton's residents. The site and architecture design should be of scale and design compatible with surrounding uses.
Business Park	This category is intended to accommodate larger office buildings and corporate campus development, as well as light-industrial and office-warehouse development that require larger sites.
Industrial	This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office, and other related industrial uses.
Public Institutional	This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office, and other related industrial uses.
Mixed Use	This category is intended to provide a mix of residential, commercial, office, service (hotel, restaurants, etc.) and light industrial land uses depending on the location of each mixed use area with the assumption that a possibility 60% of the area will be for residential uses. The Mixed Use area southwest of the interchange will allow for the greatest variety of users to respond to the market and new access to I-94. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development is often stacked (but not required), consisting of main floor retail space with office or housing units located above. Residential density shall occur at an average of 12-20 units/acre. Each mixed-use area will have a corresponding ordinance that address the specific goals and uses for each unique mixed use area.
Sewered Rural Residential	This category is intended for a limited number of acres where property owners may wish to extend sewer and water to, or subdivide, larger lots than what is permitted through the standard Low Density Residential land use. Property owners would be required to apply for a comprehensive plan amendment prior to allowing sewer on these larger lots. The minimum lot size for this land use is 1 acre and the maximum lot size is 2.5 acres. The minimum density shall be .4 units/acre and the maximum 1 unit/acre. To ensure the City's overall density is not impacted, the cap on acres requested for this land use shall be 160 <i>net</i> acres.
Unsewered Rural Residential – Interim	<u>This category is intended to allow unsewered residential density of 2 units per 20 gross acres as an Interim Use in areas guided for the Post-2040 sewer stage, and in conformity with Metropolitan Council system plans. All subdivisions shall comply with A-3 zoning district standards.</u>
Existing Sewered Low Density Residential	This category accounts for existing residential development in the City of Dayton at lower densities in the northeast quadrant of the City that is served by sewer. The average density for this area is approximately 1.18 units/acre. Some areas may be able to undergo administrative lot splits, however before providing additional building entitlements to a larger scale redevelopment consisting of multiple parcels, the City will need to process a Comprehensive Plan Amendment. These areas are typically zoned R-1 and require a minimum lot size of 15,000 square feet.

Existing Unsewered Low Density Residential	This category accounts for existing residential development at very low densities in the northeast quadrant of the City. Before providing wastewater to any of these parcels, the City will need to submit a Comprehensive Plan Amendment. Existing unsewered lots are between 2 and 5 acres with a net density of .2-.5/acre.
Low Density Residential	This category identifies areas for single-family residential development at a minimum density of 2units/acre up to 5 units/acre. The city encourages developments with a variety of lot sizes and housing styles to meet life-cycle housing demands.
Medium Density Residential	This category is intended to provide for townhome development, multiplex development, Androw-homes at minimum density of 6 units/acre up to 8units/acre.
High Density Residential	This category is intended to accommodate the development of multiplex and low- to high-rise apartment buildings or condominiums. Development will occur at a density of 15 to 20 units/acre or greater. Architecture and landscaping is important in high density residential areas to ensure that development is appropriate and consistent with the community's character.
Master Planned Development	This unique land use will allow the city to work with a developer to create master planned community of approx.. 460 acres. The master plan is expected to include a mix of residential density and types of coupled with neighborhood commercial uses. The City will be expecting the development to provide unique community amenities and dedicated park land. A specific zoning district will be created for the master plan development and the minimum residential density will be 4.5 to 8 units/acre.
Rural Estate	This designation is applied to existing neighborhoods that have developed as larger estate lots on private septic. These platted developments were approved with the intention of providing for a rural style unsewered lot and neighborhood. The development pattern is not well suited to expand sewer and water infrastructure efficiently due to the lot size, presence of wetlands, woodlands, location of principle building and in some areas proximity of existing sewer. As these lots are on private septic they will not be included in overall density calculations. Rural estate lots are typically between 2 and 10 acres or .1 -.5 units/acre. If smaller sewered lots are ever requested for these areas a comprehensive plan amendment would be required.
Agricultural Preserve	These parcels are enrolled in the Agricultural Preserve program. Density in this district is limited to 1 unit per 40 acres.
Manufactured Home Park	This category identifies an existing manufactured home park with approximately 246 units at 8 net units/acre. Some redevelopment for mobile home park use is possible at these locations and a typical net density would be between 8 and 10 units/acre. It is anticipated that if the park were to ever change use that the future use would be industrial consistent with surrounding future land uses. This change would be accomplished through a comprehensive plan amendment.
Park and Open Space	This category is intended to provide areas of public or private ownership that will remain undeveloped or with limited development serving a recreational purpose that will be permanently preserved for the important recreational or ecological benefits provided to the region. This area includes the Elm Creek Park Reserve.
Golf Course	This category area is intended to identify existing and/or planned golf course facilities.
Open Water	This category provides permanently flooded open water, rivers and steams, not including wetlands or periodically flooded areas.

Figure 3: Future Land Use Map



Average Net Residential Density

As mentioned previously the Metropolitan Council has designated Dayton as an Emerging Suburban Edge community. Residential land use densities planned for new development shall average a net density of at least 3-5 units per acre. The average net density planned for seweried residential development is 3.22 units per acre as described in Table 3 below.

Table 4: Future Land Uses

FLU	GROSS ACRES	DEVELOPABLE ACRES	Minimum Density	Unit Capacity
SEWERED RESIDENTIAL				
Low Density Residential	5,820	4,096	2.0	8,193
Medium Density Residential	606	469	6.0	2,813
High Density Residential	265	197	15.0	2,952
Master Planned Development	462	383	4.5	1,726
Mixed Use – (60% Residential in parenthesis)	481 (289)	222 (174)	12.00	1,919
Existing Sewered Low Density Residential	442	414	1.18	488
Existing Mobile Home Park	48	41	8.00	328
Total seweried acres	7,932	5,774		
<u>Units Total</u>				18,584
<u>Avg. Density</u>				3.22
UNSEWERED RESIDENTIAL				
Agricultural Preserve	307	217	.025	5
Existing Unsewered	672	493	.2-.5	98-246
<u>Unsewered Rural Residential-Interim</u>	<u>1,061</u>	<u>794.8</u>	<u>.1</u>	<u>94</u>
Rural Estate	379	230	.1-.5	23-115
NON RESIDENTIAL				
Neighborhood Commercial	29	28	-	
Commercial	127	99	-	-
Business Park	102	83	-	
Industrial	613	503	-	
Golf Course	85	37	-	
Park and Open Space	3,529	1,651		
Public Institutional	71	65	-	
Open Water	1,300	-	-	
Notes: The calculations take all approximate land use by acres its corresponding minimum density regardless of whether or not it has been platted. The staging table below takes into account plats. <i>Developable acres in Sewered and Unsewered Residential areas nets out approximate wetlands and public park land. Non-Residential nets out wetlands only.</i>				

The Metropolitan Council requires communities to assume development at the minimum density of each land use when projecting net residential density. In reality, some development may occur within the allowed range, higher than the minimum.

The City does endeavor to protect important natural resources such as steep slopes, shorelands and existing stands of hardwood trees in good health. If redevelopment occurs in the Mississippi River Corridor Critical area, it would be the intent of the city to remove shoreland and bluff impact zones or steep slopes from the net density calculation. This could ensure that lots that are platted in these areas are large enough to meet the requirements of the MRCCA ordinance, shoreland ordinance and state requirements, while also ensuring that net density requirements are met. Shore or Bluff impact zones are considered as undevelopable as wetland areas.

