

Policy Plan



INTRODUCTION - POLICY PLAN

The purpose of the Policy Plan is to describe in writing what the community desires to produce or accomplish with regard to the physical environment. The plan also provides guidelines as to how these desires are to be achieved.

This chapter identifies general community goals and supporting policies. The policy statements can be used as a benchmark against which development requests, proposed plans, programs, and actions can be assessed. Policies will provide a decision-making framework for all public and private actions and development within the City.

The Policy Plan does not provide information on the timeliness and priorities for needed community improvements. Instead, it provides a series of criteria which can be used to direct general actions undertaken by public and private groups in response to community needs. Moreover, the policies should be considered and utilized collectively. In some cases, a single policy may define and outline a course of action. More frequently, however, a group of policies will be applied to a given situation.

The flexibility and adaptability of the Policy Plan is particularly useful when unanticipated development decisions emerge. It complements the maps, ordinances, and City codes which are more static documents. In some instances, policies may not address a new situation in the community. In this case, the Policy Plan should be updated or modified. This will give the Comprehensive Plan an up-to-date quality which will withstand the test of time.

In the sections which follow, the terms “goals” and “policies” are frequently used. These terms are defined as follows:

Goals: The generalized end products which will ultimately result in achieving the kinds of living, working and recreational environments that are desired.

Policies: Definite courses of action which lead to goal achievement. They serve as guides to help make present and future decisions consistent with the stated goals.



NATURAL RESOURCES - POLICY PLAN

Natural areas are of major importance to Delano. Their proper utilization and presentation as valuable community amenities, or conversely, as areas in which natural barriers present development problems, become the focus for which guidance by the following goals and policies are determined.

Goal 1: City regulations and performance standards shall be designed to protect the natural environment, preserve natural resources, and protect environmental features.

Policies:

- A. New development and growth shall be restricted and regulated where environmental damage may result.
- B. City regulations on densities, lot size, and development design shall be used to protect natural features important to the community and vital to desirable development.
- C. Building designs must be integrated into a site having environmental features which should be preserved.
- D. Implementation of Wetland protections consistent with the City Comprehensive Storm Water Management Plans.
- E. Require new residential subdivisions to provide natural resource inventory of wetlands, woodland, significant trees, and flood plains and to design the subdivision in a manner that limits the impact on these environmentally sensitive areas.
- F. Enforce the City's Shoreland, Floodplain and other environmental regulations as they are applicable.

Goal 2: Enhance the South Fork of the Crow River as a community amenity. Reduce potential property damage resulting from seasonal flooding.

Policies:

- A. Establish the Crow River as an aesthetic natural and recreational greenway corridor within Delano.



- B. Restrict or prohibit new development within the FF-2, Flood Fringe Overlay District of the Crow River.
- C. Remove non-conforming structures from the floodway along River Street to enhance the river's appearance, reduce potential flood hazards, and expand Riverfront Park within the downtown.
- D. Enforce floodplain regulations to regulate floodplain development in a manner consistent with State requirements to protect property and public safety from damage due to flooding.
- E. Maintain and improve flood protection facilities and efforts to ensure a timely and effective response to periodical floods. Investigate opportunities to create a flood wall along River Street in the Downtown area and to improve the flood levees in other areas of the City.
- F. Protect steep riverbanks from erosion through the use of rip rap or other slope stabilization methods.
- G. Improve Riverfront Park for passive recreational use, providing access to the Crow River. Develop this park with amenities that complement and enhance Delano's historic Downtown.
- H. Improve the Creamery/Sculpture Walk Park west of the river as an attractive passive park that offers trails and rest area that provides views of the river.
- I. Encourage businesses and recreational programs that take advantage of the river as a recreational amenity.
- J. In partnership with other jurisdictions in the Crow River Watershed, promote and implement environmental practices that will protect water quality enhancements and moderate water levels to support biodiversity, enhance recreational opportunities, and improve overall function and aesthetics of the waterway.
- K. Implement solutions in the downtown area to improve water quality and support more consistent water levels.

Goal 3: Manage storm water drainage in a manner that improves water quality, prevents flooding or drainage to adjoining properties, corrects existing drainage problems, and preserves the natural resources of the City.



Policies:

- A. Restrict or prohibit development on wetlands, floodplains, and other natural features that perform important environmental functions in their natural state. Where desirable and practical, maintain such natural features in a condition for appropriate storm water system or recreational uses.
- B. Prohibit development on or alteration of natural drainage system components where storm water can be adequately managed without construction of storm sewer.
- C. Continue to enforce wetland preservation regulations consistent with the Minnesota 1991 Wetland Conservation Act.
- D. Require subdivisions to plat lots with minimum lot area outside of designated wetland buffer strips, wetlands and 100-year flood elevations to insure adequate buildable area and usable yards.
- E. Protect and preserve soil types associated with drainageways in order to channel the flow of storm water, and to control erosion.
- F. Enforce the City's storm water drainage policy that utilizes natural ponding areas and provides municipal procedures for the acquisition or dedication of natural areas.
- G. Require all new development to manage its on-site storm water generation to ensure that no negative impact resulting in downstream flooding or degradation of storm water quality.
- H. Integrate new development with the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., wetlands, waterways, wooded areas, slopes, etc.).
- I. Require grading and drainage plans as part of any new subdivision, commercial development, or industrial development. These plans must illustrate proposed drainage patterns, plans for on-site storm water retention, erosion control and site restoration.

Goal 4: Preserve Delano's small-town character through the preservation of natural open spaces and the establishment of greenway corridors, including a north/south greenway corridor along the Crow River through town.



Policies:

- A. Establish connected public open spaces, natural areas, and parks along the Crow River as a continuous greenway corridor. Connect these areas with trails and sidewalks to allow recreational use and bicycle/pedestrian transportation corridors.
- A. Generally, define greenway corridors in the Comprehensive Plan. More detailed definition of greenway boundaries will occur through the City's development review process.
- B. Greenways should be of a size and configuration to protect the natural amenities within the greenway, provide wildlife corridors and provide linkages through the City to other designated greenways, natural areas, trail connections and other cities.
- C. Greenways will be protected through the implementation of the City's Comprehensive Storm Water Drainage Plan, conservation easements and development regulations including zoning, subdivision, shoreland, floodplain, and wetland preservation.
- D. Uplands within greenways may be preserved through voluntary donation, conservation easements, park land dedication or the transfer of development rights to the areas of the City more suitable for development.
- E. The City shall be responsible for the design, ownership, and maintenance of greenways dedicated to the City. Some greenways might not have trails.
- F. Pursue available grant programs designed to assist the City's acquisition and development of local greenways.
- G. Restore greenways where necessary to improve their ecological health.
- H. Integrate community and neighborhood parks and trails with greenway planning efforts.
- I. Ensure that greenways serve all community residents through the protection of view sheds and the provision of pedestrian trails within the greenway corridor. Pedestrian trails will be located and designed within the greenways in a manner that will not degrade the natural features of the greenway.



