

CHAPTER 7: IMPLEMENTATION

ZONING ORDINANCE

In 2007, the City of East Bethel adopted Appendix A: Zoning Ordinance. The ordinance was geared towards the existing zoning and the designation of East Bethel as a “Rural Center” and a “Diversified Rural” community. The “Rural Center” is an urbanizing corridor approximately three quarters of a mile on each side of Minnesota Highway 65 and the “Diversified Rural” is the remainder of the City which is not planned to be served with City sewer and water. According to the 2040 Comprehensive Plan, single family detached residential housing areas accounts for approximately 18 percent of the gross acres in the City. Commercial and industrial land uses account for just over one percent of the gross acres in the City. Figure 7-1 shows the existing zoning map. With the adoption of the 2040 Comprehensive Plan, the City will create three (3) additional Zoning districts to ensure compliancy between the two (2) documents. The Zoning Ordinance will be updated no later than nine (9) months after the adoption of the Comprehensive Plan.

The existing zoning classifications include:

- Agricultural District (A) – This district is intended for agricultural uses and allows densities at 1 unit per 10 acres.
- Rural Residential (RR) – This district is intended to accommodate residential land uses at low densities that promote the rural character of East Bethel and allows densities at 1 unit per 2.5 acres.
- Single-Family Residential (R-1) – This district is intended to accommodate single-family dwellings where similar residential development is likely to occur and allows densities up to 4 units per acre.
- Single-Family and Townhome Residential (R-2) – This district is intended to accommodate a mix of single-family and attached/detached townhomes at a more typical single-family density and allows densities up to 6 units per acre.
- Limited Business (B-1) – This district is intended to provide for limited retail and service commercial activities.

- Central Business (B-2) – This district is intended to provide for the general retail shopping of persons living in East Bethel and surrounding trade area.
- Highway Commercial (B-3) – This district is intended to provide for commercial areas serving the highway traveling public.
- Light Industrial (I) – This district is intended to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature.
- City Center (CC) – This district is intended to create a focal point in the community that embodies the principles of urban mixed-use development.
- Public/Institutional (P/I) – This district is intended to provide areas that are primarily under ownership by units of government, public and private institutions.
- Planned Business Overlay (PBD) – This overlay district is intended to establish standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics, permanence, and stability.
- Planned Unit Development (PUD) – This district is intended to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity. The PUD provisions are also intended to promote the efficient use of land and promote cost-effective public and private infrastructure systems.

To implement the 2040 Land Use Map, the proposed zoning districts are described below, including the creation of three (3) new zoning districts (Mixed Use, Medium Industrial and Coon Lake):

- Agricultural District (A) – This district is intended for agricultural uses and allows densities at 1 unit per 10 acres.
- Rural Residential (RR) – This district is intended to accommodate residential land uses at low densities that promote the rural character of East Bethel and allows densities at 1 unit per 2.5 acres.
- Single-Family Residential (R-1) – This district is intended to accommodate single-family dwellings where similar residential development is likely to occur and allows densities up to 4 units per acre.

- Single-Family and Townhome Residential (R-2) – This district is intended to accommodate a mix of single-family and attached/detached townhomes at a more typical single-family density and allows densities up to 6 units per acre.
- Limited Business (B-1) – This district is intended to provide for limited retail and service commercial activities.
- Central Business (B-2) – This district is intended to provide for the general retail shopping of persons living in East Bethel and surrounding trade area.
- Highway Commercial (B-3) – This district is intended to provide for commercial areas serving the highway traveling public.
- Light Industrial (I) – This district is intended to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature.
- Mixed Use (MXU) – The Mixed Use zoning district will replace the existing City Center (CC) zoning district. The Mixed Use zoning district will serve as an area in which residential, commercial and possibly light industrial land uses are permitted.
- Medium Industrial (MI) – There is a new Medium Industrial land use category in the 2040 Comprehensive Plan. A Medium Density zoning district will describe the businesses and operations that can occur in the Medium Industrial land use category that could not occur in the Light Industrial land use category.
- Coon Lake (CL) – The existing parcels around Coon Lake are significantly smaller than the 2.5 acre lots intended in the Rural Residential zoning district. The new Coon Lake zoning district may reduce the amount of variance requests from the Coon Lake neighborhood and may encourage investments in the structures and properties if the standards allow for options for renovations.