Additionally, if development occurs in areas that are highlighted in the greenway corridor, the City will ensure that high quality natural resources such as significant tree stands of hardwood trees are conserved. Any areas where tree preservation is proposed through conservation easements, the city would ensure that these areas could be removed from the net density calculations. The City will ensure that Conservation Subdivision ordinance is utilized where possible.

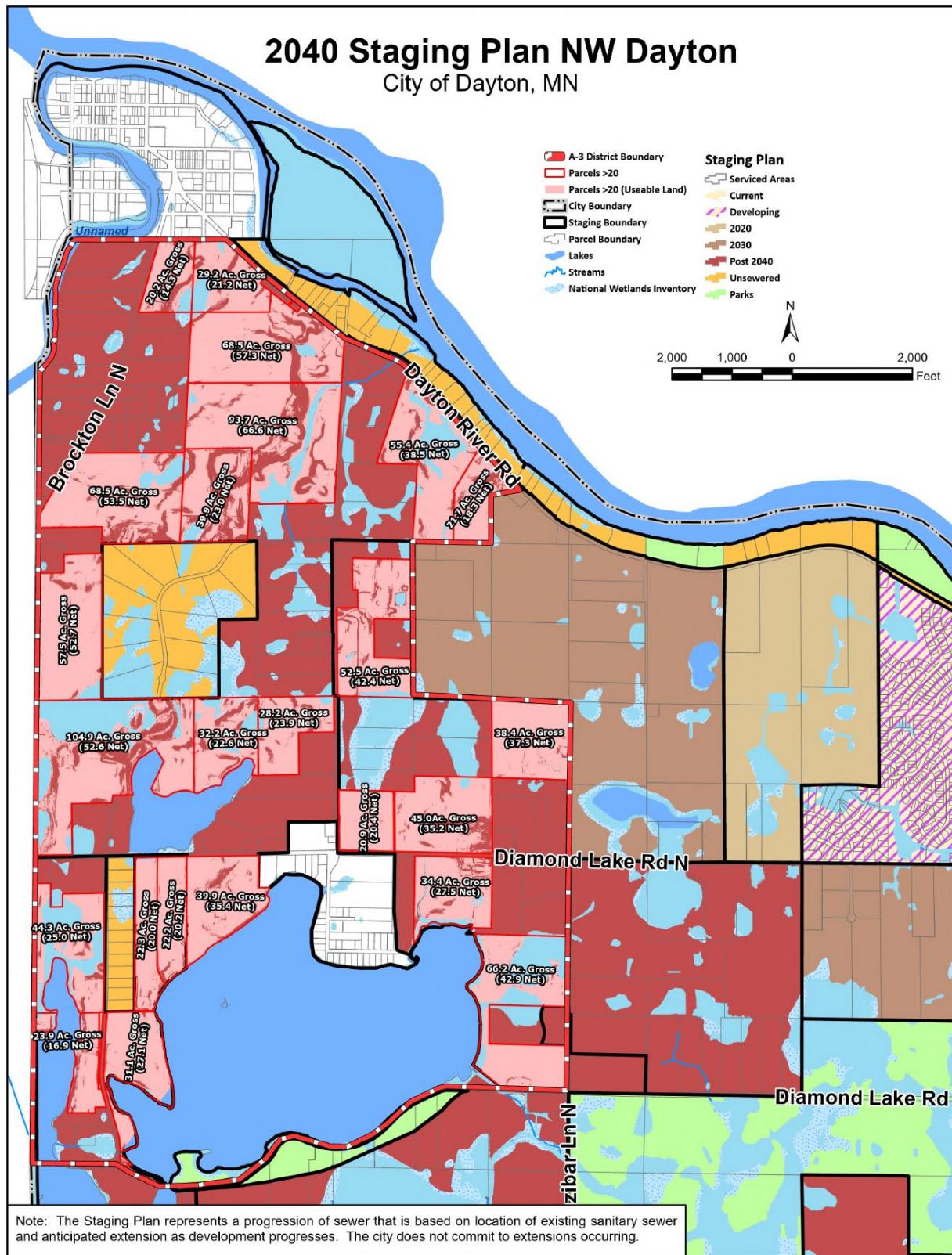
Additionally, it should be noted that the Future Land Uses density calculations for Sewered Residential Land Uses found in Table 3 does not always present the most accurate representation of density when considering developments that have been completed or are ongoing in the City of Dayton. Table 3 is using projected unit number counts based on minimum density in each sewered Land Use category. See the Staging Section below for a discussion on how known densities were placed into two new staging categories, Serviced, and Developing. The totals in Table 4 may represent a more accurate unit count when taking into account serviced (or developed) or developing areas.

The existing Manufactured Home Park in southwest Dayton has a unit capacity of approximately 256 units with an overall net density of 8.00 units per acre. This area may have some ability for expansion. The current owner of Dayton Park (the City's only operating Manufactured Home Park) has expressed interest in some minor expansion that will likely have larger lots and larger units.

A new sewered residential land use is being introduced in this Plan. **Sewered Rural Residential** is intended for the subdivision or the connection of sewer to larger lots with a maximum lot size of 2.5 acres and a minimum lot size of 1 acre. This Land Use designation could allow for transitional areas between existing larger lots and more recent Low Density Residential subdivisions, or where higher densities may be improbable due to natural features (e.g. the Mississippi River Rules). This land use is by request only, therefore no parcels yet have this designation assigned. In order to ensure that the City's overall density is not impacted by requiring parcels to this new designation, the City has capped this amount of land allowed in this designation to 160 *net* acres. Areas currently guided as unsewered, but are near to existing sewer facilities will be given first priority for this new designation. To allow more than 160 net acres, the City would have to complete a more intense Land Use Map amendment to increase sewered densities in some areas to ensure that the City maintains a 3.00 unit/acre density overall.

The Comprehensive Plan was amended in 2025 to add a land use category: **Unsewered Rural Residential-Interim**. Parcels 20-acres or greater in size located in northwest Dayton, and within the Post-2040 Sewer Stage are eligible to be re-zoned to A-3 Agricultural, and to be subdivided with a maximum density of two units per 20-gross acres. Such subdivisions shall preserve 75% of developable land for future sewered development. Land within the A-3 zoning district with access to municipal sewer connections shall be rezoned to a higher residential density, upon approval of a sewered subdivision (approval of re-zoning and re-subdivision is to be concurrent).

