

City of Baxter

COMPREHENSIVE PLAN 2007 (Updated)

ACKNOWLEDGEMENTS

The City of Baxter thanks all of the residents and businesses who participated in updating the City of Baxter Comprehensive Plan.

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The current version of the Baxter Comprehensive plan was adopted in 2005 and was substantially modified on July 2, 2007. There have been various amendments since July 2, 2007. Those amendments have been incorporated into this version.

I. Comprehensive Plan Update & Process

In the nearly two years since the last comprehensive plan update process, the City of Baxter has continued to change and grow. Population growth has continued at a rate of three to four percent a year, and the commercial base of the City has continued to expand. While the rate of growth and change may slow, growth is inevitable in Baxter and in the region as a whole. In the face of this and future change, the City of Baxter has decided to update the official Comprehensive Plan.



The 2005 update process was a collaborative effort between the citizens of Baxter, the City Council, and the Long Range Planning Committee. The process included a community-wide meeting to address new and continued concerns from the last updating process in 1996, two additional community meetings held with the Long Range Planning Committee, a Planning Commission meeting, and a final public hearing to present the updated plan to the public for adoption. The most recent update process consisted of numerous meetings of the Long Range Planning Commission where they reviewed the plan and added minor changes, updated maps, and added some more pertinent maps and goals throughout the Plan.

II. Planning History & Growth Patterns

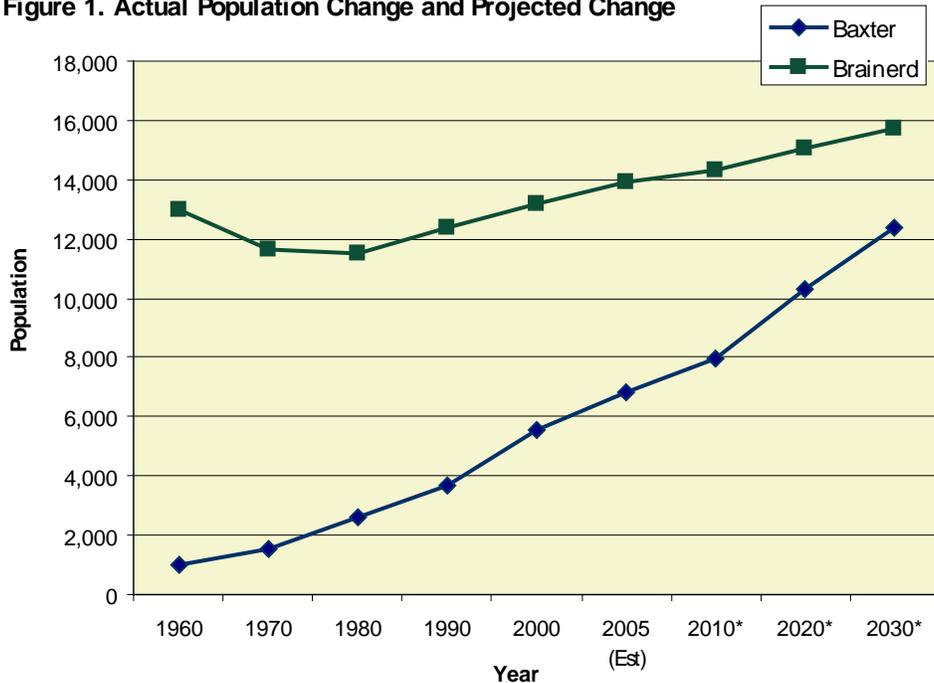
Baxter has changed significantly in the 34 years since the first comprehensive plan was developed. The population has tripled from approximately 2,000 to more than 7,500 residents. However, the most dramatic change has been the emergence of the Baxter retail and commercial complex as the new downtown of North Central Minnesota. With the Highway 371 bypass and a growing regional population, the commercial, residential, and industrial importance of Baxter will continue to expand and more residents will be drawn to Baxter. The growth over the last ten years and the growth expected in the next few decades have prompted the City of Baxter to update the City Comprehensive Plan to better prepare for future changes to guide development and decision-making in the City.

III. Current Population & Demographic Trends

In 1960, the City of Baxter had approximately 1,000 residents. The Minnesota Demographer estimated that Baxter was home to more than 7,500 residents in 2006 and that Baxter's population may grow to more than 12,000 residents by 2030 (Figure 1). Although these estimates are lower than past estimates, it can be assured that residential and business growth will continue in Baxter as long as land is available.

Although the median age increased from 31.9 years to 35.6 years from 1990 to 2000, the population in Baxter continues to be younger than the County, which had a median age of 39.4 years old in 2000. The median age indicates the age at which half of the population is below and half of the population is above. In comparison to the neighboring cities and townships, Baxter has a higher number of younger families, likely with children, and a higher household income. In addition to the population growth, Baxter can expect an aging population, though the median age is likely to stay below that of neighboring cities and townships for some time.

Figure 1. Actual Population Change and Projected Change



* - Projected population, US Census of Population & Housing 1970-2000, Minnesota Demographer

Although Brainerd may hold the region's namesake, the comparative importance of Baxter cannot be underestimated. Baxter's population is inching closer and closer to that of Brainerd. The overall market value of Baxter in 2004 was more than \$680 million compared to approximately \$600 million for Brainerd, \$628 million in Crosslake, and \$268 million in East Gull Lake¹.

While the overall value of Baxter has increased substantially in the past ten years, so has median household income. Median household income in Baxter has increased from nearly

¹ 2004 Market Value & Tax Capacity Composition, League of Minnesota Cities

\$40,000 in 1990 to more than \$52,289 in 2000. The household income in Baxter is much higher than Brainerd or Crow Wing County as a whole in both 1990 and 2000 (Table 1).

Table 1. 1990 & 2000 Median Household Income

| | Baxter | Brainerd | Crow Wing County |
|-------------|----------|----------|------------------|
| 1990 | \$39,871 | \$17,985 | \$22,250 |
| 2000 | \$52,289 | \$26,901 | \$32,589 |

Source: US Census of Population and Housing

Baxter is a growing and vibrant City. Population will continue to rise and median household income is likely to grow as well. However, more people and businesses also mean that increased demand will be placed on City services such as roads, parks, sewer and water as well as more pressure on the environment.



IV. Current Physical Resources & Land Use

The City of Baxter is approximately 20.3 square miles (12,988 acres), which is a growth of nearly 0.75 square miles from 1996. Of this area a little over one-fifth (2,530 acres) is water or wetlands. Most of the 1020 acres of open water is in the three largest lakes: White Sand, Perch, and Whipple.

The City has abundant groundwater resources and a high ground water table, except in the area near the Mississippi River. Most groundwater recharge takes place from natural underground water movement from the areas north and northeast of Baxter in Unorganized Territory and in direct recharge from rainfall on Baxter. Rainfall in Baxter soaks rapidly through the course sandy soils and from the lakes and wetlands that are directly connected to the groundwater table.

Almost all of Baxter is flat to gently rolling sandy soil, which makes an ideal base for road and dwelling construction. However, the sand also presents some serious disadvantages; for example, fertilizers and pesticides from improper lawn management practices and malfunctioning sewer systems can easily pollute the groundwater. Furthermore, the land surface tends to dry quickly so when there are periods of below average rainfall, the possibility of dangerous fires increases in the parts of Baxter covered by pine forests. Controlling fertilizer use is made more difficult because the City desires to have a high landscaping standard.

The Highway 371 Bypass has already significantly altered land use patterns in the City. Baxter was promoted from being a relatively important retail center to being the retail, housing, and resort gateway to the lakes region of Central Minnesota. The Highway 371 and 210 intersection in Baxter has evolved from a local junction to a major crossroads of Central Minnesota. Major north/south intersections were created at 371 and County 48, 210 and 371; Excelsior Road and 371, and County Road 77 and 371. The importance of Highways 371 and 210 cannot be emphasized enough; not because it has affected traffic patterns in Baxter, but because it has made Baxter a regional commercial destination for nearly 100,000 year-round residents and perhaps as many as 150,000 additional visitors or part-time residents. Baxter is the *downtown* of the lakes region.



Although commercial, residential, and industrial development has expanded since the last Comprehensive Plan update, Baxter still has plenty of land available, which makes the need for an updated plan all the more important. Almost all of the retail commercial development is adjacent to 371 and, since the opening of the Bypass in 2002, retail development has spread south of 210 on 371 and continues to develop northward. Industrial and warehouse development has continued south of 210 and east of 371, though available land in the industrial park is decreasing due to a steady interest from businesses to purchase land in the industrial park. Residential development is concentrated northwest of 210 and 371 and along the Mississippi River in southern Baxter. However, residential construction in southwestern portion of the City has expanded.

Another source of change in the City in the coming years is likely to be from redevelopment. The housing values along the lakes and in certain parts of the City have not always kept pace with increases in land value. As land values increase, housing is likely to be redeveloped in order to take advantage of higher land values. This is explored further in the Planning Maps section of this document.

Finally, the land use in Baxter will change as more land is annexed, particularly along Highway 371 at the northern edge of the City. Annexed land will provide more opportunity for residential, commercial, and industrial development; however, that also affects the need for recreation, sewer capacity, traffic and road use, and other City services.

