

INTRODUCTION

Administration and implementation of the Comprehensive Plan and related supportive ordinances are equally important as the development of the Plan itself. Only through proper coordination of the Comprehensive Plan with the City's official controls can the desired community vision and goals be fulfilled. Official controls are adopted ordinances, policies, design guidelines, fiscal tools and other local regulations that direct, guide, and assist in development decisions. This chapter will describe official controls and other implementation strategies that should be enacted to support implementation of the 2040 Comprehensive Plan.

ZONING ORDINANCE AND SUBDIVISION ORDINANCE

In Elko New Market, the Zoning Ordinance and Subdivision Ordinance are the primary controls which govern land use and development in the City. The City adopted a new Zoning Ordinance (in 2006) and Subdivision Ordinance (in 2007) in response to the merger of the former Cities of Elko and New Market in 2007. Numerous amendments to each have occurred since that time. Notable amendments included the following:

- Environmental protection regulations in 2008 (Chapter 11 of the Zoning Ordinance). Such regulations address stormwater management, erosion control, wetlands, bridge and culvert crossings, drainage alterations, groundwater, grading operations and tree preservation and flood regulations.
- Alternative energy regulations in 2011 (Chapter 14 of the Zoning Ordinance). Such regulations address and regulate geothermal, wind and solar energy systems.
- A floodplain overlay zoning district in 2014 (Section 11-28D of the Zoning Ordinance). Such district provisions regulate development in the flood hazard areas of the City.
- Residential lot size regulations in 2018 (Chapter 25 of the Zoning Ordinance). Such regulations reduced lot sizes in the R-2 Urban (Small Lot) Single-Family Residential District and the R-3 Medium Density Residential District.

Elko New Market's Zoning Ordinance and Subdivision Ordinance both stipulate that land uses and subdivisions must be consistent with the Comprehensive Plan and its related policies (Sections 11-3-2, 11-3-7 and 11-3-8 of the Zoning Ordinance and Section 12-9-1 of the Subdivision Ordinance). If, upon annexation, a proposed land use differs from that illustrated on the 2040 Land Use Plan, an amendment to the Plan (in accordance with Metropolitan Council requirements) is required.

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A description of the zoning districts established in the Elko New Market Zoning Ordinance and the respective land use designation they apply to is included on the following pages. The Zoning Ordinance incorporates an official zoning map which defines the location and boundaries of the various districts established therein. The City's current Zoning Map is illustrated in Figure 11.1.

R-1 Suburban Single Family Residential District. The purpose of the R-1 Suburban Single-Family Residential District is to provide for low density detached single-family uses in developed and developing areas of the community that are predominantly residential in character.

Designation of the R-1 District corresponds to areas guided for Low Density Residential use on the 2040 Land Use Plan with development densities between 2.5 and 5 dwelling units per net acre.

Within the R-1 District, the minimum lot area is 12,000 square feet for interior lots and 12,500 square feet for corner lots. The minimum lot width is 85 feet for interior lots and 100 feet for corner lots.

R-2 Urban (Small Lot) Single Family Residential District. The purpose of the R-2 Urban (Small Lot) Single-Family Residential District is to provide for single-family dwelling units at a relatively dense urban scale.

Designation of the R-2 District corresponds to areas guided for Low Density Residential land use on the 2040 Land Use Plan with development densities between 2.5 and 5 dwelling units per net acre.

Within the R-2 District, the minimum lot area is 8,400 square feet and the minimum lot width is 70 feet.

R-3 Medium Density Residential District. The purpose of the R-3 Medium Density Residential District is to establish low to moderate density residential housing in multiple-family structures which satisfy the following planning objectives:

1. Create a cohesive medium density neighborhood that provides attractive living environments and contributes to the City's identity.
2. Provide attractive and durable medium density housing options as a means of addressing the City's life cycle housing needs.
3. Preserve natural land forms, open spaces, greenways for scenic enjoyment and recreational use through the regulation of medium density residential land use.

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4. Allow for the subdivision of twinhome, quadraminium and townhome base lots to permit individual private ownership of a single dwelling within such a structure.
5. Comply with the provisions of this chapter, other applicable provisions of this title, and the City Subdivision Ordinance.

Designation of the R-3 District corresponds to areas guided for Medium Density Residential land use on the 2040 Land Use Plan, with development densities ranging from 5 to 10 dwelling units per net acre.