Figure 4: 2040 Staging Plan NW Dayton

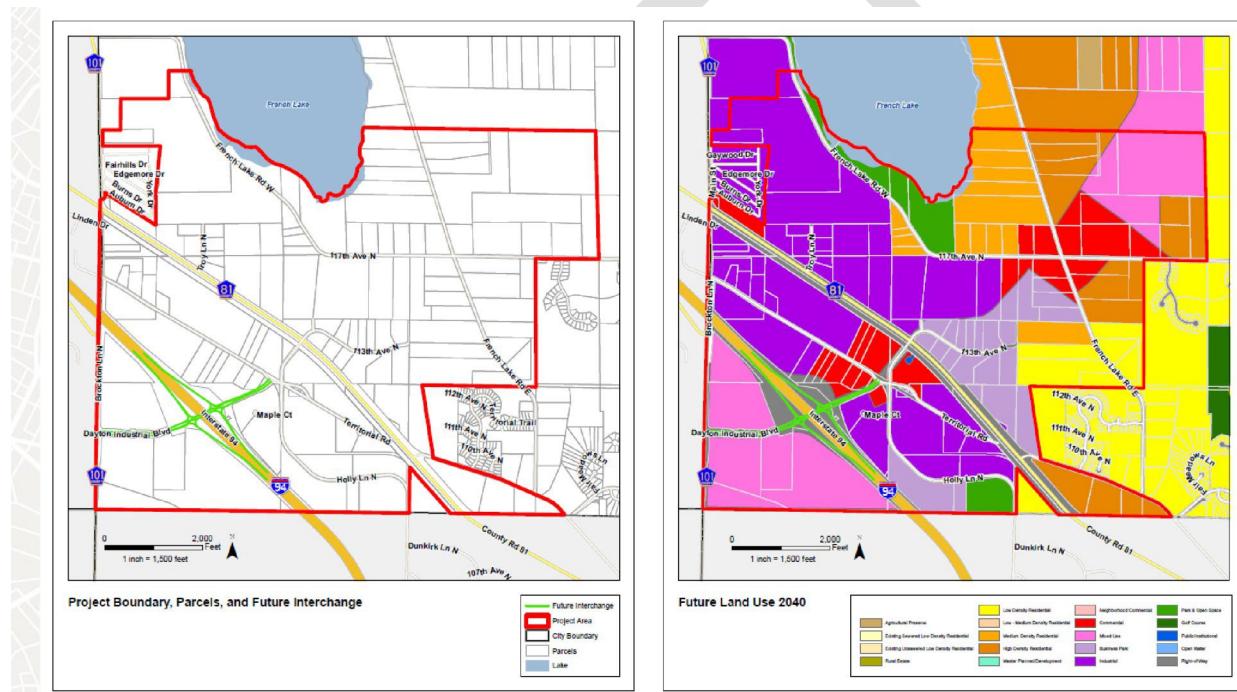


Non-Residential Development Intensity

Non-residential zoning districts (including the Business Districts and Industrial Districts) are typically developing at a maximum of 50% building footprint coverage (or .5 FAR). However, mixed use districts have a typical cap on impervious surface at 80% of the lot. While there is not building intensity cap for mixed use districts, the 80% impervious surface cap includes improvements like parking lots and building coverage is very unlikely to reach 80% while also meeting parking requirements. Any increase in FAR beyond maximum caps, whether building coverage, or impervious, would require additional zoning approvals (such as a Planned Unit Development, or Variance).

Southwest Dayton Small Area Plan

The City is currently working on a small area plan (study area outlined below) and market research study for southwest Dayton. Upon completion of the study some adjustments may be considered to land use to help Dayton reach its competitive advantage when the interchange opens.



Redevelopment Priority Areas

The City has three high priority areas where development and redevelopment opportunities will be encouraged in order to expand the tax base and create opportunity for local jobs. Southwest Dayton will be an area of change over the next planning period for new development and possible redevelopment of older industrial properties with the opening of the Dayton Parkway Interchange in 2021. As mentioned above this area is being studied and a small area plan will be created. This will be followed by preparation of a Mixed-Use zoning district specific to SW Dayton. Updates to other districts are also possible to allow for uses based on market study while ensuring standards result in the highest quality development.

Balsam Lane is another area of redevelopment potential. This area was re-guided Mixed Use in previous updates. Vacant land as well as older commercial spaces occupy the district. The Balsam Lane Apartments were constructed in 2017 as the first redevelopment under the mixed-

use zoning. Streetscaping was completed at the same time. The City will encourage a mix of uses within this development area.

Finally, the Historic Village in northwest Dayton is a focus area. This enclave was studied in the 2030 plan and will remain a focus for future redevelopment once available extension of sewer and water are possible to expand uses including residential and village oriented commercial uses. The city will consider purchase of key properties on the riverfront for future redevelopment.

Future Land Use Plan Principles

The Future Land Use Plan guides the development of Dayton through 2040 (and beyond) and will be used to implement the City's goals, strategies and policies. The Plan is guided by goals listed earlier in this chapter and furthered by the following principles:

Development Patterns and Neighborhood Form

- Encourage open spaces, parks and trails in all neighborhood developments. Community input and surveys indicate that a high quality of life is found when residents have visual access to green spaces and close proximity to a variety of park experiences.
- Create neighborhoods with a variety of housing types that are well connected with roads, trails or sidewalks. Even in low density land use areas new developments can meet life-cycle housing needs with a mix of small lot single family and villas, more traditional larger two -story single family and even attached townhomes within a single neighborhood.
- Recognize neighborhood characteristics and promote new development compatible in scale, architectural quality and style with existing neighborhoods.
- Guide density to areas with proximity to existing infrastructure and future infrastructure availability.
- Concentrate higher density development near major roadways and service-oriented businesses to help promote walkability.
- Consider planned development in surrounding communities when making land use decisions in the City.

Open Spaces and Natural Resources

- Preserve natural resources throughout the community and provide educational opportunities to residents to help them understand the value of natural areas.
- Preserve open spaces and natural resources.
- Protect wooded areas through implementation of the tree preservation ordinances and encourage improvement of existing resources and reforestation.
- Support the guidelines identified in the Natural Resources chapter to preserve the City's natural systems and the Mississippi River Corridor Critical Area Plan.

Business Districts and Commercial Areas

- Focus service businesses and development near urban residential densities and along primary transportation corridors.
- Provide connections between residents and commercial areas and promote businesses within mixed-use areas.

- Work to create job opportunities in the community within commercial and industrial guided areas for Dayton residents to reduce traffic and commuting demands.
- Emphasize service and retail uses which serve the needs of the local community and provide opportunities for the community to gather.

Staging

The Metropolitan Council requires Emerging Suburban cities to provide the anticipated rate of growth based on ten-year increments. Development of such a staging plan provides several benefits to the City.

- A staging plan creates orderly logical growth pattern based on development patterns and availability of infrastructure
- Allows for a connected transportation network
- Clearly defines timing at which land is available for development
- Allows the City greater control over the pace and location of new development combined with providing necessary services where each staged development will occur and when it occurs
- Provides greater ability to plan, budget, and set goals for future development based on the Staging Plan

The Staging Plan was developed to guide the contiguous pattern of growth (Figure 4 Staging Plan below) based on current development patterns and availability of infrastructure. The Staging Plan illustrates the city's "serviced areas" or parcels with sewer (established neighborhoods already served). The staging plan identifies "developing" parcels which have already received preliminary or final plat approval. "Serviced" and "developing" areas in the staging plan are functionally a sub-category of the "current" staging areas, however, known densities are utilized in these areas where possible for a more accurate calculation of units based on actual data, rather than projected data. While the staging does call out serviced areas differently than current areas, it is not intended to show that serviced areas have no development potential, but to signify that redevelopment may either take longer, or require assemblage, or happen at a much smaller scale through administrative subdivisions. The "Current" staging category is all remaining developable land in closest proximity of sewer service which are large enough or may be under-utilized to be easier to develop. It is the city's desire that this land be developed prior to opening the next staging area. Since the 2030 plan, Dayton has chosen to create a more realistic staging plan with fewer acres in the 2020, and 2030 staging areas.