City of Baxter

V. Comprehensive Plan Framework & Sustainable Development

All of Baxter's Comprehensive Plans have been developed around the concept of Sustainable Development. Sustainable Development requires a process of analyzing decisions in order to find a balance among economic activity, environmental requirements, and the social needs of people. If this balance can be achieved, all three concerns can be sustained. We can work toward having the jobs and financial security we require, enjoy the benefits of a healthy environment and meet the needs of society. To implement the process of Sustainable Development, three objectives are called for:

1. Expand, diversify, and improve income and job opportunities;
2. Sustain and enhance resource productivity and improve the environmental qualities and the physical and visual aesthetics of the City of Baxter;
3. Enhance the quality of life of each City resident and visitor.

To foster open communication of ideas and information, the City organized and facilitated meetings of groups of residents representing various sectors of interests at the 1996 and 2005 Comprehensive Planning Processes. These groups represented economic, social, and environmental interests. The information gathered from these meetings formed the structure of the 1996 Plan and continue to influence the 2005 updated plan and will continue with the 2007 Plan. Each of the groups from 1996 was asked to contribute their ideas and expertise on how Baxter should develop and function. While meeting, each group was asked to operate in a Sustainable Development framework and review information objectively utilizing the following general principles:

1. Think long term about the quality of life of our children and grandchildren;
2. Respect the opinion of others, everyone has something to contribute;
3. Try to balance competing interests: economy, environment, and quality of life;
4. Think global, but act local (look at the world and national trends and how they impact Baxter).

These four principles continue to apply in this most recent update of the Comprehensive Plan. Sponsored by the Initiative Foundation's Healthy Community Partnership program, the City held a series of meetings from 2000 to 2005 to gather citizen input to help update the Comprehensive Plan and to build leadership within the community. In January 2005, the City continued these meetings with a community meeting designed to draw out and compile new and continued concerns that have developed since the 1996 Comprehensive Plan was adopted. Additional meetings were held during the first part of 2005 with the Long Range Planning Commission to gather community input and discuss the policies, goals, and strategies added to the Comprehensive Plan. The 2005 meetings led to the creation of three additional principles that reflects the growing regional role of Baxter in the Central region of Minnesota:

5. Foster regional cooperation between Baxter, Brainerd, Crow Wing County, and other neighboring cities and townships.
6. Incorporate conservation design principles into new developments. Conservation design principles are a design system that evaluates the natural landscape and ecology of a development site and encourages the maintenance of the most valuable natural features of the site.
7. Protect the "North Woods" feel or rural character of Baxter.

The “North Woods” feel or rural character can be a subjective quality that is difficult to evaluate. However, in this Plan, the “North Woods” feel refers to the City’s precious undeveloped open spaces, farmlands, woodlands, tree-lined roads, native vegetation, clean air and water, and wetlands. Moreover, the “North Woods” feel or rural character directs the incorporation of and protection of these natural resources into the landscaping and architectural standards of new and existing developments. In terms of architecture, this refers to styles that resemble native landscape materials such as stone, log, and natural looking siding, among others. The Baxter area also has a diverse set of native plant species including oak, jack pine, red pine, white pine, and other native trees and shrubs.



VI. Baxter Comprehensive Plan Policies & Goals

The City of Baxter has developed twelve policy guides with a set of recommendations and actions to implement those policies. These policies range from encouraging responsible economic development to preserving open space. All of the policy guides are integral to supporting a successful, safe, and attractive community in which to live, work, and recreate. The policies direct overall decision making, and the recommendations or actions provide basic strategies for achieving or encouraging the implementation of a particular policy.

Economic Growth Policy

It is the policy of the City to continue to support and provide for a well balanced and economically viable community that reflects the sustainable development principles described in this Plan and includes a range of job opportunities, commercial and industrial development, and efficient, well-managed growth.

Recommendations:

- Develop a landscaping and overall design ordinance that incorporates conservation design principles and promotes the rural, forest and lake oriented character that makes Baxter a unique destination with shopping, housing, and employment opportunities.
- Encourage the development of a plan that creates a pedestrian focused, concentrated commercial center with public spaces. This may also include a mix of housing opportunities.
- Develop a multi-modal, pedestrian friendly, and biker friendly transportation system along the Highway 371 and 210 commercial corridors to make it easier for City residents and visitors to reach their desired destinations. This may include improved stoplights and pedestrian over- or underpasses.
- Refine or create a corridor plan for commercial, industrial, and residential development along Highway 371 and 210 that includes a transportation, utility component, and recreational component.
- Assign areas for mixed use neighborhood clusters.
- Develop an adequate street lighting and sidewalk/trail system in and around the retail and residential corridors that does not detract from the night-sky.
- Manage industrial park lot availability by ensuring lot sizes are commensurate for the proposed use, and enough lots are available to meet the demand.
- Continue supporting professional office development within the City.
- Develop a program to encourage locally grown businesses. This program may include offering tax incentives, advertising the availability of office spaces and industrial land to business owners, or other business incentives.
- Encourage the creation of professional level jobs, industrial jobs, and information services.
- Promote the development of medical facilities within the City.
- Continue supporting an area business development corporation to encourage local business incubation as long as the business conforms to the underlying zoning.
- Continue to enforce the policy that limits commercial and industrial expansion to areas with sewer, water, and road capacity unless the impact is mitigated through upgrades to

the infrastructure by the business and fits with the City's goals regarding growth management and phasing.

- Work with neighboring communities to develop trails and connecting multi-modal transportation alternatives
- Develop strategies to attract living wage jobs.



Utilities & City Services Policy

It is the policy of the City to plan for the provision of utilities to all City residents and businesses at the lowest possible cost and with high quality services. This shall include providing central potable water and sanitary sewer, as well as designing rules and settlement patterns to allow sustainable individual and neighborhood systems.

Recommendations:

- Expand water and sewer access only when the long-term benefits outweigh the long-term costs in both economic and environmental terms.
- Maintain the City-wide Capital Improvement Plan and map for water and sewer expansion so residents and businesses can set reasonable expectations for where services will be offered in two, three, and five years. This plan may also include:
 - Continue to work with Brainerd Public Utilities in establishing a role of involvement with the governing board.
 - Continue to work with the City of Brainerd on a joint wastewater treatment plant.
 - Explore the possibility of developing an area wide sewer district.
 - Refine the long-range capacity threshold within sewer flow.
- Restrict annexation and infrastructure expansion so that sewer and water facilities are not extended beyond their capacity.
- Communicate and work with neighboring counties, cities, and townships regarding utility expansion and to encourage compatible zoning for future infrastructure expansion.
- Continue to require that developers pay for the cost of connecting to the City sewer and water system.
- Continue to require that all commercial, industrial, office, high-density residential and other applicable residential development be connected to City sewer and water services.
- Develop a maintenance plan for City sewer and water services to ensure that the system is kept up to date, efficient, and costs are controlled over the long-term.
- Continue to require ISTS (Individual Sewage Treatment System or septic system) inspections be completed for any land use permit, building permit, or subdivision.
- Develop an integrated load management system for total utility energy and consumption use. The system should integrate electricity, gas, water, and sewer.
- Promote energy efficient design in all developments to reduce electrical, heat, and water needs. Develop a pamphlet to inform people on how to design more efficiently.
- Continue the efforts to develop and maintain a fire protection plan with the Department of Natural Resources and neighboring fire departments.
- Develop a forum to bring information together. The community needs to develop guidelines addressing energy use and efficiency. This needs to be combined with a continuing education process that emphasizes cooperation, shared ideas, good

information, and application of the latest technology. This may include an annual meeting of utility providers.

- Develop and maintain a plan for location, size, and functions of Baxter office and support facilities.
- Work to ensure that everyone in the City has access to high-speed internet and other modern telecommunications.
- Explore the creation of a right-of-way ordinance that will detail regulations and requirements for concerns such as: controlling construction activities, regulating driveways, access management and restoration.

Maintenance Policy

The City needs to develop comprehensive maintenance plans including depreciation schedules for all City infrastructure to ensure that upgrades and replacements can occur in the future without unexpected costs.

Recommendations:

- Evaluate the expected useful life of each segment of water and sewer line, and utility related development should be known, the replacement cost determined and an annual depreciation cost calculated.
- Calculate the expected life of each street and trail segment, determine the replacement cost, and calculate the annual cost of depreciation.
- Establish a maintenance plan and annual depreciation cost schedule for each City owned structures.
- Continue to work with organizations like the Department of Natural Resources and The Nature Conservancy on long term vegetation/forest management plans for all publicly owned property.
- Work with property owners who have large tracts of land or land in conservation easements to develop management plans for those areas.
- Promote or develop education tools for Individual Sewage Treatment System (ISTS) maintenance and clustered sewage treatment system maintenance.

Public Land & Open Space Policy

The public lands of Baxter are a valuable asset for residents and visitors, and can provide the majority of present and future outdoor recreation needs of the City. As more homes and buildings are built in Baxter, the need for preserving open space and providing adequate recreational opportunities, both active and passive, will become an ever pressing need. Moreover, large tracts of undeveloped land are becoming less common. Due to changing market conditions, Potlatch has begun to sell their commercial forestry lands. In 1996, Potlatch owned approximately 2500 acres of land in Baxter and by 2005, Potlatch reduced their holdings to less than 1500 acres. As Potlatch sells these lands, the City should work to preserve the open space in all practical areas.