Allowed R-3 District uses are subject to comprehensive performance standards addressing site design, building construction, landscaping and maintenance of common open spaces. Minimum lot area requirements in the district vary depending upon the number of units:

- Single family dwelling units must provide a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet.
- Two-unit dwellings must provide a minimum lot area of 6,000 square feet per unit and a minimum lot width of 100 feet.
- Structures having more than two dwelling units must provide a minimum lot area of 3,500 square feet per unit and a minimum lot width of 100 feet.

R-4 High Density Residential District. The purpose of the R-4 High Density Residential District is to create, preserve and enhance areas for multi-family use at higher densities for both permanent and transient families. The district is intended to be applied in areas served by public utilities, with good accessibility to thoroughfares, public community centers, libraries, shopping, and where such development is consistent with the Comprehensive Plan and its included planning policies.

Designation of the R-4 District corresponds to areas guided for High Density Residential use on the 2040 Land Use Plan with development densities ranging from 10 to 30 dwelling units per net acre.

Allowed R-4 District uses are subject to comprehensive performance standards addressing site design, building construction, landscaping and maintenance of common open spaces. The R-4 District makes an allowance for multiple family dwellings containing eight or more dwelling units as a permitted use. The minimum lot area is 15,000 square feet and the minimum lot width is 100 feet.

R-5 Downtown Residential District. The purpose of the R-5 Downtown Residential District is to provide medium density residential housing and integrated service retail space in the downtown area of the City, as directed by the City's Downtown Master Plan. A compatible

mix of land uses is intended to be achieved through the mitigation of land use conflicts between differing uses.

Designation of the R-5 District corresponds to areas guided for Town Center use on the 2040 Land Use Plan, with development densities ranging from 10 to 30 dwelling units per net acre.

Allowed R-5 District uses are subject to comprehensive performance standards addressing site design, building construction, landscaping and maintenance of common open spaces. The R-5 District makes an allowance for multiple family dwellings containing six or more dwelling units as a permitted use. There is no minimum lot area or lot width in this district.

B-1 Neighborhood Business District. The purpose of the B-1 Neighborhood Business District is to provide for the establishment of local centers for convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished.

Allowed B-1 District uses include limited retail, service and office uses. The market for these businesses is intended to be neighborhood-oriented and located at the edge of residential neighborhoods accessed by major collector or arterial streets.

B-2 Downtown Business District. The purpose of the B-2 Downtown Business District is to provide for a mix of business and multi-family housing in the downtown area of the City as directed by the City's Downtown Master Plan. The B-2 District provides the broadest variety, highest density and greatest intensity of development within the City.

The B-2 District makes an allowance for a variety of ground floor retail and service uses as well as above ground floor multiple family developments containing eight or more units per acre. Allowed B-2 District uses are subject to comprehensive performance standards addressing site design, building construction, landscaping and maintenance of common open spaces.

B-3 Original Townsite District. The purpose of the B-3 Original Townsite District is to:

- A. Establish a district applicable to the original Elko Townsite that is compatible with existing uses;
- B. Encourage a compatible mix of land uses through the mitigation of land use conflicts between differing uses;
- C. Adhere to the goals and objectives of the Comprehensive Plan;

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- D. Provide opportunities for neighborhood businesses to concentrate for the convenience of the public and in mutually beneficial relationships to each other;
- E. Permit the development of neighborhood businesses in those areas for the uses identified in the comprehensive plan, according to standards that minimize adverse impacts on adjacent uses;
- F. Provide adequate space to meet the needs of modern development, including off street parking areas, loading areas and landscaping; and
- G. Protect neighbors from noise, odor, dust, dirt, smoke, vibration, heat, traffic, noxious fumes and other objectionable or hazardous influences.

The B-3 District provides for a variety of ground floor retail and service uses as well as above ground floor residential dwellings as permitted uses. Ground floor dwellings are allowed as a conditional use in the District. Dwelling units above the ground floor are allowed at a density of one dwelling unit per 3,000 square feet of lot area while ground floor dwellings are allowed at a density of one unit per 10,000 square feet of lot area.

B-4 Highway Business District. The purpose of the B-4 Highway Business District is to provide for and limit motor vehicle dependent commercial and service activities, while creating an attractive "gateway" to the City which fosters high quality development of businesses, with careful attention to the appearance of the site and buildings.

Uses allowed in the B-4 District include a range of retail, service and office uses in addition to specific provisions applying to motor fuel and auto service centers (as conditional uses). Consistent with the purpose of the district, specific site and building requirements are imposed to ensure high quality development products.

