

IX. IMPLEMENTATION PROGRAM

Zoning Ordinance

In 2003, the City of East Bethel adopted Zoning Ordinance 168. The ordinance was geared towards the existing zoning and the designation of East Bethel as a diversified rural community. According to the 2000 Comprehensive Plan Update, residential areas account for the vast majority of developed areas, accounting for approximately 20 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.

In 2006, the Metropolitan Council approved amendments to the 2030 Regional Development Framework and 2030 Water Resources Management Policy Plan. The amendments have identified East Bethel as a rural growth center and allow the City the opportunity to be served by a new wastewater treatment plant. Because of the Metropolitan Council amendments, there are significant differences between the existing zoning and the 2008 Comprehensive Plan update. In September 2007, the City adopted Zoning Ordinance 203. The new ordinance addresses the following issues:

- Modify district land uses
- Create more commercial and industrial districts to deal with a greater variety of uses
- Create higher density residential areas to deal with a greater variety of housing needs
- Improve administrative procedures
- Develop performance standards for all land uses
- Comply with goals and objectives of the Comprehensive Plan

Subdivision Ordinance

In October 2007, the City adopted Subdivision Ordinance 212. The ordinance has been updated to ensure the provisions are consistent with those in the 2008 Comprehensive Plan and the new Zoning Ordinance.

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 III. 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 Growth Center.
- Develop a detailed sanitary sewer system that will service those areas identified in this plan as a Rural Growth 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 Growth 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 insure that the plan remains as an effective development guide for East Bethel. As necessary, corrections will be made to deal with unforeseen circumstances.

Table IX-1: Capital Improvement Cost Summary

Description	South Corridor	Coon Lake Corridor	Central Corridor	North Corridor	Total Estimated Cost
Street & Storm Sewer	\$830,000	\$1,451,460	\$2,289,330	\$1,900,000	\$6,530,000
Sanitary Sewer	\$2,500,000	\$2,559,400	\$1,811,000	\$2,800,000	\$9,800,000
Waste Water Treatment	\$1,400,000	\$7,100,000	\$8,400,000	\$11,200,000	\$28,100,000
Water and Water Treatment	\$4,900,000	\$4,200,000	\$6,400,000	\$7,200,000	\$22,700,000
Contingency & Overhead = 30%	\$3,537,400	\$2,806,720	\$2,613,000	\$3,196,310	\$12,153,420
ROW (\$40,000 per Acre)	\$679,600	\$606,100	\$388,000	\$794,400	\$2,468,100
Total Estimated Cost	\$12,782,070	\$10,023,680	\$12,301,330	\$14,175,490	\$49,282,570
Number of REC's	1,600	1,200	2,800	3,720	Total REC = 9,320
Cost Per REC	\$7,989	\$8,353	\$4,393	\$3,811	Average Cost Per REC = \$5,290

Table 2. City of East Bethel Comprehensive Park and Trail System—Estimated Cost of Improvements and Expansion Through 2030

City Park Name	Size	Park Type	Proposed Improvements through 2030	Cost Estimate for Proposed Improvements (2006 Dollars)	
				Facilities	Land Dedication
Anderson Lake Park	4.15 Acres	Neighborhood	Replace/update play equipment and surface Replace ballfield fence and backstop Resurface tennis court Add benches New park sign & plantings	\$ 40,000 12,000 15,000 1,000 <u>10,000</u> \$ 78,000	
Bonde Park	13.22 Acres	Neighborhood	Replace existing playground with expanded play ground and surface; 2 new ballfields (irrigated) 1 large soccer field (irrigated) New shelter/pavilion w/concrete Foundation/slab New restrooms New parking lot and entry road (20 stalls) New park sign & plantings Horse arena (by others)	\$ 60,000 100,000 150,000 40,000 100,000 30,000 10,000 --- <u>\$490,000</u>	
Carlisle Park	2.81 Acres	Neighborhood	Replace/update play equipment and surface New park sign & plantings	\$ 40,000 <u>10,000</u> \$ 50,000	
Deer Haven Park	4.73 Acres	Neighborhood	Replace/update play equipment and surface Resurface ½ court basketball New park sign & plantings	\$ 40,000 10,000 <u>10,000</u> \$ 60,000	
Eveleth Park	2.8 Acres	Neighborhood	Replace/update play equipment and surface New ballfield fence and backstop New park sign & plantings	\$ 40,000 12,000 <u>10,000</u> \$ 62,000	

City Park Name	Size	Park Type	Proposed Improvements through 2030	Cost Estimate for Proposed Improvements (2006 Dollars)	
				Facilities	Land Dedication
Hidden Haven Park	4.81 Acres	Neighborhood	Replace/update play equipment and surface New walking path with fitness stations New park sign & plantings	\$ 40,000 30,000 <u>10,000</u> \$ 80,000	
John E. Anderson Memorial Park	70 Acres	Community	Replace/expand play equipment and surface on East side of lake Repave ¼ mi. trail West side of lake—add facilities to equal east side: play equipment, pavilion, trail, picnic tables and furnishings, restrooms, warming house, parking lot New signs and plantings for each park	\$ 80,000 30,000 400,000 <u>20,000</u> \$530,000	
Maynard Peterson Memorial Park	2.76 Acres	Neighborhood	Replace/update play equipment and surface Add portable toilets/screen New ballfield fence and backstop New pavilion with concrete foundation/slab Add 26-space parking lot New park sign & plantings	\$ 40,000 10,000 12,000 40,000 68,000 <u>10,000</u> \$ 180,000	
Norseland Manor Community Park	19.61 Acres	Community	Replace/update play equipment and surface Add portable restrooms/screens New ballfield fence and backstop New pavilion w/ concrete foundation/slab Add 26-space parking lot New park sign & plantings	\$ 40,000 10,000 12,000 40,000 68,000 <u>10,000</u> \$ 180,000	