- J. Create an awareness of the value and importance of greenways through community education, volunteerism in greenway maintenance, and citizen stewardship activities.

Goal 5: To the extent possible, preserve and protect significant tree covers as a natural amenity.

Policies:

- A. Encourage the preservation of natural vegetation including woodlands, wetlands and aquatic vegetation as a design consideration for new residential subdivisions.
- B. Examine the Delano landscaping and tree preservation ordinances to determine the need for additional requirements.
- C. Continue programs designed to protect trees through disease control and re-forestation.
- D. Require proper soil preparation for new development to insure deep rooting of new landscaping and minimal irrigation.
- E. Promote the use of native grasses, forbes, shrubs and trees in development site restoration.
- F. Implement strategies for the control of invasive/exotic plant species in new subdivisions, greenways, natural areas, and open spaces.
- G. Require new residential subdivisions, multiple-family residential, Commercial and Industrial developments shall be required to meet the City's landscape standards including but not limited to tree planting, yard restoration, wetland buffers, screening, and buffer yards.

Goal 6: Implement as many of the 28 best practices of the Minnesota Green Step Cities Program as possible, given the City's resources, opportunities and staffing.

Policies:

- A. Promote energy efficient technologies within both public and private sector buildings.



- B. Adopt a Comprehensive Plan that incorporates strategies of efficient land use patterns, environmentally sensitive development, and healthy lifestyles.
- C. Promote a complete street philosophy at addressing a variety of transportation modes (i.e., automobiles, pedestrian, bicycles, etc.).
- D. Integrate new development with the existing natural features to preserve woodlands, wetlands, and other natural features.

Goal 7: Promote and expand City participation in the community recycling and curbside compost program and facilities.

Policies:

- A. Explore new technologies and services to enable Delano to become a leader in solid waste disposal.
- B. Promote local recycling businesses to educate residents in identifying recycling opportunities.
- C. Encourage methods for separating organic from recycling materials to reduce reliance on landfills, incinerators, or other solid waste disposal practices.
- D. Involve local recycling businesses in the City's annual cleanup day.
- E. Continue providing a composting alternative to residents through continued operation of the City's compost site and/or weekly curbside compost collection.



PACE OF GROWTH – POLICY PLAN

In coordination with the City’s Comprehensive Sewer Plan and Water System Plan the City Council will define a transitional growth area for the year 2040. To facilitate managed growth, the City set the following goals and policies.

Goal 1: Manage community growth and land use in a manner that is fiscally responsible and will not result in the premature extension of utilities or public services.

Policies:

- A. Establish an extraterritorial land use plan, and defined growth boundaries within the land use plan that reflect anticipated development through 2040.
- B. Align annexation actions with the extraterritorial land use plan, infrastructure capabilities, land use, and pace of residential growth.
- C. Promote an orderly growth pattern that capitalizes on in-place infrastructure or requires new development to extend trunk utility lines to new growth areas.
- D. Continue to maintain and implement a five-year capital improvement plan to allow the City to plan and budget for needed City-wide improvements.
- E. Land use development shall be related to and reflect transportation needs, desired development, and community priorities.
- F. Discourage premature subdivisions that lack adequate infrastructure (i.e., street or utilities) to accommodate the new growth or would require capital improvements outside the City’s Capital Improvement Plan or schedule.
- G. Require infrastructure improvements associated with new development to be financed by the developer.
- H. Ensure that intensification of land use activity and development is accompanied by sufficient corresponding increases in related supportive and service facilities such as parks, off-street parking, fire and police protection, etc.

Goal 2: Promote development of high architectural quality in order to enhance the City’s image, promote building durability, and expand local tax base.

Policies:

- A. Periodically review and update the City’s development regulations to define the level of quality design and amenities expected in new subdivisions.



- B. Implement building and site performance standards for medium density residential, high density residential, commercial and industrial sites to insure durable long lasting quality sites and neighborhood developments.
- C. Promote private reinvestment in Delano properties through building renovation, expansion, and maintenance.
- D. Enforce property maintenance regulations.
- E. Enforce setback requirements for new development along major streets to establish attractive street corridors, buffer yards and screening of adjacent land uses, natural noise barriers and safe street intersections.

Goal 3: Continue to be a self-sustaining community.

Policies:

- A. Balance residential growth with economic development to avoid becoming a bedroom community.
- B. Provide housing diversity that will serve the changing life cycle housing needs of Delano's residents.
- C. Promote expanded local commercial retail and service opportunities to take advantage of growing local market conditions.
- D. Examine commercial redevelopment opportunities both in the downtown and along U.S. Highway 12 to address City commercial needs.
- E. Promote industrial growth to provide local employment opportunities, to diversify the City tax base and enhance the local economy.
- F. All development proposals shall be analyzed on an individual basis from a physical, economic, and social standpoint to determine the most appropriate uses within the context of the community as a whole.
- G. Land use allocations are to be balanced with economic market demands and service availability.



LAND USE – POLICY PLAN

The land use goals and policies create a vehicle by which the community can determine, organize, and define the character and intensity of land uses in the City of Delano. This should be done both in terms of existing and future patterns of development. The following goals and policies serve as a reference for land use planning decisions.

SMALL TOWN ATMOSPHERE

Goal 1: Maintain and protect Delano’s small-town atmosphere and identity through the City’s long-range planning. The following goals and policies identify efforts that should be implemented to protect this valued identity.