B-5 General Business District. The purpose of the B-5 General Business District is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region. A full range of retail, service and office activities are allowed in the B-5 District.

B-6 Business Warehousing District. The purpose of the B-6 Business Warehousing District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items, storage and warehousing. The overall character of the B-6 District is intended to be transitional in nature. Thus, industrial uses allowed within the district are limited to those which can compatibly exist adjacent to commercial and lower intensity activities.

B-7 Business Campus District. The purpose of the B-7 Business Campus District is to provide for the establishment of business offices, wholesale showrooms, and related uses in

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an environment which provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, pedestrian trails, and other features.

I-1 Limited Industrial District. The purpose of the I-1 Limited Industrial District is to provide for the establishment of warehousing and light industrial development. Industrial uses allowed in this district are limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic in comparison to higher intensity industrial districts. It is further the intent of the District to direct industrial development such that it occurs in an orderly, well planned manner at locations identified in the comprehensive plan where urban services are provided.

I-2 General Industrial District. The purpose of the I-2 General Industrial District is to provide areas suitable for the location of general industrial activities which have adequate and convenient access to major streets and provide effective controls for "nuisance" and pollution characteristics. The district is also intended to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan providing a compatible relationship with other land uses where a full complement of urban services are provided.

UR Urban Reserve District. The purpose of the UR Urban Reserve District is to preserve areas where urban public utilities are not presently available. These lands are to be retained in a natural state or in agricultural use pending the proper timing for the economical provision of sewer and water, streets, parks, storm drainage and other public utilities and services so that orderly development can occur. Upon annexation, all newly incorporated lands assume a UR Urban Reserve zoning designation and are subject to rezoning to accommodate urban development.

INS Institutional District. The purpose of the INS Institutional District is to provide a specific zoning district for facilities devoted to serving the public. The district is unique in that the primary objective of allowed uses is the provision of services, frequently on a nonprofit basis, rather than the sale of goods or services. It is intended that uses within this district will be compatible with adjoining development and typically located on an arterial street or thoroughfare.

PUD Planned Unit Development District. The PUD Planned Unit Development District provides opportunities for flexibility in the application of established performance standards for the development of residential land uses, non-residential land uses or mixed-use projects that would not otherwise be possible under conventional zoning. The intent of the PUD District is to:

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- A. Provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that complies with the city comprehensive plan.
- B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this title.
- C. Provide for variations to the strict application of the land use regulations in this title in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the city's standards to offset the effect of any variations.
- D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
- E. Preserve and enhance natural features and open spaces.
- F. Maintain or improve the efficiency of public streets and utilities.
- G. Ensure the establishment of appropriate transitions between differing land uses.

Establishment of a PUD District is considered a legislative act (public policy decision) of the City Council based on the policies of the Comprehensive Plan.

FP Floodplain Overlay District. The purpose of the FP Floodplain Overlay District is to:

- A. Regulate development in the flood hazard areas of the City. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of the article to promote the public health, safety, and general welfare by minimizing these losses and disruptions.
- B. Comply with the rules and regulations of the National Flood Insurance Program, as amended, to maintain the City's eligibility in the program.
- C. Preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

IMPLEMENTATION STRATEGIES

In addition to the Zoning Ordinance and Subdivision Ordinance, the City has identified a number of other controls that assist in implementation of the Comprehensive Plan. These controls are grouped by topic area and summarize implementation strategies from each element of the Plan. The City will implement these strategies to achieve the vision and goals previously outlined within the Plan.

Housing & Economic Development

- The City will work with adjacent jurisdictions to execute orderly annexation agreements where forecasted growth exceeds land capacity within existing City boundaries.
- The City will make any necessary changes to the zoning map to ensure consistency with the land use map contained in this Plan.
- The City will adopt ordinances that coordinate development with infrastructure availability.
- The City will evaluate zoning codes and make changes as necessary to reduce barriers to providing a variety of housing types and price ranges.
- The City will consider implementing a rental housing registration program to monitor the condition of the City's rental housing stock.
- The City will consider the adoption of a housing maintenance code.
- The City will consider completion of a housing survey to document housing conditions in various neighborhoods to evaluate if deterioration exists and additional action is required.
- The City will work with other organizations such as the Scott County Community Development Agency, Metropolitan Council and Minnesota Housing Finance Agency to identify and promote relevant housing programs to Elko New Market residents.
- The City will identify naturally occurring affordable housing within the City and explore opportunities with the Minnesota Housing Fund to finance the acquisition and preservation of naturally occurring affordable housing.
- The City will educate the City's Planning Commission and City Council regarding accessory dwelling units, inclusionary zoning, and fair housing policies. If supported, prepare a regulatory framework for adoption.
- The City will monitor progress toward meeting the affordable housing goals required by the Thrive MSP 2040 Plan.
- The City will continue to consider TIF, tax abatement, and conduit bonding (when authorized) to encourage growth and development projects.
- The City will pursue infrastructure projects which will attract commercial and industrial development.
- The City will explore opportunities to streamline the City's development review process without diminishing the public purpose of such processes.