Recommendations:

- Implement the “Baxter Park & Recreation Plan” as it pertains to public land and open space. Update that plan as needed.
- Keep as much public land as possible under public ownership for recreational uses, both passive and active, and green space protection.
- Connect existing public lands with greenways and trails for environmental and recreational purposes.
- Utilize Crow Wing State Park and create a plan to integrate the State Park with City parks to provide an integrated open space and recreational system.
- Pursue public and private funding opportunities for land acquisition for preserving open space within the City.
- Evaluate the best use of larger tracts of remaining green space, publicly or privately owned, to help ensure that contiguous tracts of green space are preserved wherever possible.
- Continue to allow commercial forest zones where long term forest management can be practiced with the application of best management practices. This policy can benefit the City because this land can also be used for wellhead protection, outdoor recreation, forest classrooms, and specialized trails.
- Maintain a policy for designated forest areas that exempt these areas from paying full assessments for sewer, water, and other urban services assessed on the assumption the land will not be developed.
- Work with Potlatch to determine their schedule for selling land and which land is being kept for commercial forestry. Where appropriate, these development plans could include lots platted using cluster development concepts that would promote forest preservation.
- Work with forest product companies, the county land administrator, the state sustainable development initiative, the Urban Land Institute, the Society of American Foresters, local bankers, builders, and realtors, to locate, design and build a cluster neighborhood where forest management and residential development land uses are mixed.
- Identify forest areas important for environmental preservation, recreational opportunities, and for preserving the rural, lake and forested character of Baxter. Maintain the commercial forestry zone to keep appropriate land as open space, where feasible, rather

than being subdivided for development, particularly near or within the Camp Ripley three mile Army Compatible Use Buffer.

- Use materials from the Brainerd Lakes Area Conservation Collaborative to help identify where state, county, local, and/or private organizations may share an interest in managing lands adjacent to those owned by the City to increase green spaces and recreational spaces.
- Work with state, county, local and/or private organizations to cooperatively manage public and private green spaces and to potentially locate funding opportunities to protect sensitive or unique habitats.
- Develop a map that identifies land for recreation expansion and open space protection that includes linkages via trail and mass transit to existing City and regional parks and future recreational areas. Data from the Brainerd Lakes Area Conservation Collaborative, the County Biological Survey, and Camp Ripley's ACUB (Army Compatible Use Buffer) can be used to help identify areas for expansion.
- Work with Camp Ripley, the United States Department of Defense, local land owners, and other interested parties to implement the Camp Ripley Buffer Zone that reduces development in the buffer zone to reduce the conflict between residential uses and military activities within a minimum of three miles of the Camp boundary. This may include purchasing development rights, purchasing land, or other conservation easements.
- Facilitate planning and execution of land trades between private and public owners, one of which would be a forest production company, to preserve forested tracts in the most optimum pattern to maintain the forested character of Baxter.
- Use the County Biological Survey from the Department of Natural Resources and the Inventory and Assessment of Natural Resources in Crow Wing County from the Brainerd Lakes Area Conservation Collaborative to define areas most environmentally valuable near the river and to identify areas that can be developed without harming valuable natural areas.
- Update the hunting maps as needed to protect public safety and to control animal populations.
- Work to protect and maintain cultural and historical resources.
- Develop ordinances and land use policies that provide protection from encroachment near and around public property intended for preservation of its natural areas.
- Develop ordinances that protect forested trail segments with adequate buffers.



Outdoor Recreation Policy

To maintain adequate land and water based resources for diverse and quality outdoor recreation for all socioeconomic levels.



Recommendations:

- ❑ Implement the “Baxter Park & Recreation Plan” as it pertains to recreation. Update the plan as needed.
- ❑ Continue to work with neighboring cities, townships, counties, and other relevant agencies to develop a coordinated and connected local, regional, and park/trail system.
- ❑ Maintain an expansion program for recreational facilities that includes future parks, playgrounds, trail sites, and corridors. Acquire these sites through purchase, gift, or trade; develop them as needed.
- ❑ Acquire land for recreational purposes before residential development occurs to ensure that adequate land is kept or acquired before it is needed in order to reduce future costs and to ensure that adequate land for recreational purposes is available. Produce a plan that identifies land to be acquired for recreational purposes at five, ten, fifteen, and twenty year intervals.
- ❑ Develop a map that identifies land for recreation expansion and open space protection that includes linkages via trail and mass transit to existing City and regional parks and future recreational areas. Data from the Brainerd Lakes Area Conservation Collaborative, the County Biological Survey, and Camp Ripley’s ACUB (Army Compatible Use Buffer) can be used to help identify areas for expansion.
- ❑ Utilize existing public land for recreational opportunities where appropriate. The City and County own land in the City that could be used for recreational purposes.
- ❑ Develop a land trade policy to trade City or County land for more desirable recreational locations with private land owners.
- ❑ Encourage the creation of a private foundation that can acquire or accept gifts of land or development rights to preserve undeveloped and scenic areas in the City, particularly in the undeveloped, southern area of Baxter.
- ❑ Evaluate the park dedication ordinance to determine if enough money and land is acquired for recreational needs.
- ❑ Develop and maintain a coordinated trail, parks, and public land system for passive and active users between residential and business development for recreational and transportation purposes while minimizing user conflicts. This may also connect to external recreational opportunities.
- ❑ Develop setback, screening, and buffer language for all classifications of trail system to protect them from development and other noises or impacts from development.
- ❑ Develop Grant-in-Aid non motorized recreation trails in the three mile buffer zone exclusive of sensitive biological areas. Develop plans to minimize conflict between users and mitigate the impacts of noise pollution.
- ❑ Protect trail corridors and the Paul Bunyan trail.



- ❑ Continue to provide residents with information regarding the location of recreational opportunities within and around the City of Baxter.
- ❑ Maintain the existing canoe campsite on the Mississippi River near the Crow Wing State Park.
- ❑ Encourage reasonable access to the lake resource through public water access and agreements with private land owners. Work to take advantage of the river and lakes for fishing and boating where it is appropriate.
- ❑ Encourage non-boat use of lake and river resources by providing scenic overlooks, shore land walkways, and fishing piers.
- ❑ Develop non-motorized use ordinance for appropriate lakes, wetlands, and streams to protect sensitive natural resources from motorized uses.
- ❑ Use Whipple Beach as a recreational center for City residents. Connect the complex to existing recreational areas and open space via a walking and biking trail.
- ❑ Preserve the character of Island Lake for future generations.
- ❑ Develop and maintain state and county tax assistance guidelines to help preserve undeveloped lakeshore.
- ❑ Work with the school district to make more efficient use of recreational sites and public money.
- ❑ Create a Community Center for all residents to gather at and to hold community functions. This may be done in coordination with the school district and the City. This may include building a new City Government Center that includes a community center.
- ❑ Work with private and non-profit entities that provide recreational and educational opportunities such as the Northland Arboretum, Camp Vanasek, Independent School District #181, and Crow Wing State Park.
- ❑ Include and work with Potlatch to consider utilizing some of their land in park and recreation planning.

Climate Fluctuation Policy

The City should develop management contingencies to handle periods of above and below average rainfall and drought conditions.

Recommendations:

- Develop a plan to deal with low rainfall years. Delineating water levels during low water years would be a first step toward creating this plan.
- The high water level maps supplied by the federal government need to be expanded to include all of the lakes, wetlands and rivers and policy developed to deal with high water levels of all water bodies.
- Utilize the high level water photos taken by the City to delineate wetland areas and combine with the City parcel map. This will help produce a more accurate wetland map for wetland protection and development decision-making.

Hazard & Emergency Management Policy

Protecting the City from natural and human-made hazards is an important priority for the City. Being prepared for potential hazards is the focus of this policy.

Recommendations:

- Acquire an updated Federal Emergency Management Agency (FEMA) flood zone map so that development can be discouraged in flood plains.
- Develop a joint planning effort with the Department of Natural Resources to handle the contingency of a major fire. The heavily wooded neighborhoods, sandy soil conditions, and forest type in Baxter could present a hazardous situation should a fire get out of control during a dry year.
- Continue to work with organizations like the Department of Natural Resources, The Nature Conservancy, and other organizations to develop fire management plans.
- Ensure that all new roads are accessible for emergency vehicles and work to improve access at existing developments. Enforce ordinances to require adequate road width and construction to accommodate emergency service vehicles for private roads and easements.
- Update the City's Hazard Mitigation Plan as required by Federal Emergency Management Agency (FEMA) as needed.
- Identify potential human-made environmental hazards to reduce environmental degradation and to clean up environmental contamination.

Groundwater Resource & Environmental Protection Policy

The City shall develop and implement policies to protect the quality, and quantity of the groundwater resources of Baxter. Groundwater is the primary source of drinking water for Baxter residents; however, groundwater is affected by development in and outside of the City.