City Park Name	Size	Park Type	Proposed Improvements through 2030	Cost Estimate for Proposed Improvements (2006 Dollars)	
				Facilities	Land Dedication
Rod and Norma Smith Park	4.49 Acres	Neighborhood	Replace/update play equipment and surface Resurface basketball court Asphalt 10-space parking lot New park sign & plantings	\$ 40,000 20,000 10,000 <u>10,000</u> \$ 80,000	
Whispering Oaks Park	2.0 Acres	Neighborhood	Replace/update play equipment and surface Resurface tennis court and replace fence Add half-court basketball New park sign & plantings	\$ 40,000 20,000 18,000 <u>10,000</u> \$ 88,000	
Northern Boundaries – 7 th Street Park	5.11 Acres	Neighborhood	Replace/update play equipment and surface Add 10-space parking lot New park sign & plantings	\$ 40,000 10,000 <u>10,000</u> \$ 60,000	
Coon Lake Beach Park	.5 Acres	Neighborhood	Replace/update play equipment and surface Resurface basketball courts New park sign & plantings	\$ 40,000 20,000 <u>10,000</u> \$ 70,000	
Booster West Park	35 Acres	Community	Replace/update play equipment and surface Resurface athletic fields, replace fences and backstops, update irrigation, etc. New park sign & plantings	\$ 80,000 250,000 <u>10,000</u> \$ 340,000	

City Park Name	Size	Park Type	Proposed Improvements through 2030	Cost Estimate for Proposed Improvements (2006 Dollars)	
				Facilities	Land Dedication
Booster East Park	50 Acres	Community	Replace/update play equipment and surface Add regulation/stadium type baseball field (replace 2 fields); add lights Update concession building and restrooms and add parking New park sign & plantings	\$ 40,000 350,000 250,000 <u>10,000</u> \$ 650,000	
Eagle Ridge Park	40 Acres	Open Space	Expand parking lot to maximum 10 spaces New park sign & plantings	\$ 10,000 <u>10,000</u> \$ 20,000	
Oakbrook Acres Park	10 Acres	Community	Playground equipment Open play/turf area Walking trail (.6 mile) New park sign and plantings	\$ 40,000 10,000 70,000 <u>10,000</u> \$ 130,000	
Whispering Aspen	5 Acres	Neighborhood	Resurface tennis courts Resurface small parking lot New park sign & plantings	\$ 15,000 10,000 <u>10,000</u> \$ 35,000	
Other Existing Parks					
Cedar Creek Natural History Area	2,809 Acres in East Bethel	Open Space	Add 1 mile walking trail 7 miles cross-country ski trails 400' Floating boardwalk Canoe launch 10-space parking lot New park sign & plantings	\$ 10,000 15,000 100,000 20,000 10,000 <u>10,000</u> \$ 165,000	

Future City Facilities	Size	Park Type	Proposed Improvements through 2030	Cost Estimate for Proposed Improvements (2006 Dollars)	
				Facilities	Land Dedication
Booster Park Expansion	40 acres	Community	Facilities similar to Booster East or West, with soccer fields and hockey rink	\$1,750,000	
			20 acres land acquisition @ \$65,000 per acre 20 acres dedication @ \$65,000 per acre	\$1,300,000	\$1,300,000
Future Parks City Center Area					
Community Park	20 acres	Community	Typical Community Park Facilities-similar to Booster East 20 acres land acquisition @ \$65,000 per acre	\$2,000,000	\$1,300,000
4 Neighborhood Parks	2 acres each--8 acres total	Neighborhood	Typical Neighborhood Park Facilities--\$400,000 each for 4 parks; 8 acres land dedication @ \$65,000 per acre	\$1,600,000	\$520,000
New Trails					
New bituminous trails	44.8 miles		Assumes 10' wide bituminous trail; 6" base and 3" bituminous to allow for maintenance vehicles or plowing; @ 2006 typical cost \$22.00 per lineal foot	\$5,204,000	
New soft-surface trails	15 miles		Assumes gravel or wood chip surface @2006 typical cost of \$11.00 per lineal foot	\$ 871,200	
			Total—Future Facilities Land Acquisition	\$12,725,200	\$3,120,000
				\$15,845,200	

Cost estimates for facilities improvements include design, engineering, materials and construction costs, and are based on costs of parks facilities completed in the Twin Cities area in 2006. Cost estimates do not include site preparation, soil correction, or other site-specific costs.

Land costs estimated at \$45,000 per acre in unsewered areas, and \$65,000 in areas with sanitary sewer services (2006 dollars), based on staff recommendation.

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. 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. Notifications are mailed to property owners at the beginning of the calendar year indicating the need to pump the septic system. 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.

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.