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- The City will meet with commercial brokers, developers, and/or other market participants for informal feedback on the City's economic development efforts.
- The City will actively communicate with the Elko New Market Chamber of Commerce and local business owners to gain an understanding of the changing needs of the commercial market.
- The City will update the City's website to provide greater emphasis on the desirable community features which may appeal to new businesses and include links to real estate locator sites.
- The City will consider the possible elimination or consolidation of a number of the City's commercial zoning districts.
- The City will promote the maintenance, modernization and expansion of local commercial and industrial land uses to preserve and expand the City's tax base and revenues.
- The City will pursue available County, State and Federal grants and aids, as appropriate, to facilitate community improvements and programs.

Natural Environment & Recreation.

- The City will encourage landowners to retain areas of native vegetation, and to plant species native to the area, to protect and improve wildlife habitat and maintain the historic ecological role.
- The City will guide development such that natural areas are not impacted or that impacts are minimized (e.g. re-configure lots and/or road alignments to less impactful locations).
- The City will collaborate with Scott County, New Market Township, Three Rivers Park District, applicable Watershed Management Organizations and the Minnesota Department of Natural Resources to ensure proper management of the Vermillion River headwaters and the adjacent "priority natural area" which flanks the river.
- The City will consider incentives such as density bonuses or the transfer of development rights to protect high value natural resource corridors.
- The City will adopt shoreland regulations, which will apply to lands within 1,000 feet of the ordinary high-water level of lakes and 300 feet from the ordinary high-water level of rivers and designated river tributaries, when necessary.
- The City will review and update neighborhood park needs and service areas as development occurs so that new barriers and changing recreational needs are acknowledged and accommodated.
- The City will review and evaluate each development project to ensure it provides appropriate park land dedication, open space preservation and trail connections parks, trails, greenways, schools, and commercial/industrial developments.
- The City will review and prioritize trail needs and recommend a schedule and funding framework to the City Council.



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- The City will investigate the use of grants, donations, partnerships, and opportunities for additional joint powers agreements for the development of park, trail and recreation facilities.
- The City will amend its City Code to incorporate current state statute language associated with park dedication.
- The City will develop comprehensive maintenance and management plans for its Park and Trail System.
- The City will consider incorporating park redevelopment infrastructure planning as part of the 5-year Capital Improvement Plan.
- The City will act to further investigate options and agency participation for development of the greenway / natural habitat corridor and trail system outside of the 2040 planning area.

Solar

- The City will consider changes needed to local ordinances which will make solar energy more feasible. This may include evaluating regulations to allow additional solar opportunities in the City's Institutional zoning districts (schools, churches, public facilities).
- The City will continue to accommodate alternative energy systems (wind, solar and geothermal) in accordance with applicable Ordinance requirements.
- The City will continue to monitor technological changes which relate to alternative energy systems, including solar, to ensure that the City's Ordinance provisions respond to such changes in a responsible manner.

Utilities (Sanitary Sewer, Stormwater, and Water)

- The City should compare existing well pump and waste water discharge records to see if there is a clear correlation between the two. If a spike in the waste water flow shows up during fall and spring wet periods, then a sump pump inspection program should be considered.
- The City will continue to enforce the policy requiring rear-yard drainage systems to prevent the development of chronically wet turf grass areas.
- The City will develop a stormwater maintenance program to ensure the successful operation of the drainage system.
- The City will develop and implement corrective actions for stormwater problems.
- The City will encourage low-impact development and better site design components for new development projects.
- The City will establish emergency overflow routes to be established and maintained to provide stabilized relief during extreme storm conditions, which exceed design conditions.