Recommendations:

- Monitor on a periodic or random basis all on-site sewage treatment systems for effectiveness and compliance to standards.
- Continue to require 100-year, 24-hour stormwater management for all sites not already served by a stormwater management system.
- Stormwater runoff management for developments shall emphasize ponding, runoff in natural and created wetlands to maximize groundwater recharge whenever possible.
- Review and implement the Baxter Wetland Plan, a Mississippi River Protection Plan, and Watershed Protection Plans.
- Protect natural buffers around wetlands to preserve water quality and for animal habitat.
- Protect wetland resources in Unorganized Territory in order to safeguard the groundwater levels and quality in Baxter.
- Enforce the Wellhead Protection Overlay District to ensure the protection of the City's well sites from high risk land use practices.
- Compare areas vital for groundwater recharge and areas important for wellhead protection to transportation assets to develop customized transportation maintenance plan that protects important water resources from road maintenance materials such as sand, salt, and other de-icing strategies.
- Encourage the use of lakescaping that discourages removing native vegetation along the shoreline that can lead to erosion, runoff, and lake pollution.
- Promote an effective and low cost education program that emphasizes yard vegetation and lawn management practices that protect surface and groundwater quality.
- Enforce state bans on using phosphorus fertilizers and other damaging chemicals on the shorelands and extend that ban to non-shoreland areas.
- Work with regional retailers to assure that non-phosphorus fertilizers are available for sale.
- Promote the connection of wildlife corridors by encouraging clustered development that leaves open space.
- Use the document "Inventory and Assessment of Natural Resources in Crow Wing County" from the Brainerd Lakes Area Conservation Collaborative for identifying sensitive natural resources, rare and endangered species that need protection.
- Work to protect the Mississippi River corridor and consider creating and implementing a Mississippi River plan.
- Restrict or limit burning within the City to protect water and air quality.
- Encourage composting instead of burning for leaves and yard waste.
- Inform residents of household hazardous waste drop off sites to help reduce lake and ground pollution.



Residential Development Policy

The City of Baxter seeks to ensure the orderly development of a full range of housing options that does not damage the amenities of open space and scenery and is integrated with the utilities and transportation infrastructure of the City.

Recommendations:

- ❑ Encourage the development of a wide range of housing opportunities, ranging from low-density to high-density development. This may include life-cycle housing (apartments, townhomes, single-family homes, and senior housing) and cluster housing to protect open space and efficiently use City services.
- ❑ Promote infill development to take advantage of existing infrastructure. Infill development refers to vacant lots intended for development and are surrounded by existing development that is connected to City services.
- ❑ Promote “Traditional Neighborhood Developments,” which may also be infill development, that includes varying densities of housing, integrated recreational opportunities, trails and sidewalks, and access to commercial areas.
- ❑ Develop rules structured to give incentives to developers to maintain large areas of neighborhood open space and to cluster housing to increase the efficiency of City services and promote a strong sense of neighborhood and community.
- ❑ Promote and apply for funds to construct affordable housing for residents.
- ❑ Continue to enforce the housing ordinance that requires inspections of rental housing to help ensure long-term availability of high quality, affordable rental housing.
- ❑ Develop landscape standards that include conservation design principles for all new single family and multi-unit housing.
- ❑ Encourage residents to use native vegetation for landscaping to reduce invasive species. Develop the policy based on the ecology of the region.
- ❑ Develop architectural standards to promote garages be installed on the rear or to the side of the property to have the fronts of houses face the street. Promote a diversity of housing and architectural styles that contribute to the rural, lake, and forested oriented character of Baxter.
- ❑ Employ the use of conservation design principles that protect sensitive or unique land and water features in new residential development.
- ❑ Review on a frequent basis the Zoning Code to ensure that the Ordinance is meeting the development and environmental protection goals of the City.
- ❑ Review and update shoreland rules to allow for the orderly upgrading of shoreland properties.
- ❑ Evaluate creating a zoning classification for manufactured housing parks that allows for integrated multi-modal transportation options.
- ❑ Require playgrounds in higher density residential zones such as the R3 Zone and as part of Planned Unit Developments when appropriate.
- ❑ Update or develop strict light and noise ordinances to reduce conflicts between properties and to protect the rural character of the City.
- ❑ Ensure that all lots not connected to the City sewer system have two usable Individual Sewage Treatment System (ISTS) areas for on-site sewage treatment; one for primary treatment and one for alternate treatment in case of system failure.

- Promote the development of public and private programs that reward and require quality maintenance of on-site sewage treatment systems.
- Encourage Green Building design methods and practices in Residential Districts.
- Provide City Staff with education opportunities in Green Building principles and certifications.
- Review and implement appropriate portions of the Alternative Shoreland Standards for shoreland overlay districts in the City.
- Educate lake property owners on the benefits of properly maintaining, preserving, or restoring some or all of their shorelines and their overall properties to their natural state.
- Develop an ordinance or policy that provides incentives for developers who utilize Green Building methods in construction.

Commercial & Industrial Development Policy

Given Baxter's role as the downtown of the Lakes Region, we must implement a responsible and efficient commercial and industrial development policy to ensure that long-term benefits exceed long-term costs. Moreover, it is important to preserve the rural, lake, and forested oriented character while promoting quality development and high-paying jobs.

Recommendations:

- Develop an aesthetic landscaping ordinance that includes conservation design principles for all commercial developments to preserve the rural, wooded character of Baxter, similar to the County 371 Landscape Ordinance.
- Incorporate architecture that is compatible with rural, forested, and lake characteristics of the Baxter area into signage and building design. Encourage the use of native trees and other native plantings in landscaping. Revise and implement the landscape ordinance to encourage native species, forest remnant preservation, and drought tolerant species.
- Promote a diversity of a unique type of businesses and locally owned businesses.
- Expand the industrial park and City services to the park to encourage more industrial development.
- The City will continue an in depth study of the level-of-service on major roads within the City and limit development so that the road infrastructure is able to handle the increase in the traffic from new commercial and industrial development.
- Utilize the Architectural Review Committee to review new development and redevelopment proposals to preserve/enhance the aesthetic values of Baxter.
- Enforce the revised architectural design/standards ordinance.
- Develop an ordinance to regulate electronic signs with moving or animated messages and other sorts of messages.
- Encourage Green Building design methods and practices in Commercial Districts.
- Use the future City Hall as a demonstration project for Green Building.
- Provide City Staff with education opportunities in Green Building principles and certifications.
- Develop an ordinance or policy that provides incentives for developers who utilize Green Building methods in construction.

Transportation Policy

To maintain, manage, and improve a safe, efficient highway, multi-modal, and rail transportation systems for the Baxter area.

Recommendations:

- ❑ Work with neighboring communities, townships, and counties to develop an efficient, regional transportation system to minimize congestion.
- ❑ Maintain a database showing all roads in the City, their current status, level of use, and required engineering standards using Municipal State Aid terminology so that terms are consistent with other government agencies.
- ❑ Use the road database system in the decision making process to evaluate the current level of service on a roadway to the projected level of service on a roadway due to a development and require that new developments do not substantially reduce the level of service on a given roadway.
- ❑ Develop and maintain a plan for roadway upgrades and maintenance.
- ❑ Develop both major and minor intersection plans and setbacks regulations that allow for intersection upgrading in the future and increased intersection efficiency and safety.
- ❑ Ensure that sufficient right-of-way and easements are being required of development to ensure that future traffic needs can be dealt with as needed.
- ❑ Use zoning and subdivision controls to discourage development beyond the capacity of the transportation system.
- ❑ Promote policies and projects that encourage local traffic to stay off high-speed roads. Solutions shall include neighborhood and area traffic planning with each development proposal, along with use, when possible, of frontage and backage roads.
- ❑ Work to reduce consistent bottlenecks to ensure a safe and efficient transportation system.
- ❑ Create and promote incentives for clustering development, including fewer driveways intersecting high speed roads.
- ❑ Develop, maintain, and enforce a plan for controlling the visual and environmental aesthetics, vegetation, signs, and litter along all roadways.
- ❑ In accordance with the Outdoor Recreation Policy and the Baxter Park & Recreation Plan, develop biking and walking opportunities in Baxter to link residential areas of the City with commercial areas, the Paul Bunyan Trail, City Parks and other recreational areas and services within and outside of the Community.
- ❑ Develop a transportation policy that incorporate trails as a part of the overall transportation infrastructure and separate from required park and recreation fees.
- ❑ Continue to update the Trails Plan as needed to accommodate the growing multi-modal transportation needs of the Community.
- ❑ Continue to evaluate parking needs in the City to make certain that parking is not being over or under required.
- ❑ Promote the use of pervious surfaces in parking lots with excess capacity on most days to allow for stormwater drainage, protect groundwater levels, and to reduce the strain on



other forms of stormwater management. Incorporate Low Impact Development principles and design into developments.

- Establish mass transit objectives. This may include Crow Wing County, Brainerd, and other communities in the region.
- Promote the creation of a shuttle bus linking the Baxter and Brainerd Governmental and commercial areas together.
- Where feasible, reduce parking standards and allow for shared parking spaces under the zoning ordinance.
- Establish a street-lighting policy that provides adequate lighting on public streets and that protects the night sky similar to the Knollwood lighting design near Forestview Middle School.
- Explore alternative road design to encourage traffic calming, less pavement, and alternative materials.

Orderly Growth & Redevelopment Policy

Undeveloped portions of Baxter are on the verge of experiencing significant increases in new development and older portions of the City will, in time, need to have their current land uses evaluated to determine if those uses are meeting the needs of the community. Furthermore, new plans will need to be created and zoning will need to be extended into newly incorporated areas, particularly the lands north of the City along Highway 371. The City of Baxter, residents, and businesses must work together to create new development and redevelopment visions, policies, or plans that contribute to reaching the City's long-term goals.