SUBDIVISION ORDINANCE

In October 2007, the City adopted Subdivision Ordinance 212. The ordinance is established regulations that ~~can~~ allow for the implementation of the provisions within the 2040 Comprehensive Plan and the Zoning Ordinance. The Subdivision Ordinance will be reviewed to ensure consistency with the Zoning Ordinance and the 2040 Comprehensive Plan. Updates will be needed and will

be completed within nine (9) months after the adoption of the 2040 Comprehensive Plan.

BUILDING CODES

The City currently administers the State Building Code and will continue to do so.

ENFORCEMENT

The City has a code enforcement program in place which responds to complaints in a timely and proactive fashion.

HOUSING

The implementation of a housing plan requires action by many entities. As a result of this, some goals may be achieved in a short period of time while other goals may take longer. The strategies in obtaining the City's housing goals are further explained in Chapter II. Housing.

PUBLIC FACILITIES

The City will need to address fiscal issues as they pertain to public facilities and appropriate funds in the most responsible manner that is in the best interest of the community.

- Develop a detailed water supply system that services existing and proposed development needs in those areas identified in this plan as a Rural Center.
- Develop a detailed sanitary sewer system that will service those areas identified in this plan as a Rural Center.
- Work directly with Anoka County and MNDOT to pursue and coordinate transportation projects identified in this plan.
- Continue to develop, adopt, and update the capital improvement program (CIP) in order to address short- and long-term public facility needs throughout the community. The CIP will address needs within areas identified as Diversified Rural and Rural Centers.
- Develop a Park Development Program to insure the development of new park and trail facilities within new developments to serve the needs of new residents.

- Continue to repair, replace, and/or expand play equipment and facilities in existing parks.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan will be reviewed on an annual basis to ensure that the plan remains as an effective development guide for East Bethel. As necessary, corrections will be made to deal with unforeseen circumstances.

Planning for the Future of East Bethel: An Update to the Comprehensive Plan

TABLE 5-1: CAPITAL IMPROVEMENT COST SUMMARY

Street Capital Projects 2018-2022 Funding Analysis

MUNICIPAL STATE AID FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	-\$578,313			
Municipal State Aid Funding		\$567,365		-\$10,948
None			\$0	-\$10,948
2018 Ending Balance				-\$10,948
2019 Beginning Balance	-\$10,948			
Municipal State Aid Funding		\$567,365		\$556,417
Municipal Service Road Project			\$1,500,000	-\$943,583
MN DOT Setaside Funds		\$500,000		-\$443,583
Cooperative Agreement Grant		\$200,000		-\$243,583
2019 Ending Balance				-\$243,583
2020 Beginning Balance	-\$243,583			

Municipal State Aid Funding		\$567,365		\$323,782
MN DOT Setaside Funds		\$500,000		\$823,782
181st Ave Reconstruction			\$400,000	\$423,782
2020 Ending Balance				\$423,782
2021 Beginning Balance	\$423,782			
Municipal State Aid Funding		\$567,365		\$991,147
Davenport St Reconstruction			\$600,000	\$391,147
2021 Ending Balance				\$391,147
2022 Beginning Balance	\$391,147			
Municipal State Aid Funding		\$567,365		\$958,512
University Ave Reconstruction			\$450,000	\$508,512
2022 Ending Balance				\$508,512
TOTAL MUNICIPAL STATE AID FUND SOURCES & USES		\$4,036,825	\$2,950,000	

Note: MSA Funding can be "Advanced Funded" to meet certain requirements. The City can advance fund up to 4 times the construction allotment or \$3,000,000 whichever is less. A negative balance is not an indication of too many projects. It simply means the City has anticipated numerous projects and can fund this within the regulations identified by MN DOT.

Parks CIP 2018-2022 Funding Analysis

PARK CAPITAL FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	\$80,125			
Transfer From General Fund		\$75,000		\$155,125
Playground Equipment Booster East			\$45,000	\$110,125
Playground Equipment Anderson Lakes			\$45,000	\$65,125
John Anderson Trail Segment			\$37,000	\$28,125
Misc Park Projects and Tree Planting			\$5,000	\$23,125
City Mural			\$3,000	\$20,125
2018 Ending Balance				\$20,125
2019 Beginning Balance	\$23,125			
Transfer From General Fund		\$75,000		\$98,125
Dog Park			\$20,000	\$78,125
Playground Equipment Eveleth Park			\$35,000	\$43,125

