

Plan Implementation Program

Implementation of the recommendations proposed in this plan can be accomplished using a variety of tools. The City can regulate land, offer incentives for its development and undertake its own improvement projects. These powers fall into three categories:

- The City's official controls
- The City's capital improvements program
- The City's housing implementation program.

The *Waconia Comprehensive Plan* must respond to the continuous stream of changes that occur in the community. This chapter describes how the plan's usefulness will be monitored and how it may be amended.

Implementation Program Objectives

1. **Official Controls:** Amend the zoning and subdivision ordinances for consistency with the comprehensive plan.
2. **Housing Implementation Program:** Adopt official controls, fiscal tools or incentives to carry out the housing plan described in Chapter 7 of this *Comprehensive Plan*
3. **Reports, Review and Amendments:** Prepare an annual report on how the plan is being used, periodic amendments as conditions warrant and formal reviews of the plan at least once every ten years.
4. **Consistency with the Plan:** Try to align all major City actions, spending and ordinances with the *Comprehensive Plan*.
5. **Capital Improvements Program:** Adopt and use a five-year capital improvements program to guide local public spending in harmony with this plan.

Official Controls

1. **Zoning and Subdivision Ordinances:** Amend the zoning and subdivision ordinances for consistency with the comprehensive plan.

The City of Waconia zoning and subdivision ordinances are already in place, and only minor text changes will be required to implement his comprehensive plan. Zoning map changes will be undertaken as needed when land use changes consistent with this plan are proposed.

The zoning ordinance and the zoning map are described on pages 3-9 and 3-10 of the Land Use chapter of this plan. The ordinance includes the full range of zoning districts that may be necessary to implement the plan.

These changes to the zoning ordinance were recommended by the plan:

- R-1 and R-2 Districts:
Increase the front yard setback for the garage portion of principal structures to 30 feet. Indicate that the non-garage portion of the façade may be set back 25 feet.

These changes to the subdivision ordinance were recommended by the plan:

- Section 1000.06, Subdivision 3, A, Street Widths and Grades:
Set the minimum **right-of-way width for Local streets** at 60 feet.
 - Section 1000.06, Subdivision 3, A, Street Widths and Grades:
Amend the minimum **pavement width to 28 feet** to 32 feet.
 - Section 1000.06, Subdivision 7 (2), Shade Trees Planted by the Developer:
Amend the text to require that **trees be planted in the public right-of-way** (remove the option to plant the trees on the private lots).
 - Section 1000.07, Subdivision 13, Sidewalks and Pedestrian Ways:
Set the width of the **public sidewalks** at 5 feet.
2. **Official Maps:** Adopt an Official Map(s) consistent with Minnesota Statute 462.359 that reserve property for future, planned arterial roads, water storage tanks or other public facilities where the future location has been adequately identified.
 3. **Development Application Reviews:** Make land use and development decisions in a reasonable, predictable manner based on approved plans and ordinances.

City staff and the Planning Commission will strive to review development applications as expeditiously as possible while allowing the necessary public comment. Staff will continue to make applicants aware early in the process of the requirements of all applicable ordinances and plans so as to avoid later delays.

At the same time, staff will strive to work with applicants to ensure that the planning

and design aims of the *Comprehensive Plan* are implemented. This may involve interpreting objectives or guidelines that are not clear-cut and specific, and persuading developers to amend their designs to satisfy community aims not expressly stated in the zoning ordinance but contained in the *Waconia Comprehensive Plan* or neighborhood plans.

When reviewing development or rezoning applications, or when preparing small-area or neighborhood plans, City staff and officials will consult the policies of the *Plan*.

Housing Implementation Program

Adopt official controls, fiscal tools or incentives to carry out the housing plan described in Chapter 7 of this *Comprehensive Plan*

Applicable official controls, fiscal tools or incentives to carry out the housing plan described in Chapter 7 of this *Comprehensive Plan* may include but are not limited to:

- **Planning** land for a wide range of housing types and densities through the Land Use Plan of this comprehensive plan.
- **Zoning** to implement the land use plan map and policies, including higher allowable densities or the use of flexible design mechanisms such as the planned-unit development provisions of the zoning ordinance.
- **Site redevelopment assistance** through tax increment financing, local tax abatement or general obligation bonds.
- **Rent assistance** through the federal Section 8 program available through either the Carver County HRA or the Metropolitan Council HRA.
- **Housing rehabilitation loans** funded by local Community Development Block Grant funds, the Carver county CDA, the Greater Metropolitan Housing Corporation, Minnesota Housing.
- First-time **homebuyer assistance** funded by the Carver County CDA, the Greater Metropolitan Housing Corporation or Minnesota Housing.
- **Rental housing development** programs sponsored by the Carver County CDA, Minnesota Housing Finance Agency, the Greater Metropolitan Housing Corporation or local housing development revenue bonds.
- Cooperating with a **non-profit housing development** corporation to develop or preserve **affordable housing** opportunities.