Policies:

- A. Establish a cohesive image / branding for the entire community through the uniform application of community branding, promotion, design and service.
- B. Build on community strengths such as strong residential neighborhoods, quality local government, quality municipal infrastructure, and excellent school and park amenities in defining the City’s identity.
- C. Remain proactive in addressing outstanding City issues or concerns that may detract from the City’s identity.
- D. Promote a welcoming environment that reflects fairness, equality and diversity with the City.
- D. Encourage and promote the City’s strong volunteer and civic organization involvement in the planning, maintenance, and improvement of community facilities, programs, and services.
- E. Maintain Delano’s historic Downtown as a focal point of the community.
- F. Encourage and promote events as a means of community gathering and identity.

Goal 2: Protect property values and maintain a strong tax base.

Policies:

- A. Promote private reinvestment in Delano properties through building renovation, expansion, and maintenance.



- B. Continue aggressive enforcement of property maintenance regulations.
- C. Provide assistance and information with regard to available programs that may assist local property owners in building renovation and expansion.
- D. Enhance the local tax base within the City by encouraging high quality commercial and industrial building expansions.
- E. Continue the City's capital improvement program to assure that high quality public infrastructure accompanies private investment.
- F. Examine, rate, and prioritize the maintenance and/or replacement of the City's in-place street and utility infrastructure as part of the City's Capital Improvement Program.
- G. Property values shall be protected through the harmonious relationship of land uses, streets, and natural features.
- H. Proactively pursue the removal and redevelopment of deteriorated / blighted properties within the city, to protect adjacent properties.

Goal 3: Improve substandard and/or blighted areas.

Policies:

- A. Through community education, seminars, newsletters, and outreach programs, inform local property owners of the regulations, programs or incentives that may assist them in the maintenance or renovation of their properties.
- B. Aggressively continue housing redevelopment programs throughout the City. Where appropriate remove blighted or deteriorating houses through a Scatter Site Redevelopment program.
- C. Encourage the private redevelopment of substandard obsolete or blighted properties. Public assistance may be applicable where the redevelopment is consistent with the goals of the Delano Comprehensive Plan and within the financial capabilities of the City.
- D. Investigate opportunities for redevelopment or renewal of deteriorating multiple family sites.



- E. Implement the City Rental Housing License to insure periodical inspection and maintenance of rental housing in the City.
- F. Redevelop select, commercial/industrial properties which display deteriorated building conditions, obsolete site design, incompatible land use arrangements and high vacancy levels.
- G. Promote redevelopment and renovation efforts within Delano's Downtown to maintain this area as a focal point within the City.

Goal 4: A cohesive land use pattern which ensures compatibility and strong functional relationships among land uses is to be implemented.

Policies:

- A. Maintain and strengthen the character of individual neighborhoods.
- B. Prevent over-intensification of land use development, that is, development which is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access, etc.).
- C. Investigate remedies to correct or eliminate existing land use compatibility problems.
- D. Connect neighborhoods and community destinations through the City's sidewalk and trail system.
- E. Improve the neighborhood parks to enhance and strengthen individual neighborhoods.
- F. Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the City's Comprehensive Plan and policies.
- G. Transitions between distinctly differing types of land uses shall be accomplished in an orderly fashion which does not create a negative (economic, social, or physical) impact on adjoining developments.
- H. Infill development of compatible land uses shall be strongly encouraged.
- I. Wherever possible, changes in types of land use shall occur either at center, mid-block points so that similar uses front on the same street, or at borders of areas separated by major man-made or natural barriers.



- J. Whenever possible, the impact of physical barriers shall be reduced to increase relationships between segregated areas and reinforce continuity and a sense of community.
- K. Land use development shall be planned so as not to isolate neighborhoods or create land-locked parcels.

Goal 5: Promote neighborliness and citizen involvement in community activities and organizations.

Policies:

- A. Promote involvement and participation in local volunteer organizations, sport associations, community advisory committees and / or other community programs or events.
- B. Partner with and/or support community organizations in order to provide effective and efficient use of all community resources in the delivery of public services.
- C. Utilize volunteer organizations and citizen participation in City betterment programs and projects (i.e., park improvements, City clean up, community celebrations, community promotions, etc.).
- D. Encourage community celebrations and events through the City, local schools, churches, volunteer groups or civic organizations as a means of bringing community residents together.
- E. Continue to publicly recognize volunteers both individually and through organizations for efforts that benefit the City of Delano.
- F. Promote resident involvement in City decision-making through participation on the City's advisory boards and commissions.

Goal 6: Provide community amenities that enhance Delano's small-town atmosphere and identity.

Policies:

- A. Work with the School District to maintain and enhance the local school facilities.



- B. Expand the City's neighborhood park system to reflect the City's growing population needs. Continue to inventory and monitor conditions in established neighborhood parks for maintenance, improvements, and replacement of obsolete equipment.
- C. Provide a pedestrian and bicycle trail system that will link neighborhoods and provide access to the City's local destinations.
- D. Provide attractive living environments through subdivision design.
- E. Maintain the Downtown as a community focal point and gathering place.
- F. Promote a land use development pattern that results in Delano continuing to be a self-sustainable City.
- G. Create gateway improvements at the entrance points of the City to enhance the City's identity.
- H. Create greenways through the community that emphasize the City's natural features, facilitate pedestrian movement, provide recreational opportunities and define neighborhoods.

RESIDENTIAL

Goal 1: Build attractive new neighborhoods that are integrated with the balance of the community.

Policies:

- A. Plan and develop residential neighborhoods according to determined planning/development district boundaries.
- B. Avoid an over-allocation or concentration of residential land use types within the community or planning district.
- C. Continually update Delano's development regulations to redefine the design standards for new subdivisions.
- D. Promote infill development that is comparable in value and compatible in design with existing surrounding homes.
- E. Diversify the City's residential zoning district to provide a greater choice of housing styles and densities.



- F. Require new subdivisions to be interconnected with existing neighborhoods with local streets, trails, parks, etc.
- G. Update, maintain, and improve existing neighborhood parks to enhance surrounding neighborhoods.
- H. Integrate subdivision design with the natural features of the property.
- I. All new housing shall adhere to the highest community design, planning and construction standards.
- J. Property values shall be protected through the harmonious relationship of land uses, streets, and natural features.
- K. Transitions between distinctly differing types of land uses shall be accomplished in an orderly fashion which does not create a negative (economic, social or physical) impact on adjoining developments.
- L. Whenever possible, the impact of physical barriers shall be reduced to increase relationships between segregated areas and reinforce continuity and a sense of community.
- M. Provide pedestrian and bicycle connections between neighborhoods and community destinations with sidewalks or trails.
- N. Require landscaped buffer yards where new subdivisions abut major streets (i.e., collector or arterial streets).