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- The City will review street sweeping frequency.
- The City will update and enforce the City’s critical water deficiency ordinance to restrict or prohibit lawn water, vehicle washing, golf course and park irrigation and other nonessential uses.
- The City will meet with large water users to discuss user’s contingency plan.
- The City will maintain, replace, and repair water system infrastructure as necessary.
- The City will continue to require utility infrastructure costs to be borne by the development which creates the demand for such utilities.

Administration

- The City will continue to hold Public hearings required for proposed development applications in accordance with the procedures established by the Zoning Ordinance and / or Subdivision Ordinance and as required by Minnesota Statute.
- The City shall, as appropriate, encourage developers to host neighborhood meetings with residents, businesses and property owners in the area to provide information regarding a proposed project.
- The City will continue to include news releases in the City newsletter and / or official newspaper related to on-going planning related activities and development proposals.
- The City will make available on its website information regarding on-going planning related activities, development proposals and Planning Commission and City Council meetings.
- The City will continue to work with established business and civic organizations as a means of communicating information regarding the Comprehensive Plan and implementation strategies.
- The City will conduct periodic community surveys to solicit input from residents, businesses and property owners regarding the character of the community, potential issues to address and satisfaction with the City’s administration, services and facilities.
- The City will be proactive in the pursuit and utilization of new technologies that may contribute to more effective communications with residents, businesses and property owners.
- The City will maintain open lines of communication between the City Council and advisory committees.
- The City will attempt to “learn from others” by consulting with other communities to leverage experiences and expertise, when appropriate.
- The City will remain proactive in the pursuit and utilization of new technologies which may contribute to more effective operation and delivery of community services.
- The City will operate in a fiscally sound manner and provide cost-conscious solutions for the provision of public services.
- The City will allocate administrative and improvement costs to those generating the demand or utilizing the public services.

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- The City will encourage ongoing staff training and education as a means of maintaining the delivery of high quality services to residents.
- The City will continue proactive maintenance of public facilities to avoid significant disrepair and/or breakdowns.
- The City will pursue intergovernmental cooperation for the sharing of public services and facilities as a means of avoiding duplication and economizing City investments.
- The City will maintain a 5-year Capital Improvement Plan which identifies needed public capital improvements and assigns costs and schedules based on project priority and funding availability. Table 11-1 outlines the City’s Capital Improvement Program for 2019 to 2023.

**Table 11-1
Capital Improvement Plan
2019 – 2023**

Project	Year	Estimated Cost	Description
2019 Pavement Rehab	2019	\$610,000	Includes a mill and overlay of several City streets. The project was needed to extend the life of the existing streets.
Police Station Remodel	2020	\$2,055,000	Includes a new addition to the current City Hall while making health and safety improvements to the existing Police Department building, so that it could be used for community purposes.
Sewer Onsite Generation	2020	\$250,000	On-site generation provides increased reliability for lift station operation in the event of power outages to reduce the potential of sewer backups. In addition, it increases worker safety – power outages typically occur during severe weather events. It also reduces the need for Staff to manually visit the sites in the event of a power failure.
Fire Department Rescue Truck	2020	\$300,000	The current heavy rescue is over 18 years old and at the end of its usable life as a reliable response vehicle. The new rescue truck is smaller, more maneuverable, has four-wheel drive, and reflects the Department’s operational needs based on experience.
Roundabout	2020	\$1,235,000	Located at CSAH 2 & CSAH 91, the purpose of this project responds to

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			existing and forecast traffic volumes and movements, conducting traffic through the intersection as safely and conveniently as possible.
Plow Trucks	2021	\$540,000	Includes the acquisition of two new snow plows.
Source: City of Elko New Market			

IMPLEMENTATION SCHEDULE

State Statute requires that Metropolitan Area communities update their official controls within nine months of the adoption of their Comprehensive Plan. The requirement is intended to ensure that such controls are not in conflict with the Plan and promote its vision and goals. The City of Elko New Market intends to meet this requirement within the referenced nine month time period. Table 11-2 summarizes the implementation strategies and identifies a responsible party and time period for when each strategy is to be completed. The time periods are categorized as follows:

- Immediate (0 – 9 months)
- Short Term (9 months – 5 years)
- Long Term (5+ years)
- Ongoing