Misc Park Projects and Tree Planting			\$5,000	\$38,125
2019 Ending Balance				\$38,125
2020 Beginning Balance	\$38,125			
Transfer From General Fund		\$75,000		\$113,125
Booster West Trail Segment			\$40,000	\$73,125
Misc Park Projects and Tree Planting			\$5,000	\$68,125
2020 Ending Balance				\$68,125
2021 Beginning Balance	\$68,125			
Transfer From General Fund		\$75,000		\$143,125
Booster West Playground Equipment			\$125,000	\$18,125
Misc Park Projects and Tree Planting			\$5,000	\$13,125
2021 Ending Balance				\$13,125
2022 Beginning Balance	\$13,125			\$13,125
Transfer From General Fund		\$75,000		\$88,125
Skateboard Equipment Booster West			\$75,000	\$13,125

Misc Park Projects and Tree Planting			\$5,000	\$8,125
2022 Ending Balance				\$8,125
TOTAL PARK CAPITAL FUND SOURCES AND USES		\$375,000	\$450,000	

PARK ACQUISITION AND DEVELOPMENT FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	\$30,143			
Park Dedication Fees		\$0		\$30,143
No projects funded			\$0	\$30,143
2018 Ending Balance				\$30,143
2019 Beginning Balance	\$30,143			
Park Dedication Fees		\$60,000		\$90,143
Pavilion at Norseland Manor Park			\$30,000	\$60,143
Irrigation system at Norseland Park			\$30,000	\$30,143
2019 Ending Balance				\$30,143
2020 Beginning Balance	\$30,143			
Park Dedication Fees		\$60,000		\$90,143
Fence at Norseland Manor Park			\$30,000	\$60,143
Norseland Park/Jackson St Trail Connection			\$30,000	\$30,143
2020 Ending Balance				\$30,143
2021 Beginning Balance	\$30,143			
Park Dedication Fees		\$80,000		\$110,143

Oak Brook Trail Segment			\$15,000	\$95,143
2021 Ending Balance				\$95,143
2022 Beginning Balance	\$95,143			
Park Dedication Fees		\$80,000		\$175,143
New Park/Trail Development			\$75,000	\$100,143
2022 Ending Balance				\$100,143
TOTAL PARK ACQUISITION AND DEVELOPMENT FUND SOURCES AND USES		\$280,000	\$210,000	
<u>Park Dedication Fees</u> - Residential = 10% of land or cash not to exceed \$2,000 per lot. Commercial = 5% of land or cash not to exceed \$2,000 per acre.				

SANITARY SEWER AND POTABLE WATER

The 2030 Metropolitan Urban Service Area (MUSA) includes the northern growth boundary node (Area A) and the southern growth boundary node (Area C). Area A currently has lift stations to supply public sanitary sewer and has municipal wells to supply potable water, but the Area A lacks an elevated water tower to provide stable water flow and suitable fire protection pressure. Area C has currently a Metropolitan Council operated water treatment plant to provide public sanitary sewer and has municipal wells and an elevated water tower to provide adequate potable water supply. An elevated water tower for Area A is estimated at approximately \$1,300,000 in 2017 dollars. The capital improvement program will need to be modified to identify the revenue to cover the cost of the elevated water tower.

The 2040 MUSA includes a third middle growth boundary node (Area B). The sewer and water infrastructure costs are identified in the Sanitary Sewer and Water Plans (Appendix A) to supply sanitary sewer and potable water to the properties identified within the 2040 MUSA. The capital improvement program will need to be evaluated annually to identify what infrastructure from the Sanitary Sewer and Water Plans will need to be planned for.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS)

The Metropolitan Council requires the City to develop a plan for the management of on-site sewage disposal systems. These systems are private septic treatment systems on individual lots. In the City of East Bethel, these systems are located throughout the City.

There are approximately 4,300 existing systems located in the City of East Bethel in which the City manages the systems, as shown in Figure 7.2. All septic installations require a permit issued by the City. The East Bethel City Council adopted amended Ordinance 61G (Appendix D) on October 18, 2006. Ordinance 61G empowers the City of East Bethel to regulate on-site sewage disposal systems pursuant to the authority granted under Minnesota Statute Chapters 115 and 145A and Minnesota Rules Chapter 7080. Details regarding enforcement provisions can be found in Ordinance 61G.