Goal 2: Provide a variety of housing types, styles, and choices to meet the needs of Delano's changing demographics.

Policies:

- A. Maintain a high quality "life cycle" residential environment throughout the community which emphasizes physically coordinated neighborhoods which incorporate all types, sizes and styles of dwellings.
- B. Maintain a balance in the types and quantities of housing units available throughout the City, emphasizing single family units, multiple family, and elderly housing developments to balance with existing residential development.



- C. Maintain and enhance the strong character of Delano's single family residential neighborhoods.
- D. Utilize multiple family housing alternatives as an attractive life cycle housing option.
- E. Provide sufficient housing options to meet the needs of all segments of the population, including attainable work force housing, starter homes, move-up housing and handicapped and elderly housing.
- F. The City will provide housing opportunities which attract people of all ages and income levels, and which will allow them the ability to maintain residence within Delano throughout the various stages of their lives.
- G. Ensure that all housing, including housing affordable to low- and moderate-income families and individuals, adheres to the highest community design, planning and construction standards.
- H. Provide medium and high-density residential development with reasonable access to major roadways.
- I. Implement the multiple family housing performance standards that define the City's vision for quality construction, building durability, and site amenities such as open space, recreational facilities, garages, guest parking, etc.
- J. Housing styles and development techniques which conserve land and increase efficiency are to be encouraged, provided desired densities can be maintained.
- K. New housing construction is to reflect modern and emerging construction techniques and styles.
- L. Rental housing standards applicable to existing and new units are to be upgraded to require adequate sound proofing, increased energy conservation and provisions for social and recreational facilities.
- M. High density housing is not to be utilized specifically as a buffer or viewed as being capable of absorbing negative impacts.
- N. Promote higher density residential development around areas targeted for business and industrial development to provide ancillary and market support.
- O. The mixing of various housing types or densities shall not be permitted unless specifically planned and approved as part of an integrated area plan.



Goal 3: Maintain housing stock values within existing older neighborhoods by promoting home repairs, maintenance, and site clean-up through code enforcement.

Policies:

- A. Promote private reinvestment in the City's single family housing stock.
- B. Examine City development regulations to provide greater development flexibility for single family homeowners to encourage home expansions, alterations, and reinvestment.
- C. Prevent the intrusion of incompatible land uses into low-density single-family neighborhoods.
- D. Aggressively enforce the City's property maintenance regulations.
- E. Provide community education and information to local property owners on home maintenance, repair, and assistance opportunities.
- F. Pursue the redevelopment of substandard single-family homes when it is judged not economically feasible to correct the deficiencies. Where applicable, pursue redevelopment of deteriorated or blighted single family homes through the City's Scatter Site Redevelopment program.
- G. Enforce the City Rental Licensing to ensure that the single-family rental properties are inspected and maintained in a manner that is consistent with surrounding single-family properties.

Goal 4: Promote multiple family housing alternatives as an attractive life cycle housing option.

Policies:

- A. Encourage the redevelopment or rehabilitation of substandard multiple family properties that display deteriorated building conditions, no site amenities, poor site design, or incompatible land use patterns when it is judged not economically feasible to correct the deficiencies.
- B. Enforce the City Rental Licensing requiring that the multiple family rental properties are inspected and maintained to ensure safe, clean and desirable housing is provided



- C. Adhere to the highest community design and construction standards for new construction and redevelopment projects.
- D. Accompany medium and high-density development with adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to insure a safe, functional, and desirable living environment.
- E. Consider mixed land uses as an alternative land use option in planning and redevelopment of obsolete commercial or industrial sites.

COMMERCIAL

Goal 1: Maintain and improve the Downtown as a vital commercial and community service center.

Policies:

- A. Retain the Downtown as a vital commercial and community service center within the City.
- B. Land use planning in the downtown shall be consistent with the Downtown Future Land Use Plan.
- C. Office, service, retailing, and entertainment uses are to be promoted in the downtown commercial core area of Delano.
- D. Businesses or land uses identified as needed or desirable for the downtown are to be actively pursued, promoted, and assisted by the City.
- E. Promote the redevelopment and expansion of existing businesses in the downtown area to obtain a higher level of sales and business attraction.
- F. Promote the attraction of new businesses downtown that are complementary to existing businesses and will contribute to customer attraction and business interchange.
- G. Maintain the downtown as the government service center of the City.
- I. Expand Riverfront Park south of Bridge Avenue. The park's design shall enhance the River Street Streetscape, allow for gathering spaces and improve access to the river.



- J. Use the Crow River as a natural amenity that complements and contributes to the theme and image of the downtown.
- K. Promote clean up and improvement of alleys to accommodate rear yard parking and customer access to businesses.
- L. Expand the supply of shared parking in the downtown.
- M. Improve lighting in alleys to improve visibility and public safety.
- N. Identify public financial incentives such as revolving loan funds, reduce SAC/WAC charges, tax increment financing, or tax abatement to encourage businesses to locate in the downtown or to promote private reinvestment in downtown buildings.
- P. Improve Railroad Avenue to Tiger Drive to provide another access into the Downtown.
- P. Examine opportunities for expanding downtown commercial land uses along Railroad Avenue.
- Q. Work with the railroad to use the under-utilized railroad right-of-way south of Railroad Avenue to screen the railroad operations, provide downtown parking, and improve the aesthetics in this area of the City.

Goal 2: Establish a cohesive identity for the Delano downtown through architecture, site design, streetscape, public amenities and open spaces.

- A. Apply the Delano Central Business District design guidelines with all building renovation, rehabilitation, or redevelopment to take advantage of the existing historic architecture.
- B. Encourage private property owners to renovate the downtown building storefronts consistent with the Central Business District Design Guidelines to establish a cohesive downtown identity.
- C. Proactively pursue the rehabilitation or redevelopment of blighted or underutilized buildings in the downtown to provide usable space for new businesses.