Reports, Reviews and Amendments

Prepare an annual report on how the plan is being used, periodic amendments as conditions warrant and formal reviews of the plan at least once every ten years.

- 1. Annual Reports:** Every twelve months the Waconia City Planning and Zoning staff will prepare a brief report summarizing:
 - How the plan was used to direct major spending, regulatory and construction decisions
 - How development and redevelopment did or did not coincide with the guidance of the plan
 - How the city has changed in ways that may call for amendments to the plan.

The report should be transmitted to the City Planning Commission and the City Council, and made available to the public. A brief verbal presentation at a workshop meeting should be conducted to call attention to the major findings of the annual report.

No plan amendments are necessitated in conjunction with these reports, although such amendments may be appropriate depending on the reports' findings.

- 2. Plan Amendments:** The Waconia City Planning Commission will propose amendments to the comprehensive plan from time to time as circumstances warrant. The public, including nearby Cities and Townships, should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment. The City will consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City could consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable) or Planning Commission public meetings.

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the Objectives of each Element (e.g., Land Use). The Policies of each Element are more open to revision. Changes to the plan maps would, of course, depend on the magnitude of the revision, their relationship to the Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

- 3. Formal Reviews of the Plan:** At least once every **five years**, the City will instruct its Planning Commission and staff members to conduct a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose.

At least once every **ten years**, the process for the formal review should involve an *ad hoc* advisory group that assists the City Planning Commission. Thus, it would be similar to the process used to draft the *Waconia Comprehensive Plan 2008*. Such decennial review is required by the Minnesota Land Planning Act and the Metropolitan Council.

Criteria to Consider When Reviewing Plan Changes

These criteria should be considered when reviewing changes to the plan:

1. The change is consistent with the goals and objectives or other elements of the *Waconia Comprehensive Plan*.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
7. The change corrects an error made in the original plan.
8. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
9. The change helps the City meet its life-cycle and affordable housing objectives.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation.

Consistency with the Plan

Try to align all major City actions, spending and ordinances with the *Comprehensive Plan*.

1. Consistency with the Plan: The City's actions will be consistent with the policies of the *Comprehensive Plan*. Those actions include but are not limited to:

- Review of development applications
- The capital improvements program
- Neighborhood and district plans
- Plans of other agencies as they affect Waconia
- Official Maps
- The Zoning Ordinance and Zoning Map
- The Subdivision Ordinance.

If major City actions are inconsistent with the *Comprehensive Plan*, the City should consider amending the plan or adjusting its actions. Try to make the *Comprehensive Plan* and central decision-making guide for the City.

Capital Improvements Program

Adopt and use a five-year capital improvements program to guide local public spending in harmony with this plan.

A ten-year capital improvement program is shown on the next pages. The *Comprehensive Plan* will be used as a guide in setting priorities in the periodic updates of the capital improvements program.

**Table 8-1
Ten-Year Capital Improvements Program**

City of Waconia, Minnesota
Capital Improvement Plan
2009 thru 2018

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project #	Ranking	Total										
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Administrative Services													
General Services													
Carpet in Library	104	82										40,000	40,000
Cap Equip Cash												40,000	40,000
City Hall Copier/Printer/Fax	105									19,100		19,100	19,100
Cap Equip Cash										19,100		19,100	19,100
Additional Election Equipment	201	50		24,000								24,000	24,000
Cap Equip Cash				24,000								24,000	24,000
Administrative Services Total				24,000						19,100		40,000	83,100
Culture & Recreation													
Trails & Sidewalks													
Sugarbush Trail to Equipment	114	87			16,900							16,900	16,900
PIR Cash					16,900							16,900	16,900
Bent Creek Trail to Equipment	115	87						9,200				9,200	9,200
PIR Cash								9,200				9,200	9,200
Waconia Parkway North Trail	171	87			244,000							244,000	244,000
PIR Cash					244,000							244,000	244,000
Underpass Hwy 5 & Oak	209				1,008,000							1,008,000	1,008,000
GO Bonds					1,008,000							1,008,000	1,008,000
Sidewalk - West 5th Street - Maple to Cherry	55	87		39,400								39,400	39,400
PIR Cash				39,400								39,400	39,400
Sidewalk - Cherry Street - West 5th to Hwy 5	56	87					58,600					58,600	58,600
PIR Cash							58,600					58,600	58,600
Trail - Co Rd 10 - Burandt to Waconia Pkwy	60	87					156,000					156,000	156,000
PIR Cash							156,000					156,000	156,000
Trail - Barton Street - trail to future park	85	87		6,510								6,510	6,510
Park Ded Cash				6,510								6,510	6,510
Trail - Brook Peterson Park Loop Trail	86	87						53,025				53,025	53,025
PIR Cash								53,025				53,025	53,025
Sidewalk - 8th/Pine St - Frontage Rd to Future Development	94	87										94,395	94,395
429 Bonds												94,395	94,395
Culture & Recreation Total				45,910	1,061,025	260,900	214,600	9,200				94,395	1,686,030
Public Safety													