Table 11-2

Implementation Schedule

Strategy	Responsible Party	Timing
Housing & Economic Development		
Work with adjacent jurisdictions to execute orderly annexation agreements where forecasted growth exceeds land capacity within existing City boundaries.	City Administrator Community Development Staff	Short Term
Make any necessary changes to the zoning map to ensure consistency with the planned land use map contained in this Plan.	Community Development Staff	Immediate
Adopt ordinances that coordinate development with infrastructure availability.	Community Development Staff	Immediate
Evaluate zoning codes and make changes as necessary to reduce barriers to providing a variety of housing types and price ranges.	Community Development Staff	Immediate
Consider implementing a rental housing registration program to monitor the condition of the City’s rental housing stock.	Community Development Staff	Short Term
Consider the adoption of a housing maintenance code.	Community Development Staff	Short Term
Consider completion of a housing survey to document housing conditions in various neighborhoods to evaluate if deterioration exists and additional action is required.	Community Development Staff	Short Term
Work with other organizations such as the Scott County Community Development Agency, Metropolitan Council and Minnesota Housing Finance Agency to identify and promote relevant housing programs to Elko New Market residents.	Community Development Staff	Ongoing
Identify naturally occurring affordable housing within the City and explore opportunities with the Minnesota Housing Fund to finance the acquisition and preservation of naturally occurring affordable housing.	Community Development Staff	Short Term
Educate the City’s Planning Commission and City Council regarding accessory dwelling units, inclusionary zoning, and fair housing policies. If supported, prepare a regulatory framework for adoption.	Community Development Staff	Immediate



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Monitor progress toward meeting the affordable housing goals required by the Thrive MSP 2040 Plan.	Community Development Staff	Ongoing
Continue to consider TIF, tax abatement, and conduit bonding (when authorized) to encourage growth and development projects.	Community Development Staff	Ongoing
Pursue infrastructure projects which will attract commercial and industrial development.	Community Development Staff	Ongoing
Explore opportunities to streamline the City's development review process without diminishing the public purpose of such processes.	City Administrator Community Development Staff	Short Term
Meet with commercial brokers, developers, and/or other market participants for informal feedback on the City's economic development efforts.	Community Development Staff	Ongoing
Communicate with the Elko New Market Chamber of Commerce and local business owners to gain an understanding of the changing needs of the commercial market.	Community Development Staff	Ongoing
Update the City's website to provide greater emphasis on the desirable community features which may appeal to new businesses and include links to real estate locator sites.	Community Development Staff	Immediate
Consider the possible elimination or consolidation of a number of the City's commercial zoning districts.	Community Development Staff	Immediate
Promote the maintenance, modernization and expansion of local commercial and industrial land uses to preserve and expand the City's tax base and revenues.	Community Development Staff	Ongoing
Pursue available County, State and Federal grants and aids, as appropriate, to facilitate community improvements and programs.	Community Development Staff	Ongoing
Natural Environment & Recreation		
Encourage landowners to retain areas of native vegetation, and to plant species native to the area, to protect and improve wildlife habitat and maintain the historic ecological role.	Community Development Staff	Ongoing



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Guide development such that natural areas are not impacted or that impacts are minimized (e.g. re-configure lots and/or road alignments to less impactful locations).	Community Development Staff	Ongoing
Collaborate with Scott County, New Market Township, Three Rivers Park District, applicable Watershed Management Organizations and the Minnesota Department of Natural Resources to ensure proper management of the Vermillion River headwaters and the adjacent “priority natural area” which flanks the river.	Community Development Staff City Engineer	Long Term
Consider incentives such as density bonuses or the transfer of development rights to protect high value natural resource corridors.	Community Development Staff	Immediate
Adopt shoreland regulations, which will apply to lands within 1,000 feet of the ordinary high-water level of lakes and 300 feet from the ordinary high-water level of rivers and designated river tributaries, when necessary.	Community Development Staff	Long Term
Review and update neighborhood park needs and service areas as development occurs so that new barriers and changing recreational needs are acknowledged and accommodated.	Parks Staff	Ongoing
Review and evaluate each development project to ensure it provides appropriate park land dedication, open space preservation and trail connections parks, trails, greenways, schools, and commercial/industrial developments.	Community Development Staff	Ongoing
Review and prioritize trail needs and recommend a schedule and funding framework to the City Council.	Parks Staff	Ongoing
Investigate the use of grants, donations, partnerships, and opportunities for additional joint powers agreements for the development of park, trail and recreation facilities.	Parks Staff	Ongoing
Amend its City Code to incorporate current state statute language associated with park dedication.	Community Development Staff	Immediate
Develop comprehensive maintenance and management plans for its Park and Trail System.	Parks Staff	Short Term