Recommendations:

- Work with residents, businesses, and developers to create detailed small area plans or policies for sections of the City that are likely to require redevelopment or new development in the near future. These areas may include:
 - The former Pine Meadows Golf Course.
 - Highway 210 West corridor.
 - The land north of Woida Road.
 - The Mississippi River corridor.
 - The undeveloped portion of southwest Baxter.
 - Infill projects within the City that have access to existing road, sewer, and water infrastructure.
 - HWY 371 from College Road to the Mississippi River Bridge
- Encourage the use of the Areawide Urban Alternative Review (AUAR) process to comprehensively evaluate the combined impacts of multiple new developments within a specific geographic area instead of individual reviews that fail to account for the cumulative impacts of new development.
- Establish measures that will encourage and/or require infill development of areas that already have adequate infrastructure in order to discourage sprawl.



Long Range Boundary Adjustment Policy

Annexing land into a city is common practice for many growing communities. As Baxter grows, it will be necessary to incorporate more land to ensure consistent and efficient development in and around the City.

Recommendations:

- Develop an annexation policy to promote orderly and efficient land annexation into the City.
- Explore working with Crow Wing County, Cass County, and the appropriate townships to develop a policy or plan for unincorporated land within a six mile radius of Baxter's boundary to encourage development that is compatible with the municipal sewer and water system to ensure that future development can be served with municipal services if the land is incorporated into the City.
- Work with neighboring townships and Cass County to build a positive relationship on annexation matters and to develop an orderly annexation plan.
- Include future annexation lands into City planning and policy development.
- Work with surrounding jurisdictions to adopt zoning districts that are similar or compatible to Baxter standards to encourage compatible development across municipal boundaries.
- Work with Crow Wing County to develop compatible zoning near the City.
- Explore establishing building code authority within a two mile range of the City to encourage higher quality construction and to reduce long-term costs for the City as new areas are annexed.
- Encourage the development of roads at minimum City standards and trails that are compatible with the City's infrastructure in areas with a high potential for annexation.
- Encourage on-site water treatment system (septic systems) designs that are compatible with future connections to the City's centralized wastewater system.

Public Communication Policy

The City of Baxter government, residence, businesses, and other organizations should work together to continually improve communications between all stakeholders to ensure a more efficient, educated, and informed government and populace.

Recommendations:

- ❑ Continue to encourage volunteer organizations that promote public service.
- ❑ Continue to explore technological upgrades to improve communication within the City as necessary.
- ❑ Continue to promote continued education and training for elected, appointed, and volunteer boards such as the Planning Commission, Board of Adjustment, City Council, Mayor, and other organizations in and outside of City government.
- ❑ Continue to publish a newsletter for City residences and businesses on a quarterly basis to inform constituents of new City policies, pertinent City information, polling places, and other new developments.
- ❑ Update the City's website on a continual basis to provide the most up to date information on City government and community events.
- ❑ Work to schedule a biennial community meeting to discuss the state of Baxter.

Conservation Overlay District Establishment Policy

The intent and purpose of the Conservation Overlay District (COD) in the area delineated in the exhibit is to allow for orderly and typical residential development as allowed in the existing underlying zoning districts, but with an emphasis on prioritizing the function and preservation of ecological and hydrological systems found there in. This policy chapter implies the amendment of certain regulations such as the Subdivision Ordinance in order to promote flexibilities that promote less development impact on the area in the COD. These flexibilities could include, but not be limited to, the reduction in the amount of required street rights-of-way requirements, alternative water and sewer requirements, optional clustering or other geometric incentives for dwelling construction, and creative long-term management plans. This policy would also allow the City to consider the possibility of managing conservation easements, any public dedications and future development flexibilities and incentives (such as transferring or purchasing of development rights as an example). Finally, it should be noted that the majority of the COD falls within Camp Ripley's Army Compatible Use Buffer (ACUB) area - an area prioritizing purchase of development rights from willing landowners in order to limit residential encroachment in the three-mile buffer area around Camp Ripley. This COD policy is viewed to be compatible with land use adjacency issues of Camp Ripley in that it does not promote an increase in overall development densities, sanitary sewer and water extensions or major transportation corridor development. The City has developed a definition of Conservation Design. That definition is as follows:

Conservation Design is an optional/alternative method of development controls including subdivision, development standards, and stewardship that maintains current development yield (density) but takes into account the natural landscape and ecology of a development site and facilitates development while maintaining the most valuable natural features and functions of the site. Conservation Design includes a collection of site design principles and practices that can be combined to create environmentally sound development. The main principles for conservation are:

- 1. flexibility in site design and lot size*
- 2. stewardship and management of natural areas*
- 3. reduction of impervious surface areas*
- 4. sustainable development including storm water management, and*
- 5. consideration of connecting property resources*

Recommendations:

The 10 articles listed below were recommended for inclusion into the Baxter Comprehensive Plan by both COD Task Force and Long-Range Planning Commission.

1. That the current exhibit showing the COD be used for the creation of such a district.

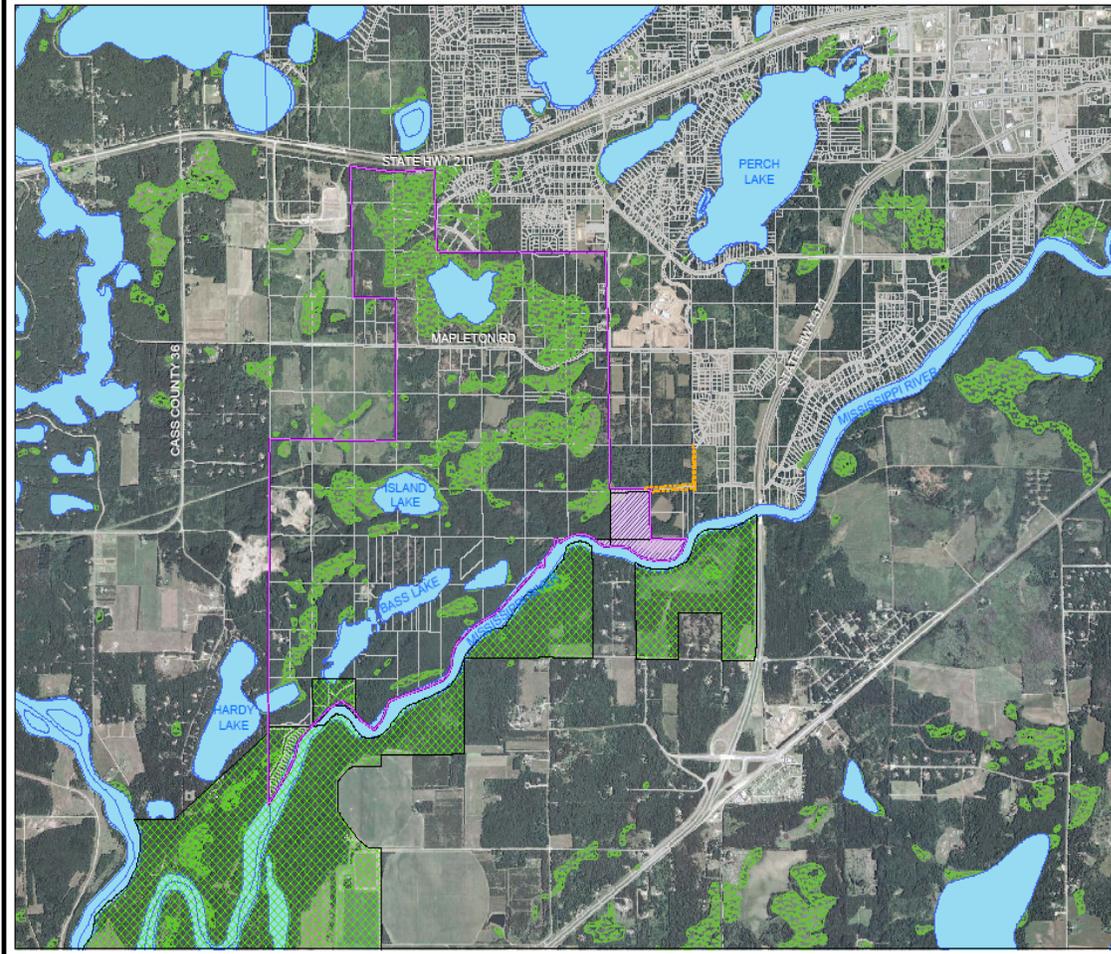
2. That the underlying existing zone districts remain as currently established unless amended through Title 10, Chapter 12 procedures for making such amendments in the future.
3. That all current land uses within the established zone districts be allowed unless amended through Title 10 procedures for making such amendments in the future.
4. That the term Conservation Design be used to describe development plans that incorporate the following criteria in evaluating the design impact first and foremost in the process prior to plat submittal and plat approval by the City of Baxter:
 - Water flowages
 - Mississippi River corridor stewardship
 - Water basins (lakes, large wetlands)
 - Slope and topography
 - Native plant and animal communities stewardship
 - Aquatic corridor stewardship
 - Scrub-shrub corridor stewardship
 - Forest corridor stewardship
 - Wetland protection
 - No net loss or gain from current hydrology (inflow or outflow)
 - Visual integrity (rural low density visible from roadways and neighbors)
 - Lighter “foot print” on the land as a general guidance principle
 - Overall water quality maintenance
5. That adjacent parcels to any Conservation Design project be considered such that forest, wetland, flowage and other corridor criteria are protected in the planning process.
6. That the City of Baxter adopts a policy in which the City could work with land trusts to manage conservation easements on Conservation Design projects within the COD.
7. That the City of Baxter amends the subdivision regulations such that Conservation Design projects within the COD do not require a conditional use permit (CUP) or a Planned Unit Development (PUD) process, but rather the same process as standard plat approvals.
8. That the City of Baxter explores adding appropriate incentives to the subdivision ordinance which would allow higher than the normal yield or housing units within the COD on projects that meet the definition of Conservation Design. This density multiplier or bonus might be linked to a future percentage of open, non-impacted acreage on a project. In theory it could be 1.5 units for 50% non-impacted, 2 units for 75% non-impacted etc. Total acreage should be counted to calculate property yield or base density removing only the area below the ordinary high water mark, river/stream channel etc.
9. That the City of Baxter amend the road/street requirements within the Subdivision standards and other applicable sections of the city code to allow projects within the COD

to use a variety of road constructions that provide adequate safety, function and connectivity while minimizing the construction impact on the landscape.