Implementation Program

Department	Project #	Ranking	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Fire Station	22	84								8,000,000			8,000,000
Revenue Bonds										8,000,000			8,000,000
Fire Dept Command Vehicle	23	84	45,000										45,000
Cap Equip Cash			45,000										45,000
Heavy Resize Replacement of #1016	25	91							338,000				338,000
Cap Equip Cash									338,000				338,000
100' Aerial Platform	48	97	1,000,000										1,000,000
Equipment Certificate			1,000,000										1,000,000
Public Safety Total			1,045,000						338,000	8,450,000			9,833,000
Public Services													
Parks													
Park Mowers	10	83			14,200					16,400			30,600
Cap Equip Cash					14,200					16,400			30,600
1 Ton Pick Up Truck-Replacing #32	106	83						38,800					38,800
Cap Equip Cash								38,800					38,800
Reitz Lake Fishing Pier	112	87				30,000							30,000
Grants						20,000							20,000
PIR Cash						10,000							10,000
Brook Peterson Tennis Court	118	68				112,550							112,550
Grants						22,500							22,500
PIR Cash						90,050							90,050
Intertaken Park Tennis Courts	197	59											106,000
PIR Cash													106,000
Intertaken Full Basketball Court	199	66											61,800
PIR Cash													61,800
Brook Peterson Outdoor Hockey Rink	200	58											203,500
PIR Cash													203,500
Clearwater Mills Park	4	63											65,500
PIR Cash													65,500
Bent Creek Park Playground	50	67											70,000
PIR Cash													70,000
Hilks Lake Playground	51	67											80,000
PIR Cash													80,000
Knights of Columbus Ballfield	52	59											25,000
PIR Cash													25,000
Sugarbush Playground	6	63											64,000
PIR Cash													64,000
Color coat tennis and hard courts	61	56											21,700
PIR Cash													21,700
Truck Replacement of #25	63	50											34,500
Cap Equip Cash													34,500
Brook Peterson Park	7	68											87,000
PIR Cash													87,000
City Square Park	8	72											70,000
PIR Cash													70,000
1 Ton Parks Pick up Truck	9	55											35,450
													35,450

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Department	Project #	Ranking	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Cap Equip Cash					35,450								35,450
Sudheimer Property - Park Development	97	51	25,000										25,000
Park Ded Cash			25,000										25,000
Public Services													
Infrastructure 2010-between Lake & Main	123	75		1,359,558									1,359,558
429 Bonds				561,868									561,868
Sewer Cash				34,650									34,650
Special Assessments				419,690									419,690
State Aid				250,420									250,420
Stormwater Cash				79,800									79,800
Water Cash				13,230									13,230
Infrastructure 2011- 2nd Street	124	75			1,716,232								1,716,232
429 Bonds					496,568								496,568
Sewer Cash					329,175								329,175
Special Assessments					436,677								436,677
State Aid					236,357								236,357
Stormwater Cash					91,770								91,770
Water Cash					125,685								125,685
Infrastructure 2012 - Maple Street	125	81				1,803,072							1,803,072
429 Bonds						1,104,954							1,104,954
Sewer Cash						57,750							57,750
Special Assessments						309,770							309,770
State Aid						243,448							243,448
Stormwater Cash						65,100							65,100
Water Cash						22,050							22,050
Infrastructure 2013- 1st Street	126	81					1,184,003						1,184,003
429 Bonds							322,682						322,682
Sewer Cash							225,225						225,225
Special Assessments							222,614						222,614
State Aid							275,827						275,827
Stormwater Cash							51,660						51,660
Water Cash							85,995						85,995
Infrastructure 2014- Walnut & 3rd St	127	71						1,796,540					1,796,540
429 Bonds								854,535					854,535
Sewer Cash								213,675					213,675
Special Assessments								304,473					304,473
State Aid								284,102					284,102
Stormwater Cash								58,170					58,170
Water Cash								81,585					81,585
Infrastructure 2015- Vine,3rd,4th,Elm	128	81							1,766,468				1,766,468
429 Bonds									701,542				701,542
Sewer Cash									236,775				236,775
Special Assessments									373,722				373,722
State Aid									292,624				292,624
Stormwater Cash									71,400				71,400
Water Cash									90,405				90,405