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Consider incorporating park redevelopment infrastructure planning as part of the 5-year Capital Improvement Plan.	City Administrator Parks Staff	Short Term
Act to further investigate options and agency participation for development of the greenway / natural habitat corridor and trail system outside of the 2040 planning area.	Parks Staff	Ongoing
Solar		
Consider changes needed to local ordinances which will make solar energy more feasible.	Assistant City Administrator Community Development Staff	Immediate
Continue to accommodate alternative energy systems (wind, solar and geothermal) in accordance with applicable Ordinance requirements.	Assistant City Administrator Community Development Staff	Ongoing
Continue to monitor technological changes which relate to alternative energy systems, including solar, to ensure that the City's Ordinance provisions respond to such changes in a responsible manner.	Assistant City Administrator Community Development Staff	Ongoing
Utilities (Sanitary Sewer, Stormwater, and Water)		
Compare existing well pump and waste water discharge records to see if there is a clear correlation between the two. If a spike in the waste water flow shows up during fall and spring wet periods, then a sump pump inspection program should be considered.	Public Works	Short Term
Continue to enforce the policy requiring rear-yard drainage systems to prevent the development of chronically wet turf grass areas.	Public Works Community Development Staff	Ongoing
Develop a stormwater maintenance program to ensure the successful operation of the drainage system.	Public Works	Short Term
Develop and implement corrective actions for stormwater problems.	Public Works City Engineer	Short Term
Encourage low-impact development and better site design components for new development projects.	Community Development Staff City Engineer	Ongoing



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Establish emergency overflow routes to be established and maintained to provide stabilized relief during extreme storm conditions, which exceed design conditions.	City Engineer	Ongoing
Review street sweeping frequency.	Public Works	Short Term
Update and enforce the City's critical water deficiency ordinance to restrict or prohibit lawn water, vehicle washing, golf course and park irrigation and other nonessential uses.	Community Development Staff	Immediate
Meet with large water users to discuss user's contingency plan.	City Administrator City Engineer	Short Term
Maintain, replace, and repair water system infrastructure as necessary.	Public Works	Ongoing
Continue to require utility infrastructure costs to be borne by the development which creates the demand for such utilities.	Community Development Staff City Attorney	Ongoing
Administration		
Continue to hold public hearings required for proposed development applications in accordance with the procedures established by the Zoning Ordinance and / or Subdivision Ordinance and as required by Minnesota Statute.	Community Development Staff	Ongoing
Encourage developers to host neighborhood meetings with residents, businesses and property owners in the area to provide information regarding a proposed project.	Community Development Staff	Ongoing
Continue to include news releases in the City newsletter and / or official newspaper related to on-going planning related activities and development proposals.	Community Development Staff	Ongoing
Make available on its website information regarding on-going planning related activities, development proposals and Planning Commission and City Council meetings.	Community Development Staff	Ongoing
Continue to work with established business and civic organizations as a means of communicating information regarding the Comprehensive Plan and implementation strategies.	City Administrator Community Development Staff	Ongoing