- D. Establish a uniform streetscape treatment along all streets in the downtown study area. Streetscape elements will include sidewalks, lighting, signage, landscaping, and utilities.
- E. Continue to allow the private use of the public sidewalk for awnings, canopies, projecting signs, seating, outdoor dining, and sales display provided the private uses do not obstruct pedestrian use of the sidewalk.
- F. Utilize public signs to identify the downtown access points and way finding signs to direct motorists, bicyclist, and pedestrians to downtown destinations.
- G. Improve open space properties in the downtown which will contribute to the downtown aesthetic and functions.
- H. Improve Riverfront Park south of Bridge Avenue.
- I. Use the Crow River as a natural amenity that complements and contributes to the theme and identity of the Delano downtown.
- J. Promote the clean-up and improvements within the downtown alleys to accommodate parking, business deliveries, and customer access to the downtown businesses.

Goal 3: Implement transportation improvements that will bring people downtown.

- A. Establish signs at the intersection of Bridge Avenue and Highway 12 to introduce motorists to downtown.
- B. Design the Bridge Avenue Bridge as the gateway entrance into downtown.
- C. Identify locations along River Street, Elm Avenue and Railroad Avenue for the placement of signs directing people to Delano's downtown.
- D. Provide wayfinding signs at key locations to direct people to downtown destinations.



- E. Maintain the available on-street parking supply; investigate options for expanding the downtown parking supply along the alleys at the back of the buildings and along Railroad Avenue.
- F. Properly sign the locations of public parking to direct motorists to these locations.
- G. Design the downtown for pedestrian friendly movements. This must address sidewalk widths, preserving an appropriate pedestrian way where private uses and streetscape amenities share the sidewalk, properly design pedestrian crossing at the street intersections.
- H. Provide pedestrian and bicycle friendly amenities, lighting, open spaces, seating areas, bike racks, water fountains, etc.
- I. Provide safe and convenient pedestrian and bicycle sidewalk or trail connections into the downtown from all areas of the City. The trail planning must overcome the physical barriers (Crow River, Highway 12, Railroad tracks) that separate the downtown from growing residential neighborhoods of the City.

Goal 4: Create a cohesive and unified identity for Delano's commercial areas.

Policies:

- A. Require commercial development in Delano to meet architectural performance standards which assure the creation of attractive, functional, and durable structures. Different standards may be established and applied for different areas of the City.
- B. Work with local businesspeople to gain an understanding of the changing needs of the business environment.
- C. Promote a full and broad range of office, service, retailing, dining, and entertainment uses within the commercial areas of Delano that address the needs of the residents.
- D. Attract new businesses to Delano that are complementary to existing businesses and will contribute to the customer attraction and business interchange of the local commercial areas.



- E. Design commercial areas to promote safe and convenient pedestrian and bicycle access and movement by providing sidewalk connections between commercial buildings and the City's public sidewalk and trail system.
- F. Develop commercial and service centers as cohesive, highly interrelated units with adequate off-street parking, sidewalks, and trail connections.
- G. Ensure that service and commercial uses are adequately and appropriately landscaped according to community requirements as may be amended.
- H. Ensure that all service and commercial uses are adequately screened or buffered from any adjacent residential development.

Goal 5: Develop or, where applicable, redevelop the U.S. Highway 12 corridor with diverse, accessible, inviting, and attractive commercial development.

Policies:

- A. Highway commercial developments must be respective of future U.S. Highway 12 improvements with regard to setbacks, lot size, access, and parking.
- B. Commercial and service centers shall be developed as cohesive, highly interrelated and coordinated units with adequate off-street parking and appropriate regulated points of access.
- C. Direct property access to U.S. Highway 12 shall be discouraged and the development of a frontage or backage road systems shall be encouraged.
- D. Promote the highest quality commercial development / redevelopment possible through site plan and architectural review.
- E. Visual pollution from signs, utility lines and dilapidated structures is to be eliminated through the strict enforcement of City ordinances.
- F. Promote commercial site clean-up through community promotion and code enforcement.
- G. Restrict outdoor storage on commercial sites to designated areas of the site.
- H. Encourage commercial redevelopment of blighted or underutilized highway sites through the utilization of private and public cooperative efforts.



- I. Encourage the relocation of industrial uses along U.S. Highway 12 to the Delano industrial areas.
- J. Identify new locations for future commercial land uses.

INDUSTRIAL

Goal 1: Promote continued industrial development in order to expand the local employment base and opportunities within Delano.

Policies:

- A. Continue to maintain and expand the City's industrial and commercial tax base to assist in paying for needed services and in reducing tax impact on residential land uses.
- B. Existing industrial uses shall be retained, and new industrial development shall be encouraged to be located in the City's industrial parks.
- C. Consolidate industrial uses in compact and functional districts. When possible, assemble large industrial land parcels.
- D. Within economic capabilities, provide those public services and facilities to Delano industries to help ensure their satisfaction with locating in the community.
- E. Promote the development of transitional land use between differing land uses to provide buffering and separation to establish compatible land use patterns.
- F. Encourage industrial site designs that integrate the facility with natural features of the land and provide an aesthetically attractive appearance.

Goal 2: Develop the Delano West Metro Business Park to accommodate future industrial growth in an orderly and functional manner.

Policies:

- A. Pursue the Delano West Metro Business Park expansion in that it provides the following locational characteristics:
 - 1. The business park offers reasonably level sites capable of accommodating industrial buildings and required ancillary activities (i.e., parking, shipping and receiving, outdoor storage, etc.).



2. The business park offers well-drained soils capable of bearing heavy loads.
 3. The business park is relatively flood-free.
 4. The business park takes advantage of available community transportation facilities, such as highways, collector streets and railroad.
 5. The business park is protected from residential encroachment or incompatible land uses neighbors.
 6. The business park is planned to allow for future industrial expansion.
- B. Give due consideration to all potential physical implications and services and facility demands (i.e., traffic generation, sewer and water demands, etc.) of any proposed industrial expansion.
 - C. Promote high quality development through the enforcement of the City's zoning performance standards.
 - D. Penetration of residential neighborhoods by traffic generated by industrial activity shall be prohibited.
 - E. Industrial development shall provide adequate off-street parking and loading facilities.
 - F. Outdoor storage of equipment and materials shall be fenced, screened and landscaped to define the limits of the outdoor storage area and mitigate any visual impact.
 - G. New industrial development shall not cause pollutants or contaminants to be emitted into the surrounding environment in excess of state and federal regulations.
 - H. Pursue communication technology and/or services that would aid in the promoting of high technology industries within the City.
 - I. Investigate opportunities to encourage alternative energy technologies within the business park (geothermal, solar, wind energy).
 - J. Promote the industrial development that implements green practices including, but not limited to, low impact design, energy efficient buildings, green product development, and use of alternative energy sources.