10. That the City of Baxter amend and/or develop a new Conservation Design application form and process in a manner that facilitates onsite review and use of low or no cost technical information through the preliminary plat stage of approval. This might include a no need determination for wetland delineation, limited topography detail, storm water designs etc. until preliminary approval is granted.



Draft Conservation Overlay District - Discussion Purposes Only

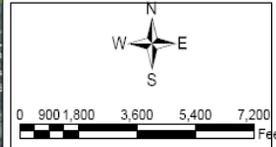


Legend

- Proposed Conservation Overlay District
- Mississippi Overlook Access Easements
- Mississippi River Overlook Property (City Park)
- State Park
- Parcels
- Lakes

NWI

- Lake
- Wetland
- River



BAXTER

 "A Growing Community"

**** DRAFT - THIS MAP IS INTENDED FOR DISCUSSION PURPOSES ONLY**

Map Created by Todd Collins, GISIT Director
 Date: December 4, 2007

VII. Implementing and Updating the Comprehensive Plan

The City needs to continue the process of long range planning and implementation through the Long Range Planning Commission. This group should work closely with residents, the City Council, the Planning Commission, and the Planning and Utilities Commissions to develop a work program to implement the recommendations of the Comprehensive Plan. Priorities in this work program should include:

- Developing specific strategies to accomplish short, medium, and long-term goals described in the Comprehensive Plan.
- Periodically reviewing the Zoning Map, Transportation Map, Capital Improvements Map, Land Use Ordinance, and Subdivision Ordinance to ensure that those instruments are implementing the policies developed in the Comprehensive Plan update.
- Referencing the Comprehensive Plan to aid the decision-making process in new development proposals and redevelopment.
- Fostering integrated planning efforts with surrounding government units and Crow Wing County such as the Regional Planning Initiative, Area Planners, and Region Five Development Commission. One recommended approach is to facilitate periodic meetings with surrounding city and township officials to discuss issues of common concern, including efforts to coordinate data collection, planning efforts, and boundary adjustments.
- Maintaining a commitment to the principles of sustainable development through an ongoing process of open communication of ideas and information. The Long Range Planning Commission should facilitate communication between City residents, City Government, and those representing economic, social and environmental interests in order to implement the Comprehensive Plan. These groups should be encouraged to continue meeting on a periodic basis to discuss comprehensive planning issues.
- Coordinating further plan update needs with residents and the business community.
- Developing a system of key indicators to allow for better management of change. This can include better linking record keeping standards in Baxter to those of surrounding governments and counties.
- Periodically evaluating the PUD ordinance to ensure that it is meeting the goals of the Comprehensive Plan.

VIII. Planning Maps

A series of maps were created to better understand the landscape in which the City of Baxter is located. This understanding aided the community in developing policies and goals for the City and in having a better awareness of the natural and built environments that affect Baxter. The following is an explanation of each of the maps used in the planning process.

Zoning Districts

The current zoning map has fourteen zoning classifications:

- C-1 – Neighborhood Commercial – Convenience stores and other neighborhood retail and service businesses that supply commodities or perform a service primarily for residents in a surrounding neighborhood which is limited to a building footprint of 30,000 square feet.
- C-2 – Regional Commercial – Large retail stores and other establishments that provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a local and regional trade area.
- OS – Office Service – General office structures for contemporary, professional, and research offices in a park like setting for both individually developed lots or planned parks and provide for professional services.
- I – Industrial Office – Warehouses, offices, light manufacturing, and other places that conduct a process, fabrication, storage, manufacturing, or wholesaling operation or provide a community or regional service.
- R-1 – Low Density Residential – Single-family dwellings in standard neighborhood settings. Maximum density is less than 3 units per gross acre (not in shoreland). Shoreland density varies based on location of lot and lake classification.
- R-2 – Medium Density Residential – Fourplexes and townhomes. Maximum density is less than 7.0 units per gross acre.
- R-3 – High Density Residential–Multi-family with a density that is between 17.4-25.6 units per gross acre depending on number of bedrooms and a maximum 50 units per building.
- RS – Special Residential – Single family neighborhoods with a rural setting and no central sewer service. Density is 1 unit per five gross acres.
- CF – Commercial Forestry – Forested lands that are intended to provide for long-term sustainable forest management while allowing compatible residential development in clustered areas without a centralized sewer service. Density is 1 unit per ten gross acres.
- PB – Public Benefit – Existing tracts of public land that have a definite public use. The following are sub zoning districts found under Public Benefit:
 - CP – Community Park – A park designed to service the entire community with a broad range of recreational opportunities.
 - NP – Neighborhood Park – A park designed for limited recreation needs of a neighborhood.
 - MC – Memorial Park/Cemetery – Burial ground or area set aside for passive recreation as a memorial to past generations.
- M – Multiple Zoning Classes – A zone with more than one land use zone.

North Baxter Alternative Urban Areawide Review (AUAR) Proposed Land Use

On July 19, 2005 the Baxter City Council approved an amendment to the Comprehensive Plan in order to facilitate the Environmental Review for the North Baxter Area. The scope of the study required establishing proposed land use for land within the limits of Baxter and land in Unorganized Territory anticipated to be annexed some day. This map shows that proposed land use for the study area.

Potlatch West Baxter AUAR Map

On November 18, 2008 the City Council approved an amendment to the Comprehensive Plan to reflect proposed land uses affiliated with the Potlatch West Baxter AUAR. The map shows the proposed land use for the study area. A executive summery/narrative explaining the process and proposed land use for the area is contained in the appendix.

Dellwood/Novotony Area Map

On 12/16/09 the City Council approved an amendment to the Comprehensive Plan to reflect proposed land uses for the Dellwood/Novotony area. The map shows the official proposed land use for the annexed area, includes the adjacent Crow Wing County First Assessment and Brainerd area proposed land use.

Long Range Functional Classification Map

A road classification map allows the City to determine the following: the amount of Right-of-Way required for new development and redevelopment; access management; helps determine road construction criteria and tonnage requirements.

Long Range Transportation Map

This map shows anticipated roadway extensions, linkages, and an overall future roadway plan for the City. It is revised from time to time and assists the City in determining the need for roads or changes as development occurs in those areas.

Color Air Photo

In 2003, the Minnesota Farm Service Agency released color air photographs for most of Minnesota.

Water and Sewer Capital Improvement Plan

In order to help residences, businesses, and developers plan for the future, the City has prepared a sewer expansion map that lays out a general plan for where public sewer and water infrastructure is likely to be extended to in the next several years. This map is updated by the City Council annually.

Public Land & Potlatch Land

Although Baxter is not home to a significant amount of publicly owned land, there are several publicly owned parcels within the City. The Potlatch Corporation is also home to owns a number of large tracts, some of which may be sold as market conditions reduce the suitability for using the land for timber harvesting.

Army Compatible Use Buffer (ACUB)

Camp Ripley has started a program to encourage compatible uses within three miles of the army base in order to prevent any nuisance issues that may arise with higher intensity developments, particularly residential subdivisions. Compatible uses include low density residences, parks, open space, and agriculture.

Land Use/Land Cover

Baxter is largely covered in forest with lakes and wetlands dispersed in the western part of the City and urban development filling in the eastern portion of the City. There are a few grasslands that are interspersed amongst the other land covers, and rural development largely is concentrated around White Sand and Perch Lakes.

Redevelopment Potential

While Baxter is a relatively young City, some housing areas are thirty or more years old. As land prices have increased and the expectations for a new home have increased, some older homes have not been able to maintain their value relative to newer housing. A common technique for evaluating the redevelopment potential of a city is to compare the price of the buildings on a parcel of land to the value of the land itself. Typically, if the value of the buildings on a parcel of land is worth three times the value of the land, it is unlikely that the parcel will be redeveloped. However, if the land is worth more than the building, there is a greater chance that the parcel will be redeveloped.

Although the technique is simple, the Redevelopment Potential Map shows where redevelopment is likely to occur in the future. The land around the lakes is perhaps the most interesting because much of the land around the lakes in Baxter indicates a high potential for redevelopment. This is a common feature in many communities with lakes that were developed before the 1990s. Older development with a high potential for redevelopment typically consist of relatively smaller homes with no city sewer access. However, as sewer access has been extended and the demand for lake properties has increased, many of these older homes are being remodeled or removed for larger homes.