The property owners of on-site septic systems are required to pump the tanks in no case less frequently than every three years. The City has an electronic database of all properties in the City. The database is programmed to sort entered information and provide a list of ISTS that are due to be pumped in the current calendar year. Reminders are posted in the quarterly newsletter to property owners indicating the need to pump the septic system. Notices are sent to property owners if a system fails a compliance inspection. Failure on the part of the property owner to have the system pumped is cause for the City of East Bethel to provide for pumping service of the tanks in which the cost of the services are assessed to the property owner; however, the City has a high compliance rate and has yet to assess a property.

Since septic installations require a permit to be issued by the City, all permits issued and dates of inspections are recorded by hard copy, to be placed in the address file, and input into the electronic database.

Figure 7.1 Existing Zoning Map

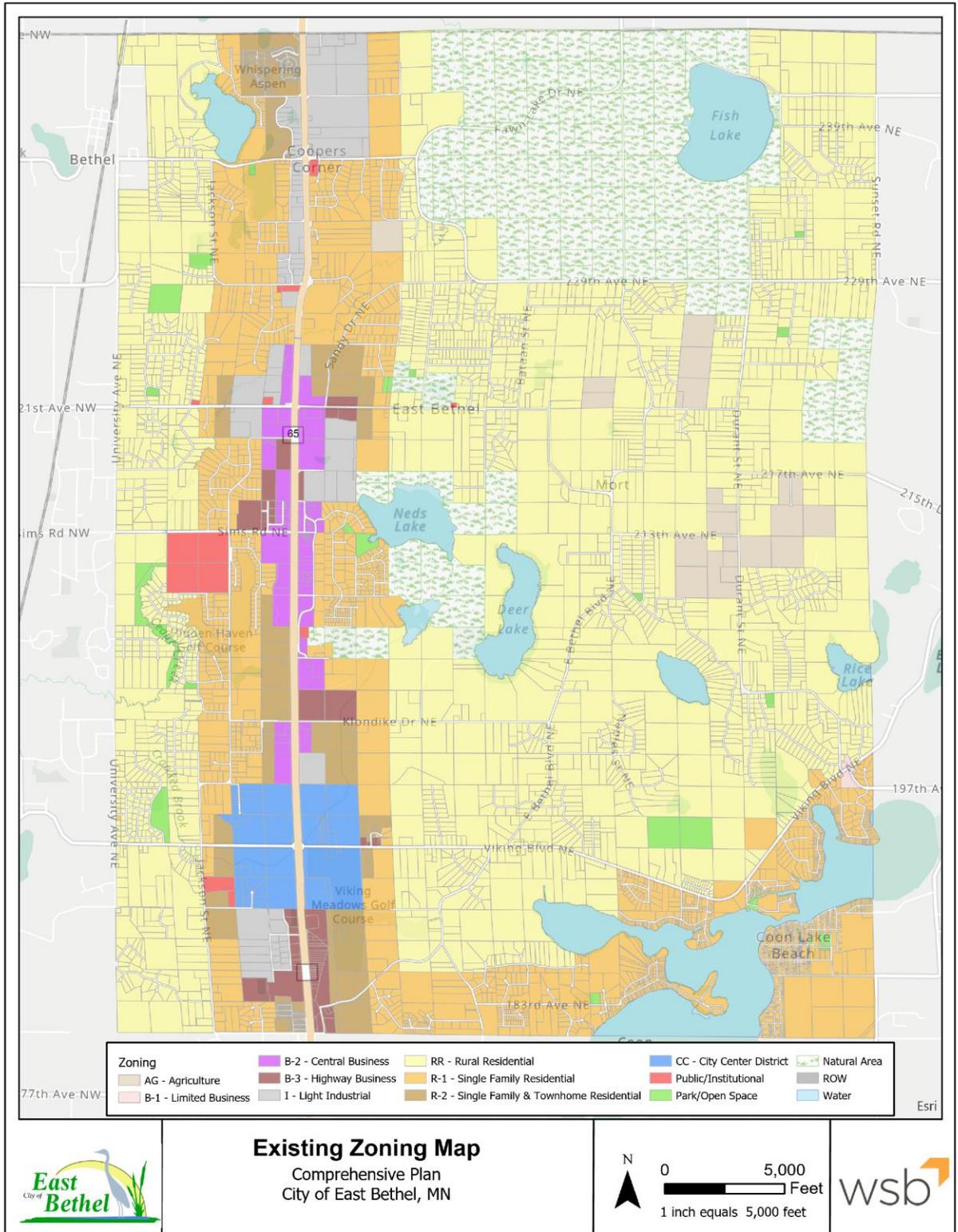
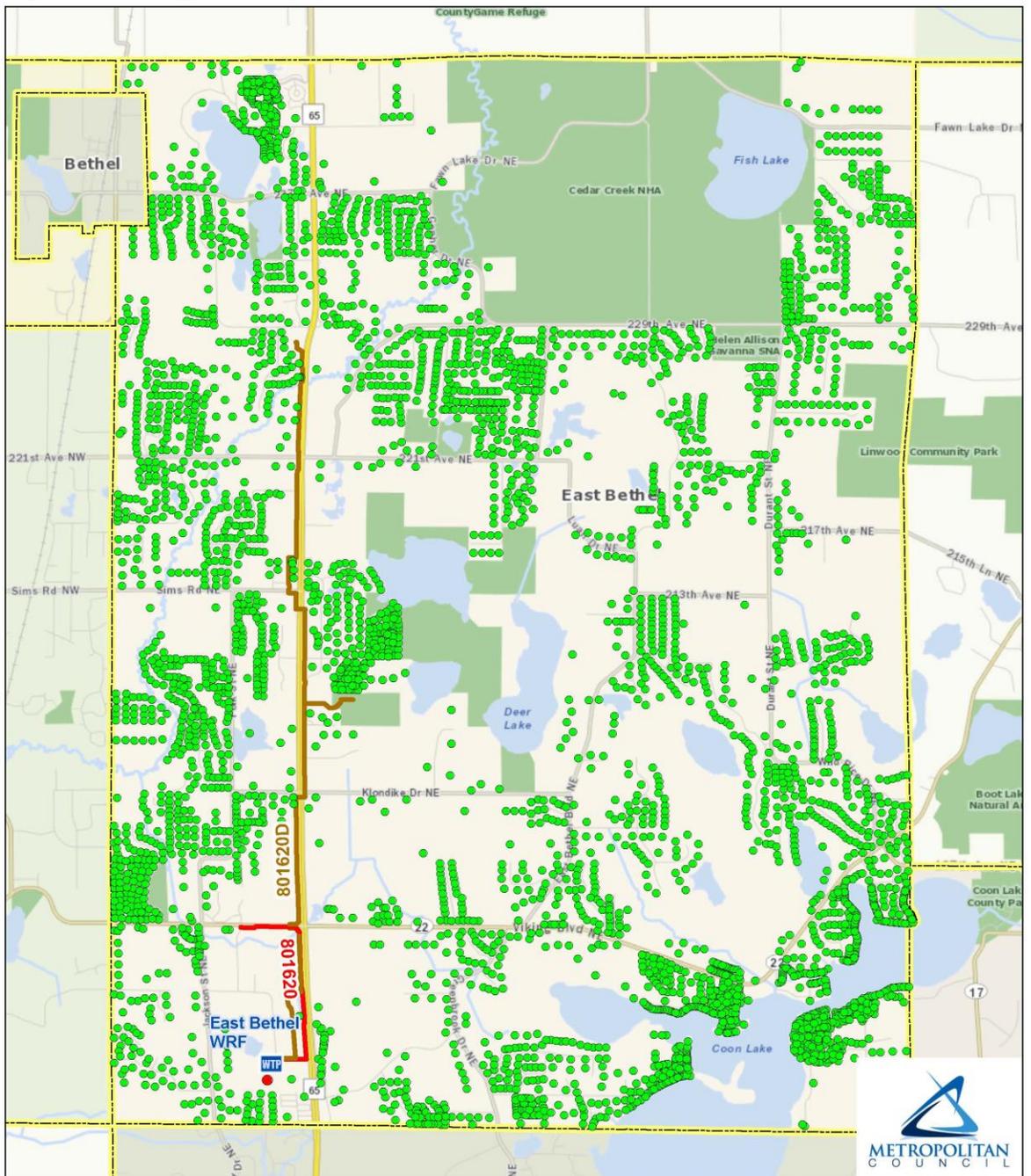


Figure 7.2 Existing ISTS



Individual Sewer Treatment Systems (ISTS)

- Individual Sewer Treatment Systems (ISTS)
- Village Green WTP
- WTP MCES Wastewater Treatment Plant
- MCES Gravity Interceptor
- MCES Effluent
- City & Township Boundaries

Source Data: Anoka County Parcels 2019 and MCES.
Map created by MCES.

