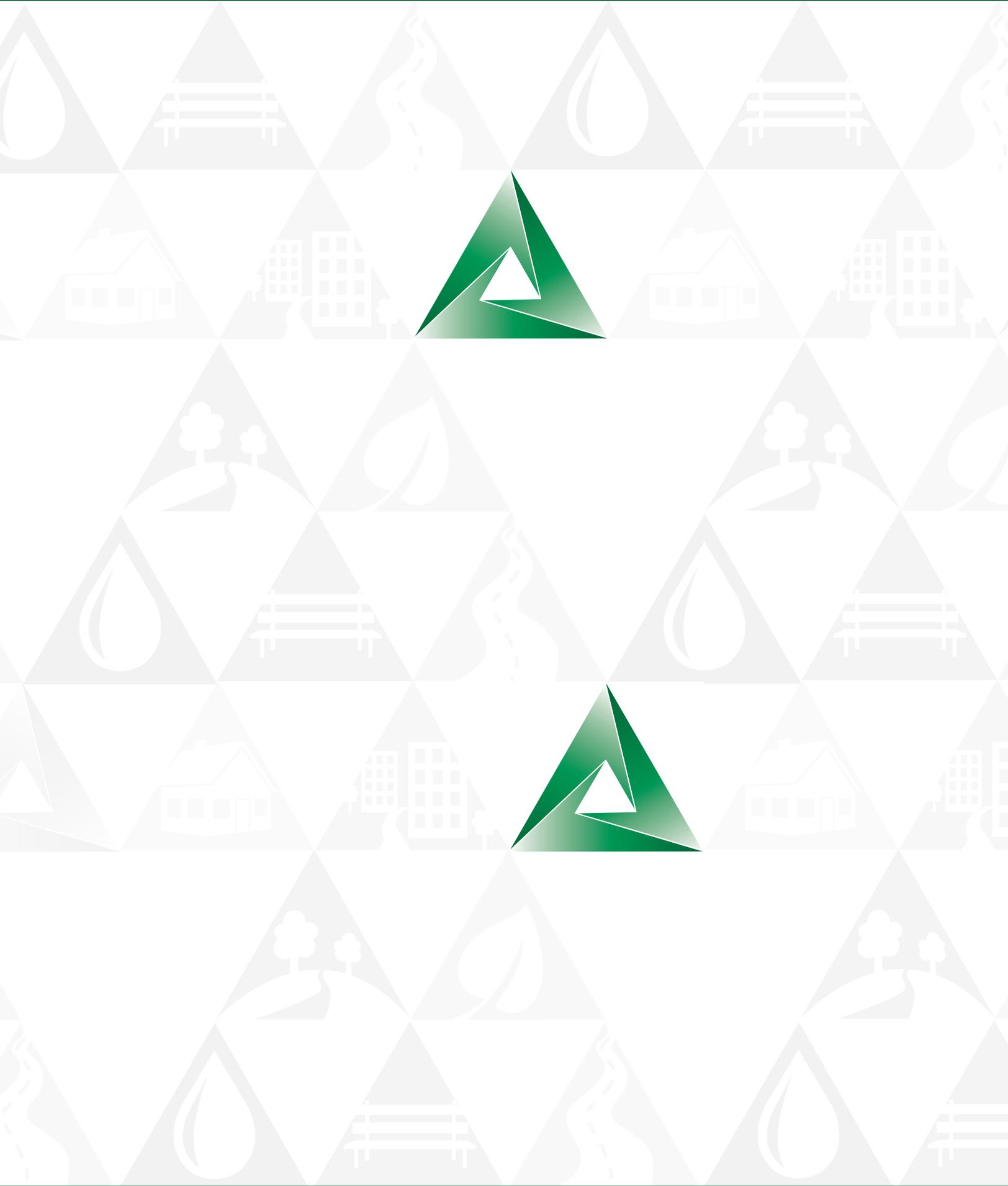




Chapter 9
Implementation



Contents

- 1. Implementation.....9-6
 - Zoning.....9-6
 - Subdivision Of Land.....9-7
 - Shoreland Management9-7
 - Capital Improvement Program (CIP).....9-7
 - Paying For Infrastructure9-8
 - An Evolving Plan9-8

- Appendix 9A. Zoning Map And Zoning Districts9-10
- Appendix 9B. Capital Improvement Program.....9-12





PHOTO BY GLORIA JOHNSON, 2007 VIEWS OF THE VALLEY

Section 1: Implementation

Implementation of Golden Valley's 2040 Comprehensive Plan will be carried out through a variety of staff initiatives, City Council policies, and tools tied to reinvestment and development. In addition, the City's rolling five-year Capital Improvement Program (CIP) will dictate how financial resources for equipment and infrastructure projects are allocated and spent as the specific elements of the plan are brought forward.