The mobile home park is shown in the current staging area as the mobile home park owners have expressed interest in expansion, or redevelopment, as well as improvements in this area. Existing Low Density Residential areas are shown under serviced as these areas were a part of the first sewer project in Dayton. Some of these lots were previously on septic and were of such a size to be impractical to continue to utilize individual septic systems. While these areas are shown as serviced, there may be some redevelopment opportunities that may occur on an administrative level through lot splits.

The ten-year staging areas are patterned by how the city is developing from three corners with, northeast and south being most active. While a majority of the City will eventually be served by Metropolitan Council sewer interceptors, a small area in the northwest corner of Dayton has been served by Otsego service, as reflected on the Staging Plan. This northwest area is not planned for sewered development beyond what has been served by Otsego until both water and sewer capacity is available.

The Staging Plan translates to a development pattern in the northeast corner of the City occurring from east to west and north to south as infrastructure is constructed. Conversely, development in the south/southwest corner of the City is planned to occur from south to north and west to east as infrastructure is constructed.

The goal of the Staging Plan is to manage growth and guide the orderly and cost-effective provision of infrastructure at a rate that is consistent with forecasted growth, while responding appropriately to market conditions. The plan indicates the sequence of growth and anticipated timing while balancing development pressure between north and south Dayton. The City will assess market conditions and land capacity to determine when the next staging area will be open for development. The Staging Plan cannot force development to occur, but can be used as a tool to guide development appropriately. It should be clear that while there are legitimate reasons why cities should stage and time growth in an orderly and contiguous manner, there is nothing about adopting a staged growth plan that forces any private property owner to sell their land before they wish to do so.

Future land uses are broken down by staging areas and presented in Table 4 (Forecast By Staging). Density assumptions were also included to estimate the potential number of units to be accommodated in each staging area. It is important to note that like the Future Land Use Plan, the Staging Plan forecasts are based on total potential units. Table 4 represents the City's best estimate of the timing of future growth.

Figure 45: 2040 Staging Plan

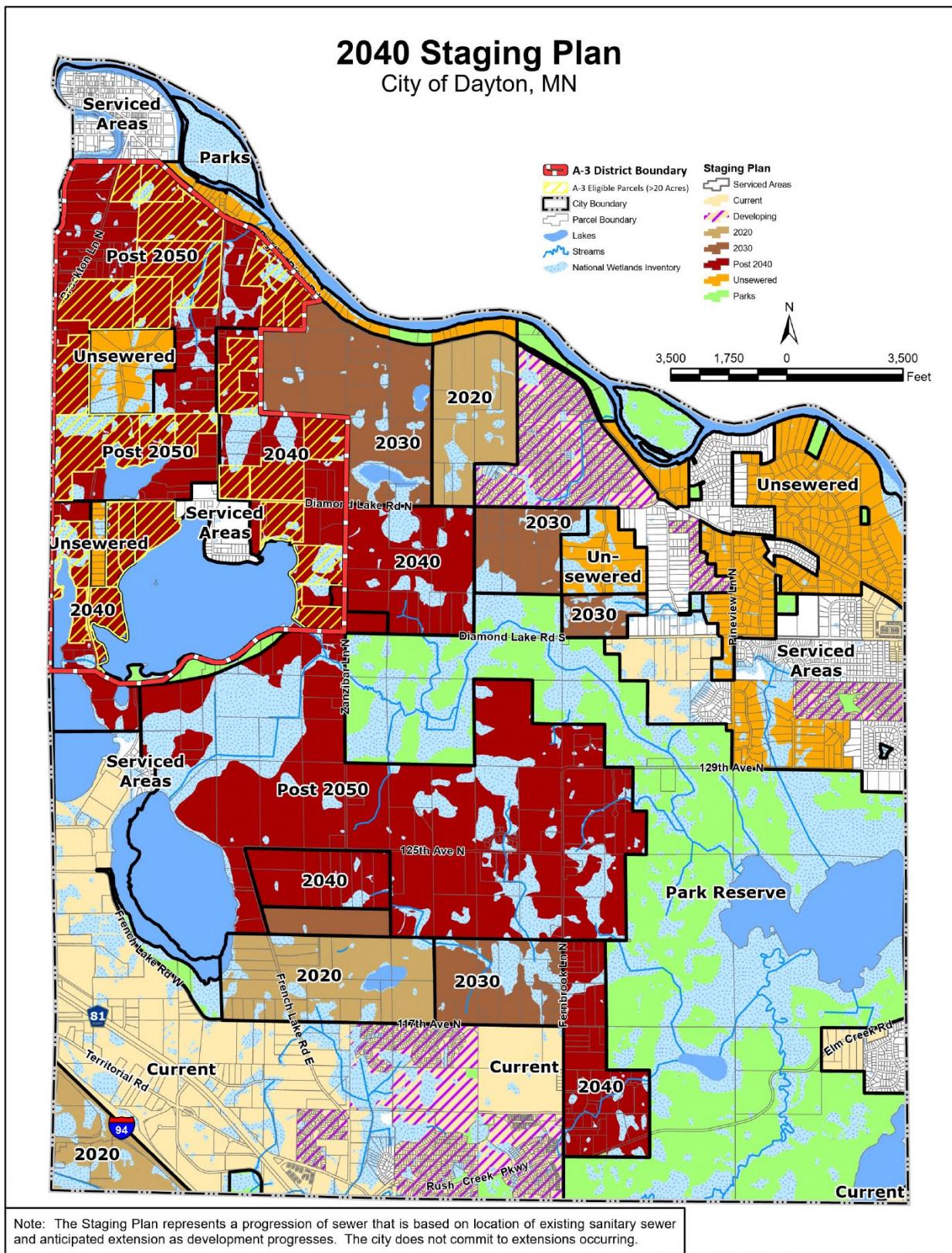


Table 5: Staging and Sewered Residential Land Use

Staging	2040 Land Use	Gross Acres	Net Acres	Park Dedication*	Net Developable Acres	Minimum Density (units/acres)	Unit Capacity	Percent
Current								
	Existing Mobile Home Park	48	41	0	41	8.00	325	3%
	Low Density Residential	473	381	38	343	2.00	686	32%
	Medium Density Residential	39	36	4	33	6.00	195	3%
	High Density Residential	51	25	3	23	15.00	338	3%
	Mixed Use (residential)	36	28	2	26	12.00	314	2%
	Existing Sewered Low Density Residential	7	7	1	6	1.18	7.00	1%
	Commercial	76	63	6	57	-	-	5%
	Business Park	102	83	8	75	-	-	7%
	Industrial	614	504	50	422	-	-	42%
	Mixed Use (Non-Residential)	24	18	2	16	-	-	2%
Sub Total		1,470	1,186	114	1,072	-	1,865	
2020-2030								
	Low Density Residential	228	200	20	180	2.00	359	29%
	Medium Density Residential	86	64	6	58	6.00	349	11%
	High Density Residential	71	53	5	48	15.00	718	9%
	Master Planned Development	108	99	10	89	4.5	400	14%
	Mixed Use (Residential)	136	74	7	66	12.00	795	18%
	Commercial	51	36	4	33	-	-	7%
	Mixed Use (Non-Residential)	91	49	5	44	-	-	12%
Sub total		766	575	57	518	-	2,621	
2030-2040								
	Low Density Residential	575	435	43	391	2.00	782	58%
	High Density Residential	43	42	4	38	15.00	573	4%
	Master Planned Development	315	291	29	262	3.01	1,178	32%
	Mixed Use (Residential)	15	15	2	13	12.00	186	1%
	Agricultural Preserve	36	18	-	18	-	-	4%
	Mixed Use (Non-Residential)	12	12	1	11	-	-	1%
Sub total		996	815	80	735	-	2,719	
2040-2050								
	Low Density Residential	862	678	68	610	2.00	1,220	62%
	Medium Density Residential	243	212	21	191	6.00	1,148	17%
	High Density Residential	96	95	10	86	15.00	1,285	7%
	Master Planned Development	38	36	4	32	4.5	146	3%
	Mixed Use (Residential)	24	19	2	17	12.00	206	2%
	Agricultural Preserve	94	88	-	88	-	2	5%
	Neighborhood Commercial	16	16	2	14	-	-	1%
	Public/Institutional	32	28	-	28	-	-	2%
	Mixed Use (Non-Residential)	16	13	1	12	-	-	1%
Sub total		1,421	1,185	108	1,077	-	4,007	