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Department	Project #	Ranking	Total															
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total					
Wheel Front End Loader	71	83			145,500												145,500	
Cap Equip Cash					145,500												145,500	
Skid Steer Blower Attachment	72	73		8,500													8,500	
Cap Equip Cash				8,500													8,500	
1-Ton Truck w/accessories- Replacement for #21	73	70		55,500													55,500	
Cap Equip Cash				55,500													55,500	
Truck w/ Accessories- Replacement for #24	74	67				40,980											40,980	
Cap Equip Cash						40,980											40,980	
Dump Truck with Ice and Snow	75	72				189,254											189,254	
Cap Equip Cash						189,254											189,254	
Truck - Additional Streets One Ton Chassis	76	69				79,000											79,000	
Cap Equip Cash						79,000											79,000	
Dump Truck- Replacement for #23	77	70						195,554									195,554	
Cap Equip Cash								195,554									195,554	
Skid Steer - Replacement the Bobcat in 2015	79	68								33,500							33,500	
Cap Equip Cash										33,500							33,500	
Street Sweeper	80	84								33,500							33,500	
Cap Equip Cash										33,500							33,500	
1 Ton Dump w/ Snow & Ice Control Equipment	81	69								165,300							165,300	
Cap Equip Cash										165,300							165,300	
Dump Truck- Replacement for #32	82	70								88,000							88,000	
Cap Equip Cash										88,000							88,000	
Utilities-Sewer																		
L.S. Control Upgrades and Alarms	17	47		25,000	25,000												50,000	
Sewer Cash				25,000	25,000												50,000	
Pheasant Ridge Lift Station Upgrade	19	64						35,000									35,000	
Sewer Cash								35,000									35,000	
6 Inch Trash Pump	31	72		50,000													50,000	
Sewer Cash				50,000													50,000	
284 Lift Station Upgrades	32	78		225,000													225,000	
Sewer Cash				225,000													225,000	
Generator	49	83		168,850													168,850	
Sewer Cash				168,850													168,850	
Water Cash				84,425													84,425	
Water Cash				84,425													84,425	
Utilities-Stormwater																		
South-Central Storm Sewer Improvements	14	92				130,000											130,000	
Developer Cost Apportions						130,000											130,000	
Stormwater Cash						65,000											65,000	
Creek Road Water Quality Pond	15	92		271,000													271,000	
Grants				271,000													271,000	
Stormwater Cash				135,500													135,500	
Stormwater Cash				135,500													135,500	
Utilities-Water																		
Treatment facility 4 construction	205	92																
Revenue Bonds																		
						9,960,000											9,960,000	
						9,960,000											9,960,000	

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Department	Project #	Total Ranking	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Production Wells 9 and 10	207	68									1,262,000		1,262,000
Water Cash											1,262,000		1,262,000
Water Tower 2 Rehabilitation	41	71		220,500									220,500
Water Cash				220,500									220,500
Utility Truck-Replacement of #19	54	66	45,000										45,000
Sewer Cash			22,500										22,500
Water Cash			22,500										22,500
Utility Van	66	65	52,900										52,900
Sewer Cash			26,450										26,450
Water Cash			26,450										26,450
Skid Steer	67	43			47,800								47,800
Sewer Cash					23,900								23,900
Water Cash					23,900								23,900
Truck-Replacement for #27	68	59			54,500								54,500
Sewer Cash					27,250								27,250
Water Cash					27,250								27,250
Truck-Replacement for #26	69	75				87,200							87,200
Sewer Cash						43,600							43,600
Water Cash						43,600							43,600
Truck-Replacement for #31	98	57				49,200							49,200
Sewer Cash						24,600							24,600
Water Cash						24,600							24,600
Utility Truck-Addition to Current Fleet	99	51					49,200						49,200
Sewer Cash							24,600						24,600
Water Cash							24,600						24,600
Public Services Total			2,659,055	4,570,573	2,533,182	2,748,489	1,572,641	2,211,781	2,153,268	2,449,388	13,242,327	1,999,901	36,140,605
GRAND TOTAL			3,710,565	5,655,598	2,794,082	2,904,489	1,581,841	2,230,881	2,491,268	10,939,388	13,242,327	2,094,296	47,644,735

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