Zoning

The Zoning Code regulates land uses to promote the health, safety, order, convenience, and general welfare throughout Golden Valley and is the main tool available to the City for implementing the Comprehensive Plan. The requirements of each Zoning District specify the allowed uses, height, massing, and location of development on every parcel. Additional regulations provide protection to lakes and other water bodies,

manage areas prone to flooding, and ensure telecommunication, solar, and wind equipment can operate without significantly impacting surrounding properties.

Some uses require additional review and approval to ensure they are compatible with their neighbors. These are managed by issuing Conditional Use Permits.

Planned Unit Developments (PUDs) provide the ability to introduce flexibility in the zoning requirements to meet the needs of the property owner while also generating additional benefits to the City.

The City's Zoning Districts correspond to the adopted Future Land Use Map and effectively shape development in Golden Valley. Any conflicts between current zoning and future land uses must be resolved through the systematic rezoning of properties to align with new land uses within nine months of adoption of the Comprehensive Plan.

To view the current Zoning Map and Zoning District Descriptions, see Appendix 9A.

Subdivision Of Land

Golden Valley is a fully developed community, so the construction of any new single-family housing will likely only occur through the splitting of an existing lot and/or the tear-down and replacement of an older home. The City has processes in place to allow for these types of activities while at the same time striving to protect neighboring properties and homeowners from the disruptions associated with construction to the extent possible.

Subdivisions allow larger lots to be divided for construction of additional homes. All new lots must meet specific standards related to size and shape before they can be approved. The City also examines the presence of steep slopes or wetlands and the availability of sewer and wa-

ter connections. As the number of larger lots remaining in Golden Valley dwindles, the number of subdivisions possible will shrink over time.

Residential development increasingly involves demolishing an existing home and building a new home in its place. While this may create disruption and inconvenience for the surrounding neighborhood, it also has the benefit of creating new and modernized structures and increasing the value of the housing stock. The City has developed a variety of oversight tools for this often challenging process, including regulating demolition, protecting existing trees, managing changes in grading and water flow, and requiring a Construction Management Agreement to ensure all rules are followed.

Shoreland Management

The Minnesota Legislature has delegated to municipalities the responsibility to regulate the subdivision, use, and development of the shorelands of public waters. The goal is to preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources.

Golden Valley's shoreland management standards guide the development and use of shorelands of protected waters for the preservation of water quality, natural characteristics, and economic values. The Commissioner of Natural Resources has classified certain waters in Golden Valley as protected. Standards that dictate permitted and conditional uses, structure setbacks, lowest floor elevations, grading and filling requirements, and more apply to Wirth Lake, Sweeney Lake, Twin Lake, and Bassett Creek.

Capital Improvement Program (CIP)

Capital improvement projects are major physical initiatives that benefit the City, including the construction of new roads and sidewalks, the purchase of new firefight-

ing equipment, the repair of sewer and water mains, upgrades to technology and facilities, as well as many more public improvements. The CIP (see Appendix 9B) outlines City expenditures for a period of five years and is updated and approved by the City Council annually. The document also outlines ways in which proposed expenditures might be financed, including the establishment of Tax Increment Financing districts, the sale of General Obligation Bonds, or user fees from Enterprise Funds.

Certain long-term facility investments, such as the construction of a new consolidated fire station, may be included in future CIPs as the City Council evaluates needs, opportunities, and funding. Other initiatives, such as the Infrastructure Renewal Program (IRP), will begin to be phased in to future CIPs as the current Pavement Management Program reaches its end. Some ideas for new or trending amenities, while appealing, may not be able to be included due to financial constraints. It will be up to future City Councils to evaluate and make decisions about these potential expenditures.

Paying For Infrastructure

Since its implementation in 1975, Fiscal Disparities has required cities in the metro area to share a portion of their commercial/industrial tax base growth with other jurisdictions. The contribution amount is based on the relative fiscal capacity of each community. Because Golden Valley has a high fiscal capacity, it contributes more to the pool than it receives.

While the broader goals of the program are laudable—making orderly development in the metro area more likely by reducing competition for tax base, helping communities in different stages of development and redevelopment, encouraging environmental protection, and giving incentives for the seven-county metro area to work together as a whole—for communities with a high commercial/industrial value and a lower population (such as Golden Valley) the impacts to the ability to pay for needed infrastructure improvements can be significant.

An Evolving Plan

To achieve the goals and objectives described in this Comprehensive Plan, Implementation Actions have been included at the end of each chapter. These actions provide an opportunity to easily measure progress and note tangible outcomes. Tasks are prioritized based on financial feasibility, staff capacity, importance or urgency for action, and other factors.

The specific elements of the 2040 Comprehensive Plan will continue to evolve through the next scheduled update in 2028. Changes in industry standards, innovations in technology, and emerging opportunities may result in mid-cycle amendments to the Plan. The City intends to revisit the Implementation Plans from each chapter every five years and to evaluate progress based on current information and new priorities. Overall, the broad goals and objectives adopted as a part of the Comprehensive Plan will serve as the guide for future decisions that will need to be made regarding critical aspects of the city.