Groundwater Contamination Susceptibility

This map was generated using general soil data from the Minnesota Geological Survey Geo Atlas for Crow Wing County. Soils with high percolation rates, such as sandy soils, have a high susceptibility to groundwater contamination. Soils with low percolation rates, primarily clayey soils, are less likely to lead to groundwater contamination.

Trails

Although many of the trails in the state are not electronically mapped, Baxter is home to a number of trails, most notably the Paul Bunyan Trail. The arboretum also has a number of trails. The map contains existing and future City trails as well as locations of Baxter Parks.

Lakes & Wetlands

Baxter is home to several lakes and numerous wetlands. The largest wetlands are found in the southwestern portion of the city while smaller wetlands pepper the landscape in the northern part of the City.

Watersheds & Wellheads

Baxter is divided between three watersheds: Mississippi River, Gull River, and Crow Wing River. Although Baxter has a municipal water system, there are still dozens of independent wells and three City wells. With the new Water Treatment Plant the City has added four more City wells. Currently if not in a wellhead protection area residents are allowed to keep their private wells for irrigation purposes after City sewer and water is retrofitted into their neighborhood.

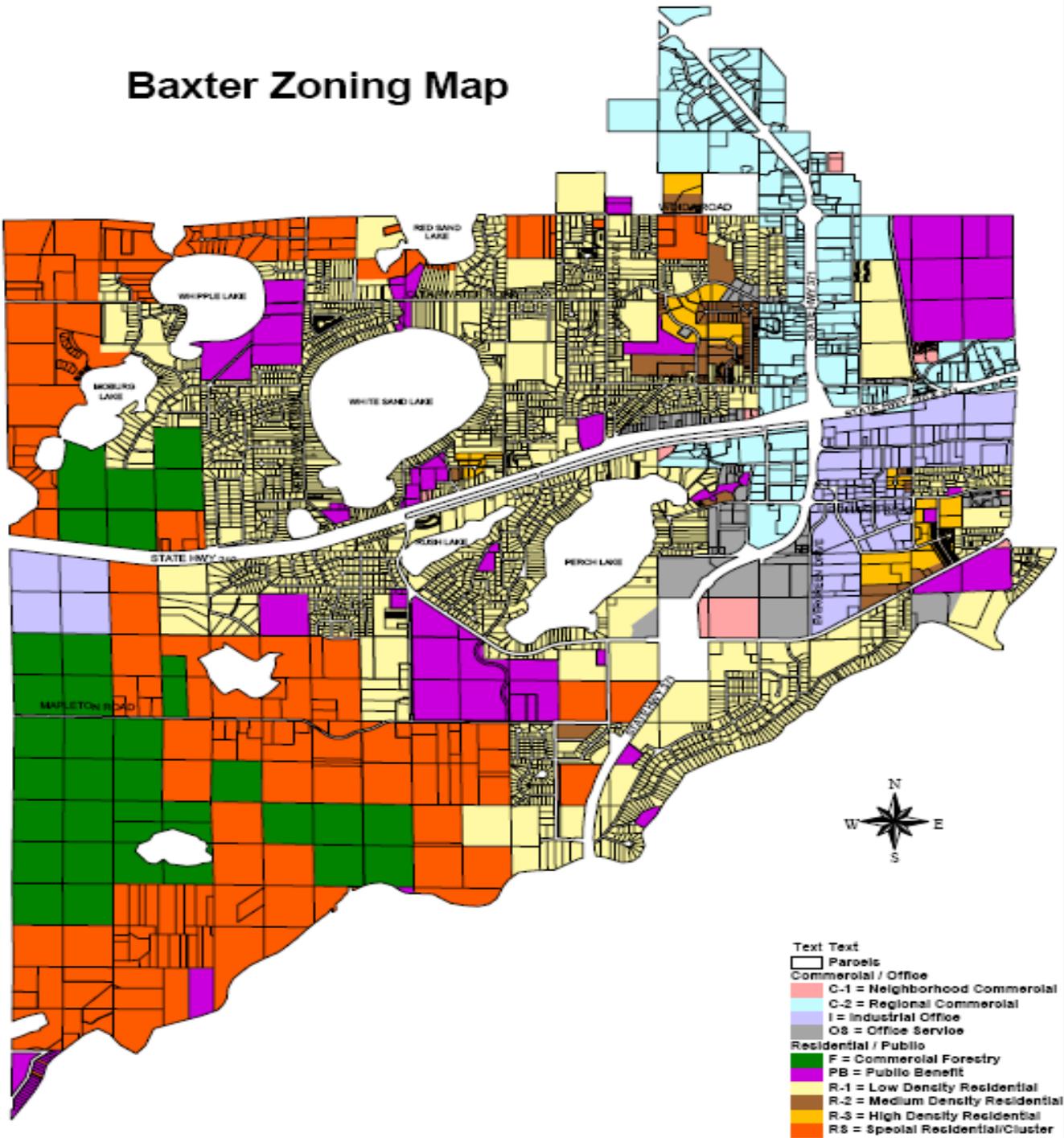
Ecologically Sensitive Areas

This map was originally developed for the Brainerd Lakes Area Conservation Collaborative (BLACC) report “Inventory and Assessment of Natural Resources in Crow Wing County” to identify ecologically significant areas in and around Crow Wing County. The data used to identify these areas includes the Crow Wing County Biological Survey, rare and endangered species, lakes and wetlands, groundwater contamination susceptibility, land use and land cover, and a number of other data sources. The data is *not* intended for parcel specific planning; however, it does act as a guide for locating high impact and low impact land uses.

Development Suitability

This map was also created for the Brainerd Lakes Area Conservation Collaborative (BLACC) report “Inventory and Assessment of Natural Resources in Crow Wing County.” This map is a general indicator of development suitability within the City. For example, lands closer to roads and existing development generally have a higher suitability for development than land near wetlands. This map is not intended for parcel specific planning; however, like the Ecologically Sensitive Areas map, it does act as a general indicator for development suitability.

Baxter Zoning Map

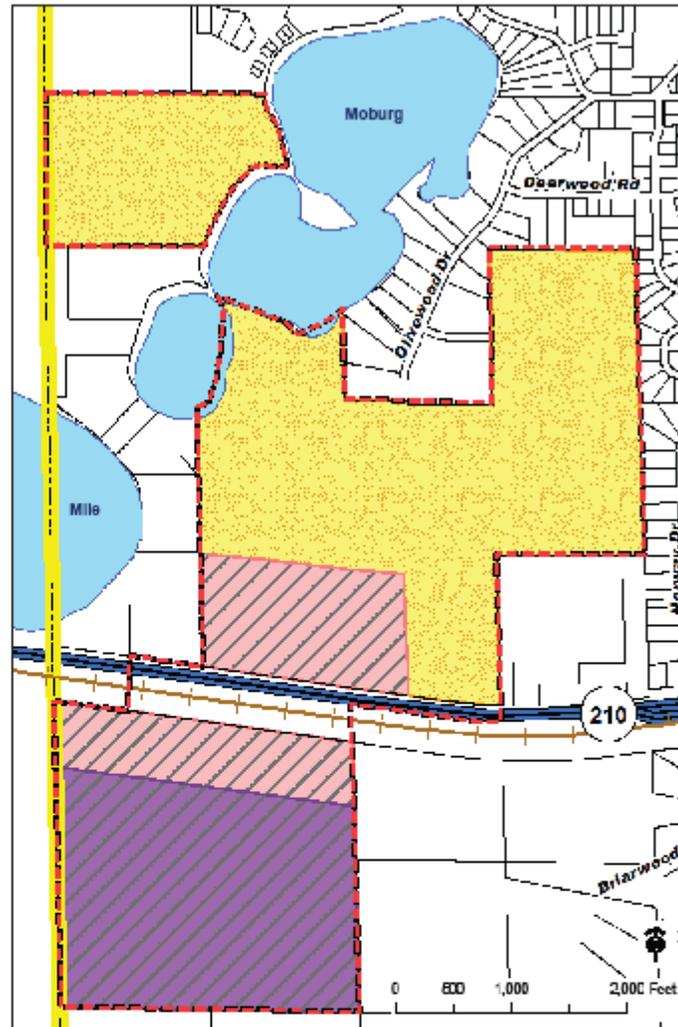


The West Baxter AUAR Small Area Plan guides a 465 acre area for a mixture of residential, commercial and industrial land uses.

The northern portion is guided Mixed Residential to provide flexibility in site design which will allow the movement of density within the site to better preserve the area's ecological and aesthetic values. As encouraged in the Comprehensive Plan's residential development policy, a range of housing will be incorporated. The Small Area Plan envisions approximately 50% detached housing and 50% attached housing.

The area is intended to have an overall density of 4.5 units per gross acre or 5.8 units per net acre. Density of a site can be determined in two ways: Gross and Net. Gross density is represented as the total number of housing units projected on the total land area guided for residential land use. Net density essentially nets out those areas that are prohibited from development based on city zoning and subdivision regulations or other state laws. These includes park dedication, road right-of-way and wetlands. This small area plan assumes approximately 20% of the gross acreage is devoted to these purposes. Shoreland areas are not taken out of developable land calculations because they only regulate development rather than prohibit development on a site.