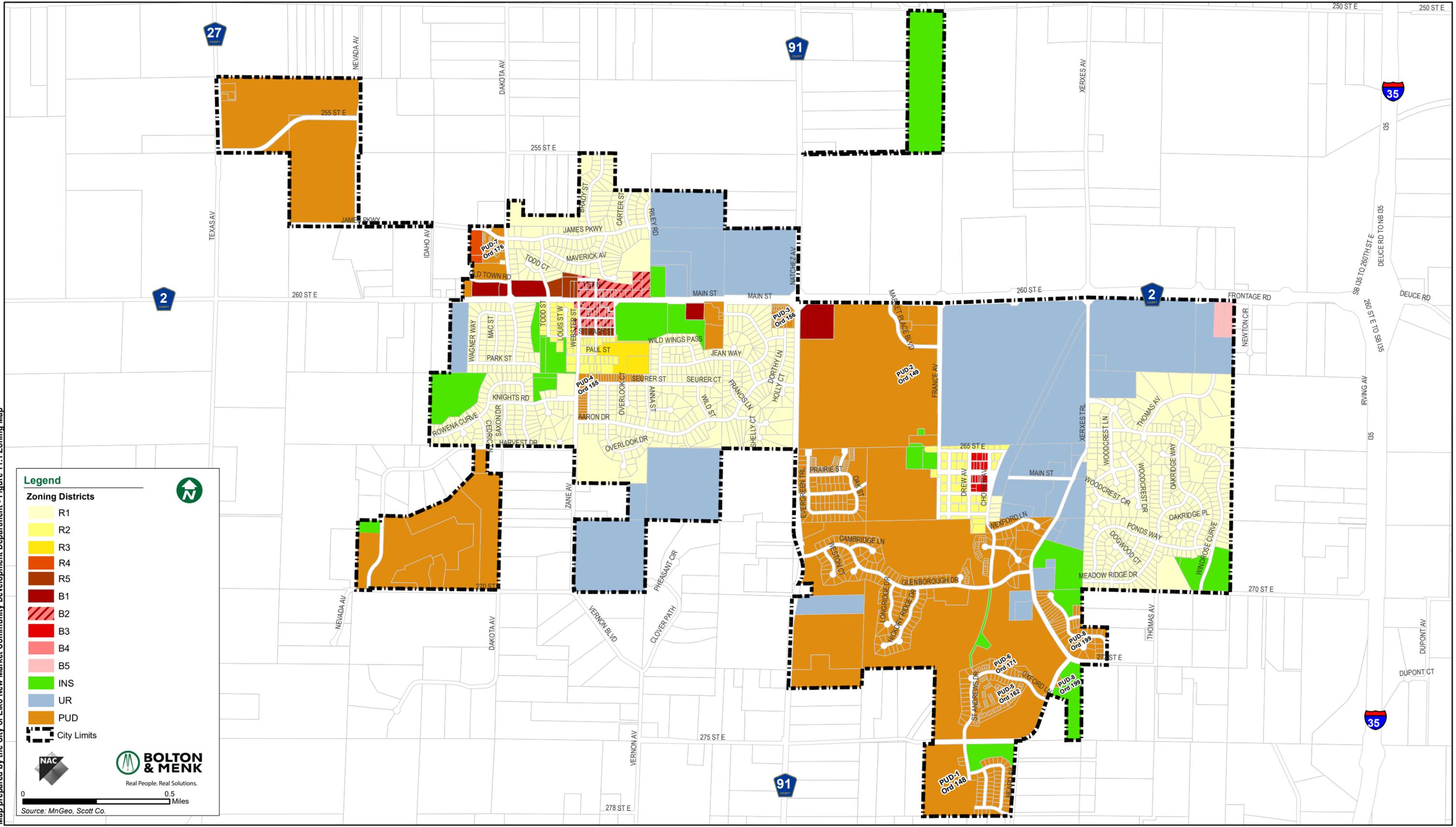


IMPLEMENTATION

Conduct periodic community surveys to solicit input from residents, businesses and property owners regarding the character of the community, potential issues to address and satisfaction with the City’s administration, services and facilities.	City Administrator Assistant City Administrator	Ongoing
Be proactive in the pursuit and utilization of new technologies that may contribute to more effective communications with residents, businesses and property owners.	Administrative Staff	Ongoing
Maintain open lines of communication between the City Council and advisory committees.	Administrative Staff	Ongoing
Attempt to “learn from others” by consulting with other communities to leverage experiences and expertise, when appropriate.	Administrative Staff	Ongoing
Remain proactive in the pursuit and utilization of new technologies which may contribute to more effective operation and delivery of community services.	Administrative Staff	Ongoing
Operate in a fiscally sound manner and provide cost-conscious solutions for the provision of public services.	City Administrator	Ongoing
Allocate administrative and improvement costs to those generating the demand or utilizing the public services.	Administrative Staff	Ongoing
Encourage ongoing staff training and education as a means of maintaining the delivery of high quality services to residents.	Administrative Staff	Ongoing
The City will continue proactive maintenance of public facilities to avoid significant disrepair and/or breakdowns.	Public Works City Administrator	Ongoing
Pursue intergovernmental cooperation for the sharing of public services and facilities as a means of avoiding duplication and economizing City investments.	City Administrator	Ongoing
Maintain a 5-year Capital Improvement Plan which identifies needed public capital improvements and assigns costs and schedules based on project priority and funding availability. Table 14-1 outlines the City’s Capital Improvement Program for 2019 to 2023.	City Administrator	Ongoing



Map prepared by the City of Elko New Market Community Development Department - Figure 11.1 Zoning Map



Legend

Zoning Districts

- R1
- R2
- R3
- R4
- R5
- B1
- B2
- B3
- B4
- B5
- INS
- UR
- PUD
- City Limits

NAC

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0 0.5 Miles

Source: MnGeo, Scott Co.