- K. Business park design along U.S. Highway 12 must provide proper buffer yards, landscaping, and attractive building design to establish an aesthetically pleasing gateway into Delano.
- L. The City will pursue railroad availability within the Delano West Metro Business Park development.



TRANSPORTATION -- POLICY PLAN

Transportation is a system composed of differing modes which respond to the access needs of a community. Full attention is required to all modes within the system to ensure balanced operation as well as a system which properly responds to the requirements of all individuals. Factors affecting transportation are the placement and type of uses and activities which generate service needs.

Within the context of the above considerations, the following goals and policies are provided for transportation planning and development.

Goal 1: Develop a comprehensive street system that effectively moves automobile traffic through the City.

Policies:

- A. Plan transportation facilities to function in a manner compatible with adjacent land uses.
- B. Consider the mobility needs of all people in the planning and developing the City's transportation system.
- C. Establish and maintain a line of communication between local, county, and Minnesota Department of Transportation in order to ensure that planned transportation improvements are consistent with the goals and objectives of the community.
- D. Ensure that all components of the transportation system are designed, developed and maintained to the highest standards to mitigate any detrimental impacts of community growth.
- E. Focus the transportation system on activity centers within the community and in neighboring communities.
- F. Work with Wright County Highway Department to develop strategies and street designs that will reduce traffic speeds on County roads as the motorists enter the City of Delano.
- G. Develop a long-term plan for an arterial and collector street system within Delano's extraterritorial growth area that establishes alternative traffic routes around the City and provides some traffic relief for existing high-volume intersections.
- H. Investigate the location and construction of a street river crossing south of the City.



- I. Implement a street access management plan to limit direct site access onto collector and arterial streets.

Goal 2: Establish a street system that connects isolated neighborhoods and promotes the safe and convenient interchange of traffic.

Policies:

- A. Pursue an infill growth pattern that connects isolated residential neighborhoods with the rest of the community with streets, sidewalks, or trails.
- B. Evaluate future growth with regard to anticipated traffic generation and its impact on existing roadways and travel patterns.
- C. Establish a functional classification system for the street network in Delano based on the Minnesota Department of Transportation standards.
- D. Require proper visibility, design and control of all intersections to promote safety.
- E. Design local or residential streets to prevent penetration by through traffic and properly direct traffic to collector or arterial streets.
- F. Where feasible and practical, eliminate and prevent any on-street parking which conflicts with moving traffic or creates hazards on major collector or arterial streets.
- G. Provide complete street systems to eliminate isolated neighborhoods and dead-end streets and allow for inter-connections between neighborhoods.
- H. Where feasible and practical, include provisions for other transportation modes (i.e., bicycles, pedestrians, etc.) and utility construction in street improvement plans.

Goal 3: Upgrade and improve substandard streets.

Policies:

- A. Establish a phased program to improve hazardous and/or poorly designed intersections and access points so as to increase the safety of both motorized and non-motorized traffic.



- B. Continue to evaluate and rate the condition of City streets as a means of prioritizing street repair, reclamations, and reconstruction.
- C. Include the City Street Management Plan as part of the annual capital improvement program and City budget.
- D. Investigate opportunities for sidewalks, trails, or on-street bike lanes in conjunction with any street reclamation or reconstruction project.
- E. Improve street safety through the appropriate use of street lighting and sign controls.
- F. Develop a uniform system and policy regarding public signing which relates to street function and eliminates unnecessary signs and replaces outdated, inappropriate and confusing public signs.

TRAILS

Goal 1: Create a safe and efficient trail system throughout Delano consistent with the City's Trail Plan.

Policies:

- A. Implement the Delano Comprehensive Parks and Trail Plan.
- B. Where feasible, provide pedestrians with separated rights-of-way apart from all forms of moving motor vehicle traffic.
- C. Provide for safe pedestrian movements within high traffic areas. Segregate pedestrians and bicyclists from motor vehicle traffic where feasible.
- D. Provide adequate lighting and outdoor furniture in all areas of heavy pedestrian movement.
- E. Include sidewalks, trails, and/or bike lanes as a design consideration when undertaking street reclamation or reconstruction projects.
- F. Require sidewalks along local streets within new subdivisions to be constructed as part of the subdivision improvements.
- G. Maintain all sidewalks in good repair and ensure that they are kept open and clear throughout the year.



- H. Ensure that pedestrian street crossings on heavily traveled streets are clearly marked and lighted.
- I. Give priority to the establishment of pedestrian and bicycle facilities in areas in and surrounding schools, churches, parks and commercial areas.
- J. Work with State and County agencies to develop trails or sidewalks along U.S. Highway 12 and County highways that will link Delano with neighboring cities or regional destinations.
- K. Pursue available grants that may assist Delano in financing its community trail system.
- L. Provide overland temporary trail connections between isolated neighborhoods and the balance of the community.
- M. Work with Wright County to examine safe pedestrian crossings on County roads.
- N. Where sidewalks do not exist on local streets, stripe the traffic lanes to provide a designated street shoulder for pedestrians and bicyclists.
- O. Develop overland trails through established greenway corridors. Connect the greenway trails with the balance of Delano trail system.
- P. Provide for safe trail crossings over Highway 12, the river and the railroad.

RAIL

Goal 1: Maintain safe and functional railroad service through Delano.

Policies:

- A. Work with and encourage Burlington Northern Santa Fe Railroad to maintain the railroad in top performance.
- B. Officially support continued main line railroad service to the City of Delano.
- C. Work with Burlington Northern Santa Fe Railroad to provide rail service within Delano West Metro Business Park. Pursue industries that benefit from rail service to take advantage of its availability.



- D. Attempt to negotiate a lease for unused portions of railroad right-of-way along Railroad Avenue to provide downtown parking, enhance the Railroad Avenue streetscape, and to screen the railroad activities.
- E. Support Minnesota Department of Transportation's Minnesota Comprehensive Statewide Freight and Passenger Rail Plan that identifies the railway through Delano as a Phase 2 long range passenger rail line.
- F. Extend train whistle quiet zone to include the crossing at County Line Road and future railroad crossings at Davidson and Dague Avenues.

