

Plan Implementation Program

Implementation of the recommendations proposed in the *Wyoming Comprehensive Plan* can be accomplished using a variety of tools. The City can regulate land, offer incentives for its development and undertake its own improvement projects. These powers fall into two categories:

- The City's official controls
- The City's capital improvements program.

The *Wyoming Comprehensive Plan* must respond to the continuous stream of changes that occur in the community. This chapter describes how the plan's usefulness will be monitored and how it may be amended.

This chapter of the *Comprehensive Plan* also lists the major actions that the City expects to take to carry out the objectives and policies of the plan.

Implementation Program Objectives

1. **Official Controls:** Adopt a new zoning ordinance, zoning map and subdivision ordinance.
2. **Annual Report:** Prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.
3. **Periodic Amendments:** Periodically propose amendments to the plan as conditions warrant.
4. **Regular Reviews:** Conduct a formal review of the plan at least once every five years.
5. **Priority Actions:** Establish a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Official Controls

- 1. Amend the Zoning Ordinance:** Amend the City's zoning ordinance to conform with this new comprehensive plan. Incorporate the best and most appropriate features of the current zoning ordinances of the City and the Township. Write new districts and features as needed. Involve the public in the review and refinement of the draft ordinance.
- 2. Amend the Zoning Map:** Prepare a new zoning districts map that covers the entire new municipality, adjusting the classification of properties according to the guidelines on the next page. Involve the public in the review and refinement of the map. Conduct a public hearing and officially adopt the map,
- 3. Amend the City's Subdivision Ordinance:** Amend and adopt the township's subdivision ordinance as the new ordinance for the City.
- 4. Adopt an Official Map of Public Facilities:** Adopt an Official Map(s) consistent with Minnesota Statute 462.359 that reserve property for future, planned arterial roads, water storage tanks or other public facilities where the future location has been adequately identified.

Annual Report

- 1. Annual Reports:** Every twelve months the Wyoming City Planning and Zoning staff will prepare a brief report summarizing:
 - How the plan was used to direct major spending, regulatory and construction decisions
 - How development and redevelopment did or did not coincide with the guidance of the plan
 - How the city has changed in ways that may call for amendments to the plan.

The report should be transmitted to the City Planning Commission and the City Council, and made available to the public. A brief verbal presentation at a workshop meeting should be conducted to call attention to the major findings of the annual report.

No plan amendments are necessitated in conjunction with these reports, although such amendments may be appropriate depending on the reports' findings.

Guidelines for Adjusting the Zoning Map

These guidelines should be considered when considering changes to the zoning map:

- 1. Maintain Current Zoning:** Maintain the intent, if not the exact wording, of the current zoning classifications and regulations in both the former City and the former Township unless they are in direct conflict with the comprehensive land use plan. Where the original zoning may likely prevent accomplishing the intent of the *Comprehensive Plan*, the City Council should rezone the property. An example might be a 20-acre property originally zoned Rural Residential (acreage lots without public sewer service) but guided by the *Comprehensive Plan* as Low-Density Suburban Neighborhood (future City sewer service).
- 2. Changes from Agriculture District:** Locations zoned for agriculture prior to the governmental merger may remain zoned as such until either: (a) the landowner requests a change, (b) the property is subdivided, (c) the area is assessed for the cost of extending municipal utility trunk lines and/or (d) the property is sold or transferred to another owner.
- 3. Utility Extensions:** When an engineering feasibility study is ordered and reviewed by the City Council, the Council should consult with potentially affected landowners to determine how those properties should be zoned.
- 4. Transition to Smaller Lots:** Large parcels zoned Agriculture may be subdivided into large residential lots served by private sewer and water systems if a plan is submitted and approved for future resubdivision into smaller lots served by City sewer and water lines. Rezoning from Agriculture should occur at the time the smaller lots are created.
- 5. Highway 8 Business Sites:** Properties along US Highway 8 that were not zoned for commercial use prior to the adoption of a new zoning ordinance and map should be rezoned only upon application by the property owner and consideration of the long-term access plan by the Minnesota Department of Transportation.
- 6. Fallbrook Avenue Area:** The commercial and industrial area south of the central business district should be placed into a broad and inclusive zone that allows the current businesses to continue as conforming land uses. Redevelopment and renewal should be encouraged by other means.

Periodic Amendments

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the Objectives of each Element (e.g., Land Use). The Policies of each Element are more open to revision. Changes to the plan maps would, of course, depend on the magnitude of the revision, their relationship to the Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

1. **Plan Amendments:** The Wyoming City Planning Commission will propose amendments to the comprehensive plan from time to time as circumstances warrant. The public, including nearby Cities and Townships, should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment. The City will consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City could consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable) or Planning Commission public meetings.

Regular Reviews

1. **Formal Reviews of the Plan:** At least once every **five years**, the City will instruct its Planning Commission and staff members to conduct a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose.

At least once every **ten years**, the process for the formal review should involve an *ad hoc* advisory group that assists the City Planning Commission. Thus, it would be similar to the process used to draft the *Wyoming Comprehensive Plan 2008*.

Criteria to Consider When Reviewing Plan Changes

These criteria should be considered when reviewing changes to the plan:

1. The change is consistent with the goals and objectives or other elements of the *Wyoming Comprehensive Plan*.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
7. The change corrects an error made in the original plan.
8. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
9. The change helps the City meet its life-cycle and affordable housing objectives.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Priority Actions

1. **Priority Actions:** The City will conduct the actions listed in the following tables through annual and multi-year assignments.
2. **Consistency with the Plan:** The City's actions will be consistent with the policies of the *Comprehensive Plan*. Those actions include but are not limited to:
 - Review of development applications
 - The capital improvements program
 - Neighborhood and district plans
 - Plans of other agencies as they affect Wyoming
 - Official Maps
 - The Zoning Ordinance and Zoning Map
 - The Subdivision Ordinance

Responsibility for specific actions will be assigned to departments and individuals by the City Administrator (or occasionally the City Council), who will also lead in formulating annual work programs. The indicated time frame for each action is an estimate, and actual timing may vary.

Additional actions may be added through periodic review, and certain actions may be modified or deleted based on the judgment of the City Council, Plan Commission or City Administrator.

Table 8-1
Major Plan Implementation Actions

	Action	Time Frame
1	Amend the zoning ordinance: Amend the zoning ordinance to provide a menu of districts that may be used to maintain current the original pattern of land regulation except as described on page I-3 of this plan. Incorporate applicable features of the Wyoming Township Code such as the Woodland Preservation Regulations and the Shoreland Management Ordinance. Modify the Shoreland Ordinance to include the provisions and standards allowable when public sanitary sewer service is available.	2008-2009
2	Amend the subdivision ordinance: Review and revise the City's current subdivision ordinance to ensure that it will provide for a streamlined process, will help create clear property descriptions and titles, and will help obtain needed public facilities (e.g., park lands), road rights-of-way and utility or ponding easements.	2008-2009
3	Amend the zoning map: Amend the City's zoning map in a manner consistent with the guidelines on page I-3 of this plan.	2008-2009
4	Adopt the wastewater system plan: Officially adopt a new wastewater system plan.	2008-2009
5	Adopt the water supply plan: Officially adopt a new wastewater system plan.	2008-2009
6	Prepare a surface water management plan: Prepare a plan for managing surface water throughout the City.	2009
7	Assess forest quality: Retain a professional forester to rank woodlands according to quality and priority for protection. Subsequently, consider adopting a woodland preservation overlay zoning district.	2010
8	Prepare a detailed park system plan: Prepare a plan that identifies candidate locations for additional neighborhood parks, off-road paths and linked open space.	2010