Post 2050								
	Low Density Residential	2580	1950	195	1755	2.00	3,509	85%
	Medium Density Residential	239	207	21	187	5.00	1,119	8%
	Agricultural Preserve	178	110	-	-	-	-	6%
	Neighborhood Commercial	10	10	1	9	-	-	0.3%
	Public/Institutional	10	7	-	7	-	-	0.3%
Sub total		3,017	2,285	216	1,941	-	4,629	
Developing**								
	Low Density Residential	835	721	72	649	3.34	2,174	90%
	High Density Residential	4	3	0	3	15.00	45 – 100	0.4%
	Neighborhood Commercial	3	2	0	2	-	-	0.3%
	Golf Course	85	37	-	37	-	-	9%
Sub total		927	7763	72	653	-	2,219	
Served***								
	Existing Sewered Low Density Residential	435	407	41	367	1.18	427	51%
	Low Density Residential	266	187	38	149	2.3	343	31%
	Mixed Use (Residential)	74	55	5	50	12.00	600	9%
	Public/Institutional	29	29	-	29	-	-	3%
	Mixed Use (Non-Residential)	50	37	4	33	-	-	6%
Sub total		854	715	83	566	-	1,376	
Unsewered								
	Existing Unsewered Low Density Residential	672	547	-	547	.2	109	64%
	Rural Estate	378	255	-	255	.1	25	36%
Sub total		1,050	802		802		133	
Total		7,917	6,361	651	5,705	3.4	19,569	

Notes: *Park dedication is based on requiring 10% of land dedicated to public purposes. This is an estimate and park needs are likely to fluctuate based on park search areas and changing park needs or the City acquiring park land outright.

The Mixed Use Land Use assumes 60% may be for residential use, 40% of the land area is indicated by the row Mixed Use (non-residential).

**The Developing category are those areas which have been recently platted and utilizes actual unit counts and actual density, except the high density portion which has not yet been platted in Sundance Greens.

*** The Served area is an approximation of neighborhoods which have been seweried and are developed to their potential within the 2040 planning horizon, however some infill development or redevelopment (particularly the Mixed Use Old Village area) may be possible.

Growth Management

During the preparation of the Comprehensive Plan update, the City, along with the Comprehensive Plan Steering Committee, City Council, and Planning Commission, thoroughly considered how best to implement many of its new plans for sewer expansion, major transportation initiatives, park expansions/ improvements, and accommodation of forecasted growth in an efficient manner. Through this analysis, the City has determined that managing growth through the orderly provision and expansion of infrastructure and other means is in the best interests of the public to ensure growth is orderly, efficient, and environmentally sound.

The purpose of a growth management policy is to ensure adequate staff and administrative capacity to conduct the permitting and construction supervision processes. During these processes, staff is responsible for ensuring that the purposes of the Comprehensive Plan and the standards and requirements contained in supporting codes and ordinances are met, that all of the necessary public infrastructure and services are either in place or shall be built concurrently, and that the proposed development shall not place a disproportionate economic burden on the community. These essential tasks require a significant amount of time and effort, and it is essential that City Staff has adequate capacity and expertise to ensure that these items are completed effectively and consistent with City policies and regional and state laws, policies, and regulations.

To help control the progression of growth, the City will create a Growth Management Policy, as a comprehensive plan implementation step, that will manage pace of development that can occur annually in each staging year. The City recognizes that certain areas of the City may develop at a faster rate than others; therefore, the City wants to ensure that future guidelines are in place to help assess when it is appropriate to open the next staging area, regardless of the stated year on the staging plan. The development of the policy is intended to reinforce the Staging Plan and also provide for flexibility to market conditions. The policy will provide a tool to ensure that adequate infrastructure is in place and adequate services can be provided to meet growth demands.

As required by state statute, a municipality's Comprehensive Plan must also include strategies for protection of special resources including solar access, historic preservation, aggregate, and Critical Area. These strategies are discussed below.

Solar Access

Minnesota Statutes require an element for the protection and development of access to direct sunlight for solar energy systems. The purpose of this legislation is to prevent solar collectors from being shaded by adjacent structures or vegetation and to ensure that development decisions do not preclude the possible future development and use of solar energy systems. To ensure the availability of solar access, the City of Dayton will, whenever possible, protect access to direct sunlight for solar energy systems on principle structures and to ensure that the zoning code provides means for residents to utilize solar for their home use. The City of Dayton will consider solar access in the review of site plans and planning decisions. The figure 5 and table 5 below shows Dayton has high solar potential.

Figure 5: Solar Potential in Dayton
Gross Solar Potential
City of Dayton, Hennepin County