PARKING

Goal 1: Insure an adequate supply of off-street parking.

Policies:

- A. Reduce overall demand and resulting space requirements for parking through consolidation and concentration of related land uses and through improved pedestrian and bicycle facilities.
- B. Require that any new development or expansion of existing development to provide adequate off-street parking.
- C. Periodically review municipal parking requirements to ensure that the required supply is reflective of demand for the given land use.
- D. Within the downtown promote shared parking, on-street parking, and municipal parking lots to serve downtown businesses.
- E. Provide sidewalks and crosswalks through parking lots to connect with the City's public sidewalk and trail system to provide safe and convenient pedestrian access to Delano's commercial sites.
- F. Require parking lot landscaping to enhance the appearance of larger parking lots.
- G. Provide wayfinding signs to direct motorists to public parking lots.

Transit

Goal 1. Provide transit opportunities within the community for non-motorist residents.



- A. Continue to participate in Wright County's Trailblazer Transit program, which provides transit service to Delano residents.
- B. City Hall shall provide information for Trailblazer Transit including contact information, service area and rider fees, to assist potential riders in obtaining the transit service.
- C. Actively participate in with the County and partner communities in the planning for future transit needs and services.



COMMUNITY FACILITIES – POLICY PLAN

Community facilities include those lands, buildings, services and systems which are provided on a public or semi-public basis in the interest of, or benefit to, the residents of the community. Their importance should not be underestimated in that they are offered as a necessity for sustaining life within the urban environment and are, therefore, a major determinant of the quality and safety of urban living. The following goals and policies are to serve as guides for the planning, implementation, and maintenance of community facilities.

PARKS

Goal 1: Maintain and develop a diverse and comprehensive park system to serve the recreational needs of all residents.

Policies:

- A. The City will annually review, and update community and neighborhood park needs and service areas to identify and prioritize needed improvements to insure safe and active use of the City parks.
- B. Acquire and reserve sufficient park and open space land to fulfill the needs of the present and projected population. Undertake Park and open space development as residential development demands.
- C. Develop and improve parks and open space to take advantage of natural community features, notably the Crow River.
- D. Maintain an equitable distribution of parks and open space throughout the community, taking care that sufficient facilities are available and tailored to suit the neighborhoods they serve.
- E. Review and evaluate each new development project to ensure it provides appropriate park land dedication, open space preservation, and trail connections to the planned City-wide Park, trail, greenway system.
- F. Where deficiencies are noted in park distribution, encourage innovative design and development to provide facilities for neighborhoods.
- G. Provide recreational opportunities and facilities to meet the needs of all age groups.



- H. Ensure that recreational facilities which provide year-round programs of activities are equally distributed throughout the community.
- I. Provide safe and convenient pedestrian and bicycle access to all recreational facilities within the community.
- J. Encourage the joint use of school recreational facilities.
- K. Parks shall be designed and maintained with proper lighting, landscaping, shelter design, etc. to ensure a high degree of public and property safety.
- L. Adequate parking to serve major parks and recreational facilities shall be provided.
- M. Integrate community and neighborhood parks into greenway planning efforts.
- N. Continue the active involvement of local athletic associations and civic organizations in investing, maintaining, and improving the City and School District playfields. Continue to utilize this volunteerism to help improve the park and sports programs.
- O. Investigate the use of grants, donations, partnerships, and opportunities for joint powers agreements for the development of park, trail and recreation facilities.
- P. The park dedication fee will be reviewed on an annual basis and updated pursuant to any changes to the Parks and Trails Plan and adjusted for cost-of-living indexes.
- q. With each new residential development, require parks when the neighborhood is isolated from the existing park system by physical barriers (River, highway, railroad or major collector or arterial streets) that may prevent safe access to City Parks.

SCHOOLS

Goal 1: Work with the School District to ensure coordinated development of all public facilities.

Policies:

- A. Establish safe and convenient pedestrian/bicycle access to each school within the community.
- B. Establish and maintain agreements for joint use of City Parks and school recreational facilities to maximize the benefits to both the residents of the community and the students.



- C. Work with the School District when planning future school facilities.

PUBLIC FACILITIES

Goal 1: Provide and proactively facilitate the delivery of quality public and community services in a planned, fiscally responsible manner.

Policies:

- A. Ensure that governmental buildings and services are located so as to offer ease of access and minimal response time.
- B. Periodically evaluate the space needs of governmental and service buildings.
- C. Plan for the maintenance, replacement, and efficiency of the City's equipment, buildings, infrastructure, energy, and utility systems.
- D. Concentrate governmental and community services in the Delano downtown area to serve as a land use anchor for the downtown.
- E. Develop, improve, and maintain all public buildings according to the highest adopted standards of design and performance to serve as examples for private development.
- F. Ensure that public buildings and facilities are adequately screened, landscaped, and buffered in order to minimize their impact on surrounding uses and enhance the community and area in which they are located. Do so in such a manner as to set the standard for private development.
- G. Areas, places, buildings, structures, and other objects having significant architectural, historical, community or aesthetic interests and values shall be preserved to the extent possible.
- H. Promote the full utilization of existing investments in public facilities. In instances of reuse, give priority to maintaining facilities for public uses if it is determined that there is a need for additional or expanded public activities within the community.
- I. Promote and encourage cooperation and coordination between governmental units in the provision of public facilities and services.



- J. All public buildings shall be designed and maintained to be resistant to person and property crime opportunity, while maximizing public utilization.
- K. Implement Green Step best practices for public buildings as a means of increasing energy efficiency and creating an improved work environment for City employees.

UTILITIES

Goal 1: Plan public systems such as storm drainage, water supply and sanitary sewer along with extensions in a comprehensive manner to utilize fully the natural environmental conditions minimizing development cost.

Policies:

- A. Implement Delano's comprehensive utility plans for sanitary sewer, storm sewer, and municipal water to identify and address utility system improvements and anticipated demands.
- B. Plan for necessary new or expanded public facilities through an annual capital improvement program.
- C. Anticipate and control the demand for urban services to facilitate orderly, fiscally responsible extension of service systems.
- D. Locate easements for utility systems according to uniform standards, providing ease of access for maintenance and repair and minimal disruption of other activities or area.
- E. Constantly monitor and maintain all utility systems to assure a safe and high-quality standard of service on an ongoing basis.
- F. Encourage and promote underground installation of all new utility services and when economically feasible, the conversion of existing overhead systems to underground.
- G. Coordinate all utility improvement programs to avoid duplication of work and disruption of public rights-of-way.
- H. Maintain separate sanitary and storm sewer systems.
- I. Storm water runoff shall be managed to protect the ground water recharge areas.



