

## Developer requests compel Dayton to consider future infrastructure projects

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(Created: Wednesday, March 26, 2008 3:29 PM CDT)

Despite reports of a downturn in the housing market, developers are looking to the future in Dayton as evidenced by presentations at the Dayton City Council meeting Tuesday, March 25.

The council reviewed two infrastructure feasibility reports derived from developer requests. Council members also considered a cable service contract for Nature's Crossing.

### SUNDANCE WOODS

City engineer Mark Hanson presented a draft feasibility report for Territorial Road/Rush Creek Road. The report is a result of a request by Sundance Woods developer Tom Dehn inquiring about public infrastructure improvements that would be necessary for developing their property located off Rush Creek Road and Territorial Road. The developable property contains 133 acres and 189 proposed single-family residential lots.

Also included in the report are an additional 15 properties adjacent to the utility and street improvements proposed along Territorial Road/Rush Creek Road. According to Dehn, many of the 15 properties were asked if they wanted to be a part of the feasibility report and were supportive of the project.

According to Hanson, the total project costs for sewer and water are \$1.7 million; \$836,000 worth of improvements to Territorial Road; \$310,000 improvements to Rush Creek Road and \$257,000 for utility and street costs that Maple Grove would incur. Hanson stated Maple Grove hadn't reviewed the process yet but those discussions would need to take place to move forward.

Hanson pointed out that even with assessments for sewer, water and street improvements, the city would incur a projected \$880,000 deficit, something he suggested state aid dollars could be used to finance since the roads qualify for state aid money.

The 15 property owners would be assessed \$485,000. Sundance Woods would be assessed \$1.3 million while Sundance Golf Course would be assessed \$274,000.

Council member Tim McNeil was concerned about the cumulative deficit the city was beginning to incur from the various projects throughout the city.

"We need to make sure we're not painting ourselves into a corner," stated council member McNeil. "This could end up to be a large deficit that could impact us harshly."

Scott Hoke said he wondered if the lot equivalent approach is the right way to go about assessing the properties in the project.

Hanson suggested they could revise the assessment numbers; however, Mayor Doug Anderson was concerned the project assessments could push people into development when they aren't exactly ready to do so. He asked Dehn if they were willing to push back the timeline.

"I'll be honest with you, if the market declines more than it is currently, we may be apt to push it off but right now our thoughts are come 2009 we're looking for it to improve," Dehn said. He is hoping to be already working on development by spring 2009.

The council's comments will be reviewed in detail with the developers. The project will also be reviewed with Maple Grove before coming back before council.

### BROCKTON LANE

## TURN LANE

A second feasibility report was reviewed for northwest Dayton utility extension and Brockton Lane turn lane improvements. Council offered comments to be brought to the three developers requesting to develop their property in the area. The properties included are Hilmer Hartman's land which includes Guardian Angels and Cedarcrest; Crow River Bluffs and Rolling Green.

The report takes into account the transportation plan drafted by the Northwest Metro sub-area I-94 study which indicates a potential future river crossing and Brockton Lane changes.

The project is broken down in three phases. Phase 1 carries a \$3.8 million price tag and involves extending sewer to Cedarcrest and Guardian Angels as well as Crow River Bluffs. Brockton Lane improvements are also included.

Phase 2 improvements include extending utilities to the southern portion of Hilmer Hartman's land and eastern portion of Rolling Green as well as extending sewer to serve the westerly portion of Rolling Green. This phase is estimated to cost \$2.5 million and wouldn't begin before 2009-10. The third phase projects a \$4.26 million cost with significant projects of building a water tower, a well and trunk mains for alternate water supply and fire storage. Timing for this phase would occur between 2009-2013. The report serves as a guiding document that will be reviewed with the developers who would be expected to take on the financial responsibility for their respective portions of the project.

## CABLE SERVICE FOR

### NATURE'S CROSSING

Nature's Crossing will have access to cable and high speed internet thanks to an ordinance approved by Dayton City Council. Comcast of Minnesota/Wisconsin and its affiliates will be allowed to construct, operate and maintain a cable communications system in the city. According to assistant planner Mike Elhard, servicing Nature's Crossing has been a goal of the council's for a number of years; however, Charter Communications, with whom the city has a franchise agreement, was unable to service the Nature's Crossing area due to inaccessibility because of Elm Creek Park Reserve.

Comcast services Champlin and will be able to extend a line across Goose Lake Road to service the Nature's Crossing development.

City administrator Samantha Orduno praised Elhard's efforts in securing the agreement with Comcast.

In other action, council

APPROVED a rezoning from A-1 to A-2 for the Hilmer Hartman/Guardian Angels property.

APPROVED an administrative subdivision for the Guardian Angels property.

APPROVED the 2008 employee compensation plan.

APPROVED three respective labor union contracts with AFSCME Council #5 for state, county and municipal employees; Teamsters Local 320 for law enforcement officers; and Teamsters Local 320 for essential supervisory employees.

APPROVED an amendment to city code regarding implementation of an availability charge for service stubs.