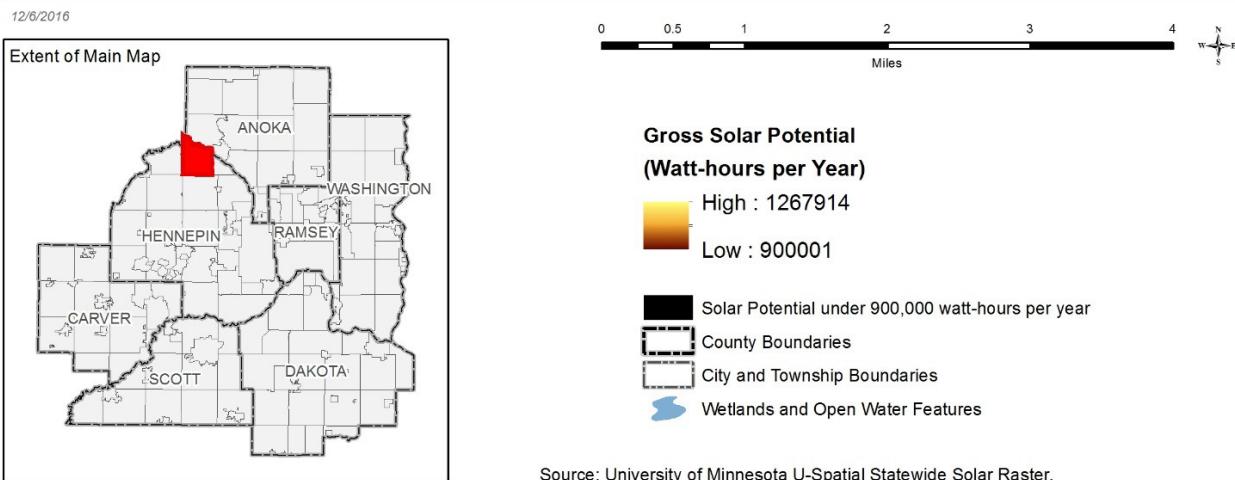
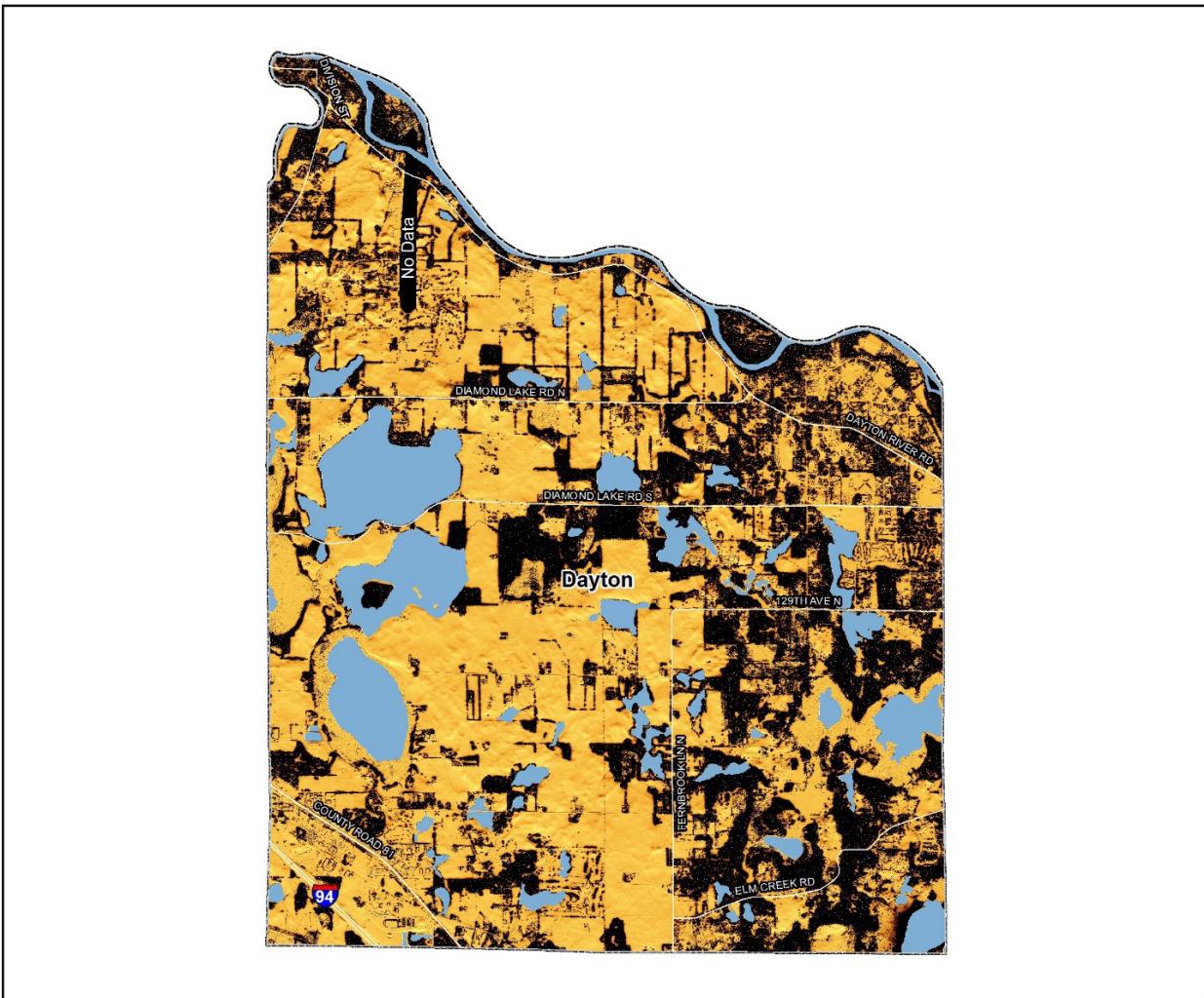


Table 6: Gross and Rooftop Solar Resource Calculations

Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr)	Rooftop Generation Potential
42,349,544	364,628	4,234,954	36,462

Aggregate Resources

The Metropolitan Council requires cities to identify the location of aggregate resources within the community based on the Minnesota Geological survey within the Comprehensive Plan. No aggregate resources were identified in the City of Dayton.

Natural Resources

The City contains many ecologically significant natural resource areas that provide value to all residents by providing natural beauty and wildlife habitat, improving water quality and adding to land values. These natural areas are described in further detail in the Natural Resource chapter but merit discussion from a land use and development perspective.

The City has an extensive network of wetlands and lakes that significantly impact the developable areas in the City. Woodland areas are located throughout the community, including a number of remnants of the Big Woods along with many other significant stands. The community has made conscious choices to preserve and protect the natural areas and to improve their quality. Because a large percentage of the land area in Dayton is comprised of lakes and wetlands (nearly 12,400 acres) and many of these areas are under private ownership, it is critical for the City to educate residents about the importance of maintaining healthy wetlands, woodlands and lakes.

These natural features comprise the City's green infrastructure system; the City's natural support system that promotes healthy sustainability of the community. As the City grows, the natural areas will be a critical element of every decision-making process. The City undertook an extensive natural resource and open space planning effort in 2008 that has been a foundation for land use decisions. The Natural Resource Chapter indicates the ecologically significant areas that require protection and the areas that will be conserved as development occurs are shown on the Land Use map as the Greenway Corridor. Where possible, the City seeks to connect new development areas to the natural resources to better connect residents to nature. Should a develop be within the Greenway Overlay Corridor, [section 1002.15](#), Conservation Subdivision, is used and a Planned Unit Development is used in order to protect the sensitive natural resources. Additionally, the City's Natural Resources goals (found in the Natural Resources Chapter), outline how the City will conserve high value natural resources as development occurs.

Dayton is also within the Mississippi River Corridor Critical Area (MRCCA). See the appendix for the City's plan to conserve this important resource through its MRCCA Plan.

Historic Preservation

The Metropolitan Land Planning Act (Minn. Stat. 473.859 Subd. 2) requires that local comprehensive plans include a historic preservation element. The City of Dayton has several areas which have historic significance to residents including areas of the Old Village of Dayton, the Old Town Hall, and Elsie Stephens Farm Park. The City values these resources and is currently working towards creating an inventory of historic assets. In 2020, the City completed a

National Register of Historic Places Evaluation on the Old Town Hall. Dayton will continue to evaluate tools that endeavor to preserve or conserve these assets that may include: formal registration for National Historic Places, communication, and education.

DRAFT

ORDINANCE No. 2025-__

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

SECTION 1. AMENDMENT. Dayton City Code 1001 is hereby amended by adding the following underlined language and deleting the following strikethrough language, which reads as follows:

§1001.05 RESIDENTIAL DISTRICTS.