- J. Preserve and utilize natural drainage to the extent possible in order to minimize storm sewer costs.
- K. Maintain the City's electrical generating facilities as insurance against loss of power or for times of voltage cuts by the community's electrical suppliers.
- L. Maintain the City's electric utility to provide favorable electrical rates to Delano residents and businesses.
- M. Explore the development of high-speed internet connections for all residents.
- N. Review utility fees, rates, and charges annually to insure they reflect a fair share distribution of costs to all users.
- O. Integrate utility repairs and/or replacement with street reconstruction.





ADMINISTRATION – POLICY PLAN

As a consequence of the implementation aspects and orientation of the Delano Comprehensive Plan, operational and administrative goals and policies are of a prime concern. All involved need to have a clear understanding of how development and redevelopment in the City will be achieved. To this end, the following text provides statements of the administrative goals and policies.

Goal 1: Ensure that all development and/or redevelopment that occurs in the community is in accordance with the Comprehensive Plan, development regulations and utility planning. However, the Comprehensive Plan, utility plans, and related ordinances will be amended as necessary to reflect changing community needs and priorities.

Policies:

- A. Manage the City's growth so that it is high quality and consistent with the City's Comprehensive Plan with the intent of preserving the City's historical culture, small-town character, and community spirit.
- B. The Delano Comprehensive Plan shall be reviewed on a periodic basis to ensure that it is current and reflects the community's interests and changing needs.
- C. The Zoning Ordinance and related development codes and policies shall be reviewed on a periodic basis to ensure the most advanced standards and provisions are maintained and there is full compliance with legislative requirements.
- D. Federal and state programs shall be monitored for the possibility of assisting the City with implementing the Comprehensive Plan and meeting the needs of the community.
- E. Legislative changes and new requirements in regulations and City control responsibilities, notably in the areas of environmental protection and development management authority, shall be constantly monitored.
- F. An annual update shall be prepared of the Capital Improvement Program for the management, programming, and budgeting of capital needs.
- G. Implement comprehensive utility plans for the City, including sanitary sewer, water and storm drainage.



Goal 2: Allocate, to the extent possible, administrative and improvement costs to those generating the demand or utilizing the service.

Policies:

- A. The City's financial position and debt service shall be annually reviewed and analyzed to ensure proper fiscal programming and management.
- B. An application, fee, and processing procedure shall be established which assigns financial cost of any and all related project consideration to the applicant.
- C. Special assessments and/or special taxing districts shall be concepts utilized in assigning costs for public improvements to benefiting parties.
- D. Land dedication requirements, easements and other such requirements shall be required at time of subdivision and/or development to insure the physical capability for necessary public/semi-public utilities and improvements.
- E. Continue and improve the system in which the City assigns costs for development proposal review to the benefiting property owner, his agent, or developer.

Goal 3: Maintain a strong level of confidence in the City's advisory committees, member selection, committee continuing education, and open lines of communication between the committees and City Council.

- A. On complex issues, studies and/or developments, professional advice and recommendation shall be enlisted to assist the City with decision-making.
- B. All analysis and findings for decision-making on development proposals shall be thoroughly documented.
- C. The general citizenry shall be kept informed of and involved in planning and development progress of the City.
- D. Provide continuing education opportunities for advisory committee members through seminars and presentations.
- E. Maintain strong lines of communication between the City Council and its advisory committees.



Goal 4: Maintain a cooperative working relationship with Franklin Township.

Policies:

- A. Communication and continued coordination shall be promoted and maintained between the City and neighboring and related governmental jurisdictions.

Goal 5: Continue to conduct biannual goal setting sessions and provide follow up mechanisms to review achievement of goal programs.

Policies:

- A. Revisiting goals and objectives is an important activity that requires continual attention. The City will conduct a strategic planning session every other year to establish and formalize the goals and directives of the City.

ENERGY

Goal 1: Provide the efficient use of energy within the City of Delano.

Policies:

- A. Encourage use of alternative energy forms in new construction.
- B. Develop and institute a program for disseminating information on governmental energy conservation programs and helpful ideas on personal energy conservation methods.
- C. Where practical, promote overall energy conservation in the community development process by encouraging concentration of structures and facilities.
- D. Implement Green Step City 28 best practices where possible and practical within the City's available resources.

ANNEXATION

Goal 1: The City shall promote organized and efficient growth.

Policies:

- A. Annexation shall occur within the Delano extraterritorial land use area.



- B. Proposed uses within the extraterritorial area shall be consistent with those designated upon the City's Extraterritorial Land Use Plan.
- C. Public improvements necessitated by development within the extra-territorial area, such as recreational facilities, park trails and open spaces shall be provided by the development or be part of the Delano Capital Improvement plan.
- D. The City shall establish a rural taxing district, to defer City tax rates on newly annexed properties until urban development occurs.

Goal 2: All applications for annexation shall have adequate roads and public utilities.

Policies:

- A. The area proposed for annexation shall have adequate roads or highways to serve it.
- B. Needed collector or arterial street improvements necessitated by a new subdivision shall be financed by the development or be part of the Delano Capital improvement plan.
- C. The City shall have adequate sewer and municipal water capacity to accommodate the proposed development of the annexation area.
- D. The extension of City trunk infrastructure prior to a scheduled improvement (as identified in the Comprehensive Sewer Plan and/or the City's Capital Improvement program),
- E. Property proposed for annexation that is presently served by on-site sewage systems and wells shall be allowed to continue so long as the ISTS functions properly and are in compliance with applicable laws and regulations.

Goal 3: The City will work with all applicants to review all annexation applications in a timely and efficient manner.

Policies:

- A. The City will only process complete applications.
- B. Petitions for annexation shall include, but not be limited to the following:
 - 1. A completed petition for annexation and associated fees.



2. Site Survey.
3. Resource Inventory (including transportation systems, topography, wetlands, etc.).
4. Conceptual Subdivision/Development Plan (including general street layout, number and type of housing units, building size/placement, stormwater management provisions, environmental precautions, etc.).
5. Phasing Plan (if applicable).



