

CHAPTER 7.

IMPLEMENTATION

Introduction

The Comprehensive Plan is a policy document to guide Township decisions. Implementation of the Comprehensive Plan is an ongoing process and occurs through review of land use applications, ordinance updates, prioritization of capital expenditures, and additional study of planning issues. The Township may also need to review and amend the Comprehensive Plan as conditions change during the next 20 years.

The Implementation chapter addresses:

- Official Controls;
- Capital Improvements;
- Additional Planning; and
- The Plan amendment process.

Official Controls

The Eureka Township Ordinances are the official controls used to implement the Comprehensive Plan.

- Ordinance 1: General Provisions
- Ordinance 2: Township Administration
- Ordinance 3: Zoning
- Ordinance 4: Public Safety
- Ordinance 5: Livability
- Ordinance 6: Mining
- Ordinance 7: Fees
- Ordinance 8: Enforcement of Ordinances
- Ordinance 9: Watershed Management

The Township will evaluate its land use controls contained in the Ordinances for consistency with the Comprehensive Plan and Local Surface Water Management Plan. The Township will consider Ordinance amendments to implement the Plan, and if amendments are proposed, will use its adopted process for changing Ordinances.

The Zoning Ordinance is the primary land use control. The underlying zoning in all of Eureka Township is Agriculture District.

Capital Improvements

The Township does not have a formal, five-year capital improvement program, as capital improvements are infrequent. The Township plans for any capital improvements as it establishes its annual budget, and as needed throughout the year. The Comprehensive Plan does not identify any specific capital improvements needed for its implementation. The Township will review capital expenditures that may arise as a result of implementing the Comprehensive Plan and Local Surface Water Management Plan. This may include investments in new infrastructure, infrastructure repair and replacement, building maintenance and repair, and other planned capital expenditures.

Additional Planning

The Comprehensive Plan identifies four planning efforts for the Township to consider after the Comprehensive Plan is adopted.

Transfer of Housing Rights Study

The Comprehensive Plan recommends a Transfer of Housing Rights Study to continue to study for possible implementation of a residential transfer program first recommended in the Strategic Vision document. The Land Use Plan chapter of the Comprehensive Plan describes the goals for such a program. The Study would evaluate:

- Agricultural and ecological preservation
- Administration and record keeping requirements
- Possible increase in cluster density
- Market factors that would impact such a program
- Assuring no adverse impact on Agriculture Preserves program
- Other implications of implementing a program of Transfer of Housing Rights.

The Strategic Vision document is a resource for the Township to use in further exploring Transfer of Housing Rights.

Additional Housing Rights Study

The Strategic Vision Citizens Advisory Committee's survey in the fall of 2006 indicated mixed opinion within the Township about increasing residential density beyond one per quarter-quarter within the timeframe covered by this Comprehensive Plan. Responses to questions in a near-term context (10 years) slightly favored not increasing housing density, and responses looking longer-term (over the next 20 years) slightly favored increasing density. An approach has been proposed by the Strategic Vision document that would calculate additional housing rights for qualifying land owners without changing the basic zoning of one per quarter-quarter section. The approach is designed to work in conjunction with a transfer of housing rights program. For this reason, it is desirable to study this feature in parallel with the transfer study described above, even though any recommended additional rights may be phased in over a period of years after the transfer program may be implemented. The study would evaluate:

- Creation of limited, controlled number of additional housing rights
- Mechanism for phasing in additional housing rights
- Possible use as incentive reward for conservation and protection practices
- Market factors that would impact such a program
- Assuring no adverse impact on Agriculture Preserves program
- Other implications of implementing a program of increased housing rights.

The Strategic Vision document is a resource for the Township to use in further exploring additional housing rights.

Land Use and Zoning Study

The Land Use Plan discusses options for the Township in allowing commercial-industrial land uses. The Comprehensive Plan recommends a Land Use and Zoning Study to consider types of uses, location, and land use staging. The Study would evaluate:

- commercial-industrial land use options, including those that can utilize alternatives to Metropolitan Council-provided sewer services.
- landowner incentives to maintain Eureka's municipal boundary
- Environmental factors, including aggregate resources

- Land use phasing and availability of urban services
- Fiscal impact on the Township.

The planning process would involve the following steps:

- Identify the boundary of the study area and complete an analysis of environmental issues, transportation access, visibility, infrastructure needs, or other factors that would influence future land use within the area.
- Analyze market demand and projections for commercial, industrial, and diversified agricultural and related enterprises.
- Create alternative future land use scenarios showing potential land uses and concept plans, and an analysis of the fiscal, infrastructure, environmental, or other impacts of each scenario.
- Determine a preferred land use scenario.
- Meetings with area landowners and Eureka residents would be conducted throughout the process.
- Communicate periodically with adjacent communities and other stakeholders such as Dakota County.

If the Township selects a preferred scenario that represents a change from the Comprehensive Plan, next steps might include formal environmental review - depending on the type and scale of the scenario, a Comprehensive Plan Amendment, and amendment to the Official Controls.

Chub Creek Regional Greenway Master Plan

The Comprehensive Plan recommends that Eureka Township actively participate and take leadership in the master planning for the Chub Creek Regional Greenway. Coordination with Dakota County will likely be the first step in determining the master plan process and timeframe.

Comprehensive Plan Amendments

The Comprehensive Plan is intended to be general and flexible. However, formal amendments to the Plan will be required if land use or growth policies are revised. Plan amendments may be initiated by the Planning Commission, Town Board, or land owners. Periodically, the Township will review the Plan to determine if amendments are needed.

If a Plan amendment is pursued, the process will include opportunity for public comment. The Plan amendment process will meet requirements per state statute, including submittal of the amendment to the Metropolitan Council.