Subd. 11 Agricultural (A-3)

- (1) *Intent.* The intent of this district is to allow residential development with a gross density of 2 units per 20 acres to reserve land for efficient future urban development with the following Flexible Development Guidelines incorporated into a Preliminary Plat submittal and approval requirements:
- a. Reserve land resources for efficient future urban development. Examples include requiring Drainage & Utility easements for probable locations of water and sewer utilities, with consideration of the city's Ultimate Sewer Map (see Comprehensive Plan).
 - b. Identify land characteristics required to support future urban development. Examples include identifying natural barriers that may prohibit economical water and sanitary sewer; conversely identifying areas supportive of future urban development. Those areas identified for permanent unsewered development shall be of sufficient size to accommodate a well, and primary and secondary individual sewage treatment system sites.
 - c. Allow no more than 25% of areas identified for future urban development to be developed as unsewered, reserving larger areas for future urbanization. Example: identify on the plat areas probable for future urbanization. Within this area, Ghost Plat lots complying with sewerered zoning districts (e.g. R-1, R-3, etc.). Record deed restriction requiring homes to comply with setbacks as if the Ghost Lot were zoned a sewerered zoning district. Consider if probable Ghost Lots are more or less than 25% of the area identified for future urbanization.
 - d. Protect future urbanization parcels with temporary development agreements, easements, or deed restrictions.
 - e. Provide for the rezoning of the future urbanization parcels to a residential zoning classification at densities consistent with Metcouncil policy at such time that urban services are available.
- a. Land eligible to be zoned to A-3 Agricultural shall include land guided "Unsewered Rural Residential-Interim" in the Comprehensive Plan.
 - b. Concept Plans and Preliminary Plat submittals shall include a Ghost Plat indicating how the subdivision could be re-developed when municipal

sewer/water becomes available with a minimum residential density of two units per net acre. The Ghost Plat shall take into consideration the most recently City Council adopted Comprehensive Sewer Plan.

- c. Allow a maximum of 25% of the developable land in a project to be developed. "Developed land" includes right-of-way, stormwater pond (BMP), and house pad (up to 1/2 acre).
- d. Preserve a minimum of 75% of undeveloped net acres for future sewered development through a temporary development agreement, deed restriction, easement, or similar. The intent of the restriction is to prevent land from being developed prior to connections to municipal sanitary sewer, and shall expire upon the connection to municipal sanitary sewer. This restriction does not prohibit agricultural buildings from being built on agricultural land (e.g. class 2 property tax classification).
- e. Preliminary Plats shall identify a house pad, primary and secondary septic drainfields (with a soil boring log at each drainfield), and well location. Small Community Wastewater Treatment Systems are prohibited.
- f. Upon the availability of municipal sewer and water, the City shall permit parcels within the A-3 district to be re-zoned to a zoning district with a higher residential density consistent with Metropolitan Council policy.

- (2) Permitted uses. See Table 5.1 for a list of permitted uses.
- (3) Permitted accessory uses. Uses such as those listed below that are customarily incidental and clearly subordinate to the permitted or approved conditional use. Also see Table 5.1 for a list of other permitted accessory uses.
 - a. Private garages and agricultural accessory buildings, in accordance with district requirements.
 - b. The renting of rooms in a single-family detached dwelling by a resident family for lodging purposes only and for the accommodation of not more than 2 roomers.
 - c. Private swimming pools and tennis courts.
- (4) Conditional uses. See Table 5.1 for a listing of conditional/interim uses.
- (5) District requirements.

	A-3
Minimum lot size	1.5 net acres
Minimum lot frontage	120 feet
Minimum corner lot front frontage	140 feet
Minimum lot width at setback	140 feet
Minimum lot depth	200 feet
Maximum impervious surface coverage	25%

Setbacks - Dwelling

Front, side or rear to a street*	30 feet
Side	10 feet
Rear	30 feet

Subd. 13 Allowable Uses; Table 5.1

Residential - Agricultural Use Classifications	N-Not Permitted				
	P-Permitted				
	C-Conditional Permit				
	I-Interim Use Permit				
	A-Accessory				
Zoning District					
	SA	A-1	A-2	A-3	RO
Accessory buildings	A	A	A	A	A
Agriculture	P	P	P	P	N
Attached or interior accessory dwelling unit as regulated by Subsection 1001.36	A	A	A	A	N
Bed and breakfast	N	I	I	I	I
Boarding houses	N	I	I	I	I
Bus/transit station	N	C	C	C	C
Cemeteries	N	C	C	C	N
Commercial composting and land spreading	I	I	I	I	N
Commercial recreation	N	C	C	C	N
Day care 13 or fewer persons ¹	A	A	A	A	A
Day care 14 or more persons ¹	C	C	C	C	C
Detached accessory dwelling units as regulated by Subsection 1001.36	I	I	I	I	N
Essential services	P	P	P	P	P
Event center	I	I	N	I	N
Fences*	A	A	A	A	A
Feedlots and poultry facilities ¹	C	C	C	C	P
Golf courses/driving ranges	N	N	N	N	N
Home occupation	A	A	A	A	A
Home extended business	I	I	I	I	I
Horse boarding and riding facilities	C	C	C	C	N
Junk yards	N	N	N	N	N
Kennels	C	C	C	C	N
Mining	C	C	C	C	N
Mobile home park	N	N	N	N	N
Multi-family attached residences	N	N	N	N	C
Nursery wholesale	C	C	C	C	N
Nursing homes	N	N	N	N	C
Park and public uses	P	P	P	P	P
Public utility stations	P	P	P	P	C

Religious institutions	N	C	C	C	C
Residential care facility serving 6 or fewer people ¹	A	A	A	A	A
Residential care facility serving 7 or more people ²	N	N	N	N	N
Restaurants and liquor establishment (accessory)	N	N	N	N	N
Schools	N	N	N	C	C
Senior citizen housing	N	N	N	N	C
Single-family attached residences	N	N	N	N	C
Single-family detached residences	P	P	P	P	P
Towers - amateur radio	C	C	C	C	C
Two-family dwellings	N	N	N	C	C
Veterans Outpatient Treatment Facilities (on parcels at least 30 gross acres in size)	N	I	N	I	N
NOTE: Any use not listed above as a permitted, conditional use, or interim use is not permitted.					
¹ Must be licensed by the State of Minnesota.					
² When part of a PUD.					
* For fences see fence guidelines in Section 1001.24 Subd. 7.					

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton this 9th day of December, 2025.

Mayor Dennis Fisher

ATTEST:

Amy Benting, City Clerk

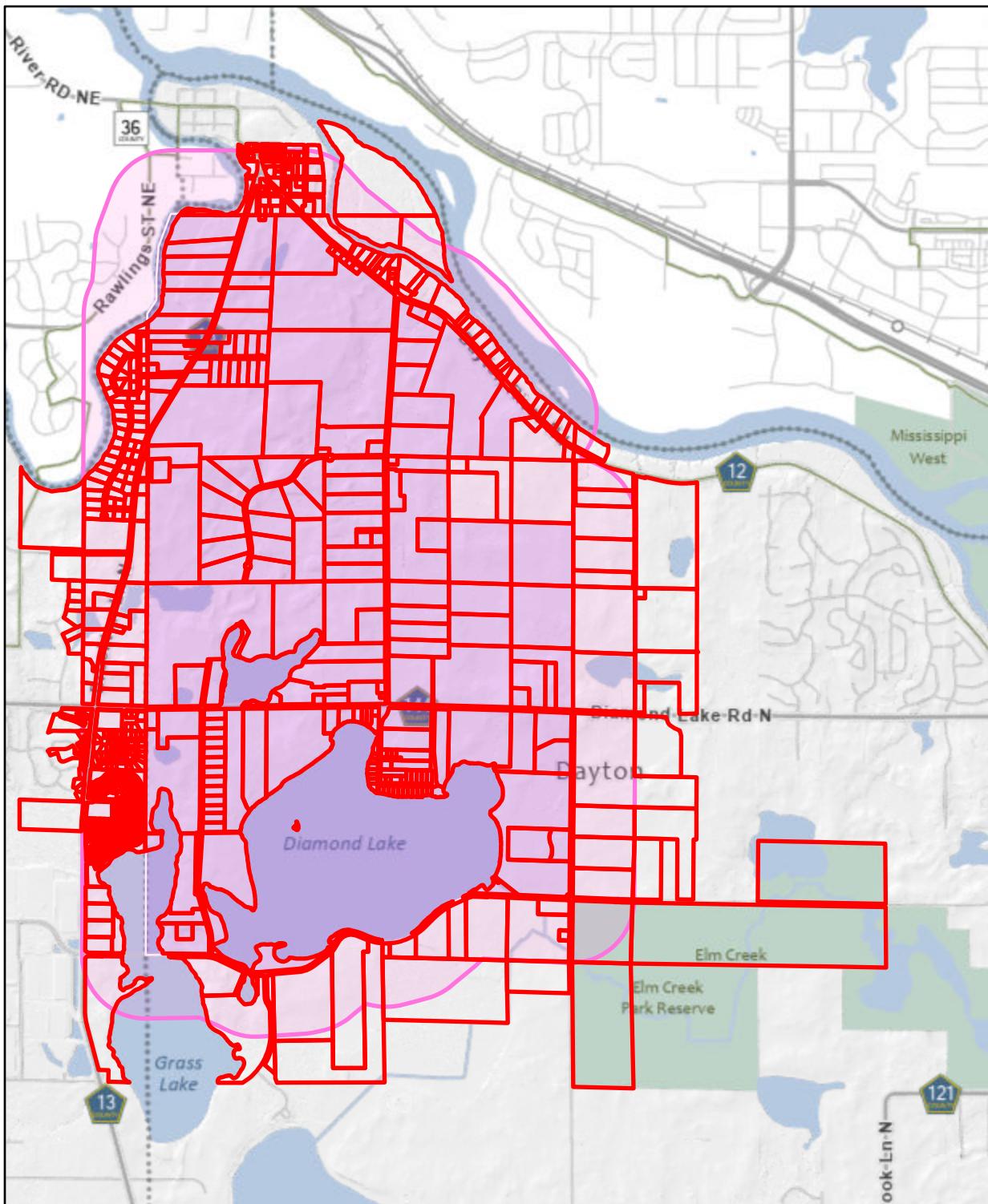
Motion by _____, Seconded by _____.
Motion passed.

Published in THE PRESS on _____.



Hennepin County Locate & Notify Map

Date: 11/12/2025



Buffer Size: 1320

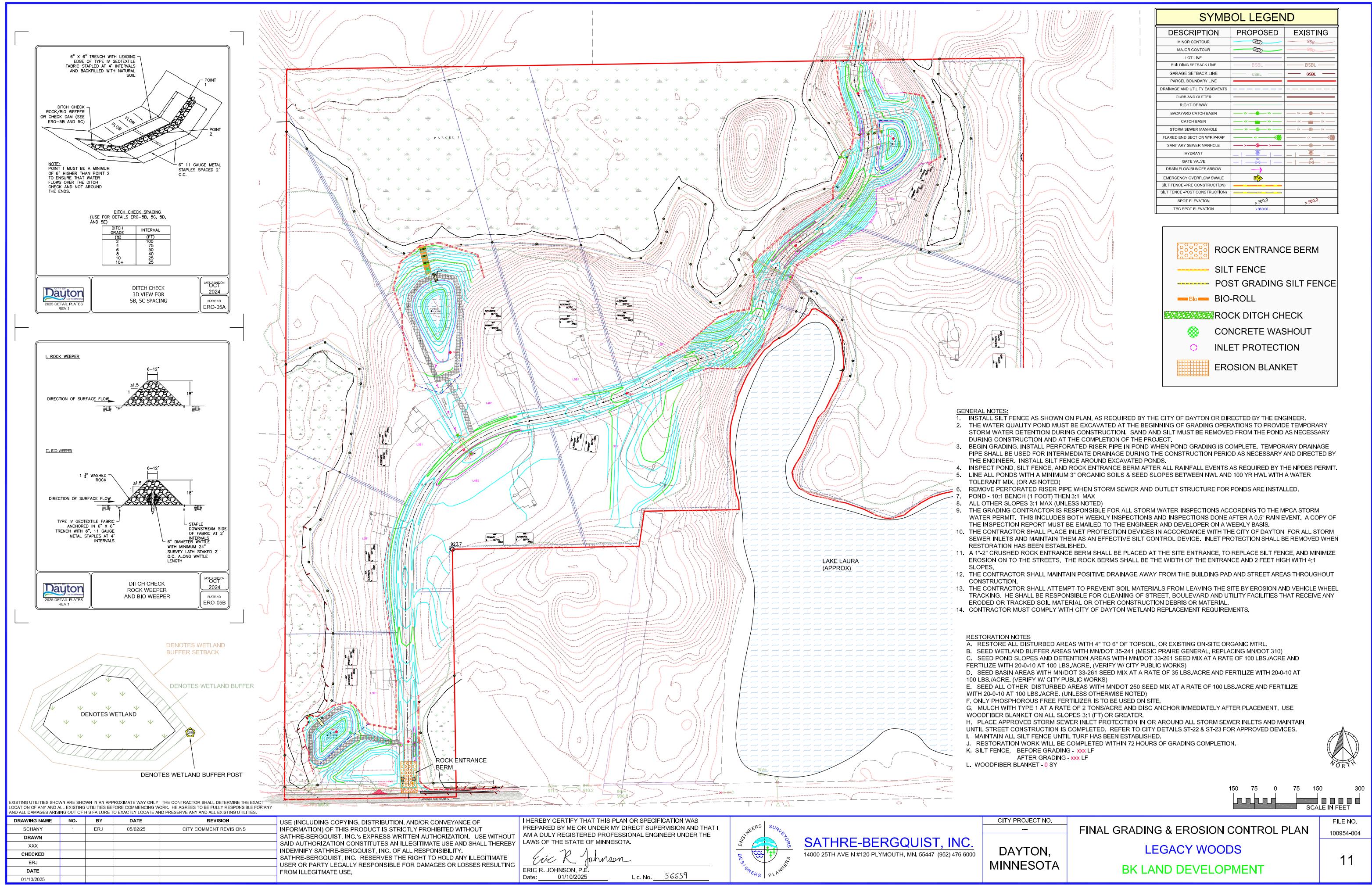
0 to 2,000 Feet

Map Comments:



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us



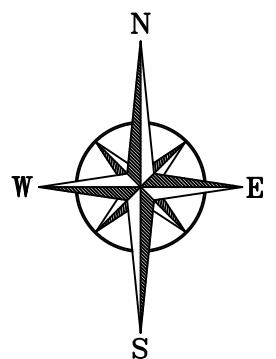
CONCEPT PLANNING

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GRAPHIC SCALE