Both sides of Trunk Highway 210 are guided Local Commercial. Local commercial includes both commercial and office uses. Generally north of TH 210, the commercial uses are intended to offer local services at a neighborhood scale generally consistent with the C-1, Neighborhood Commercial Zoning District. This would include small office buildings, restaurants, coffee shops, banks, health clubs, beauty salons and clothing apparel. The office uses would be generally be located south of TH 210 and arranged in a park or campus like atmosphere consistent with the OS, Office Services Zoning District. These



uses may include corporate headquarters, single tenant office buildings, research and development centers and business parks.

The southernmost portion is guided industrial. This area is envisioned as an industrial park with uses typically accommodating greater storage, warehousing and distribution.

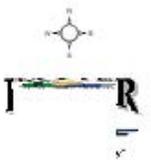
Legend

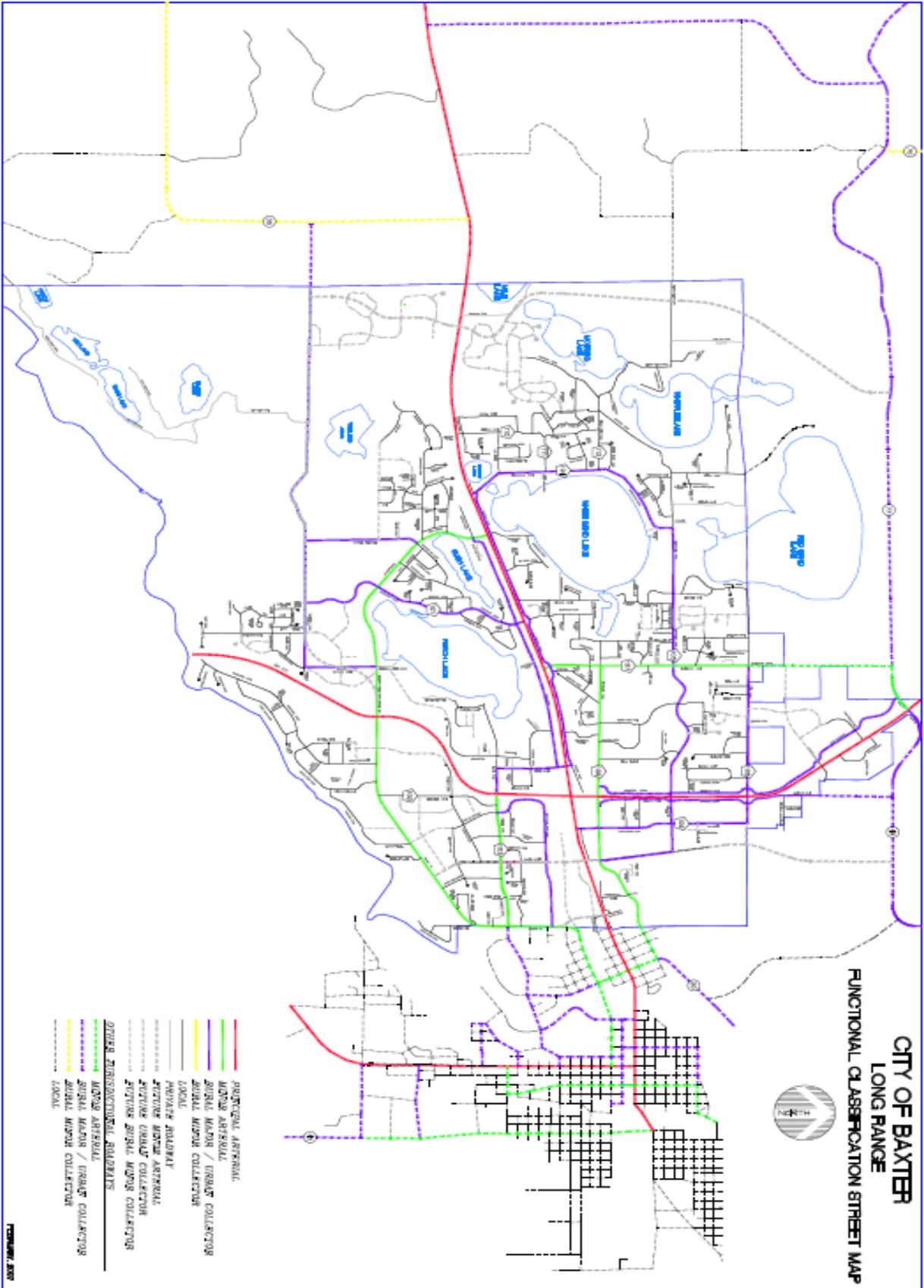
- AUAR Boundary
- Railroad
- City Boundary
- Open Water
- Proposed Land Use**
- Mixed Residential
- Local Commercial
- Industrial

Proposed Land Use Plan
Dellwood/Novotny Area

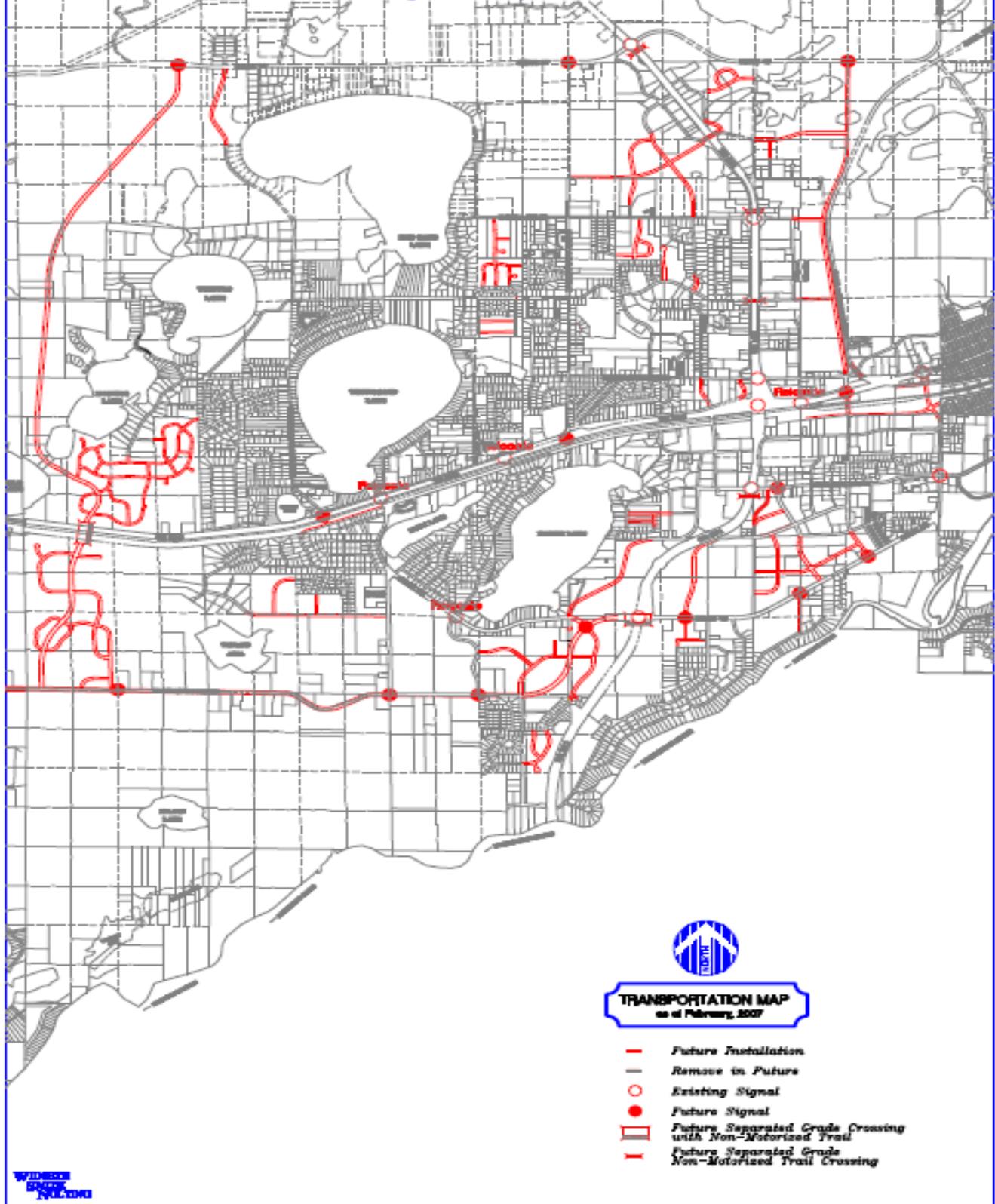


| Legend | |
|-------------------------------|-------------------------------|
| | Current Baxter City Limits |
| | Current Brainerd City Limits |
| Baxter Area Proposed Land Use | |
| | Regional Commercial |
| | Local Commercial (C1 & OS) |
| | High Density Residential |
| Brainerd Land Use | |
| | Low Density Residential |
| | Park (Green Space) |
| CWC Proposed Land Use | |
| | Public Benefit |
| | Regional Commercial |
| | Local Commercial (C1 & OS) |
| | High Density Residential |
| | Low Density Residential |
| | Rural Low Density Residential |

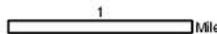
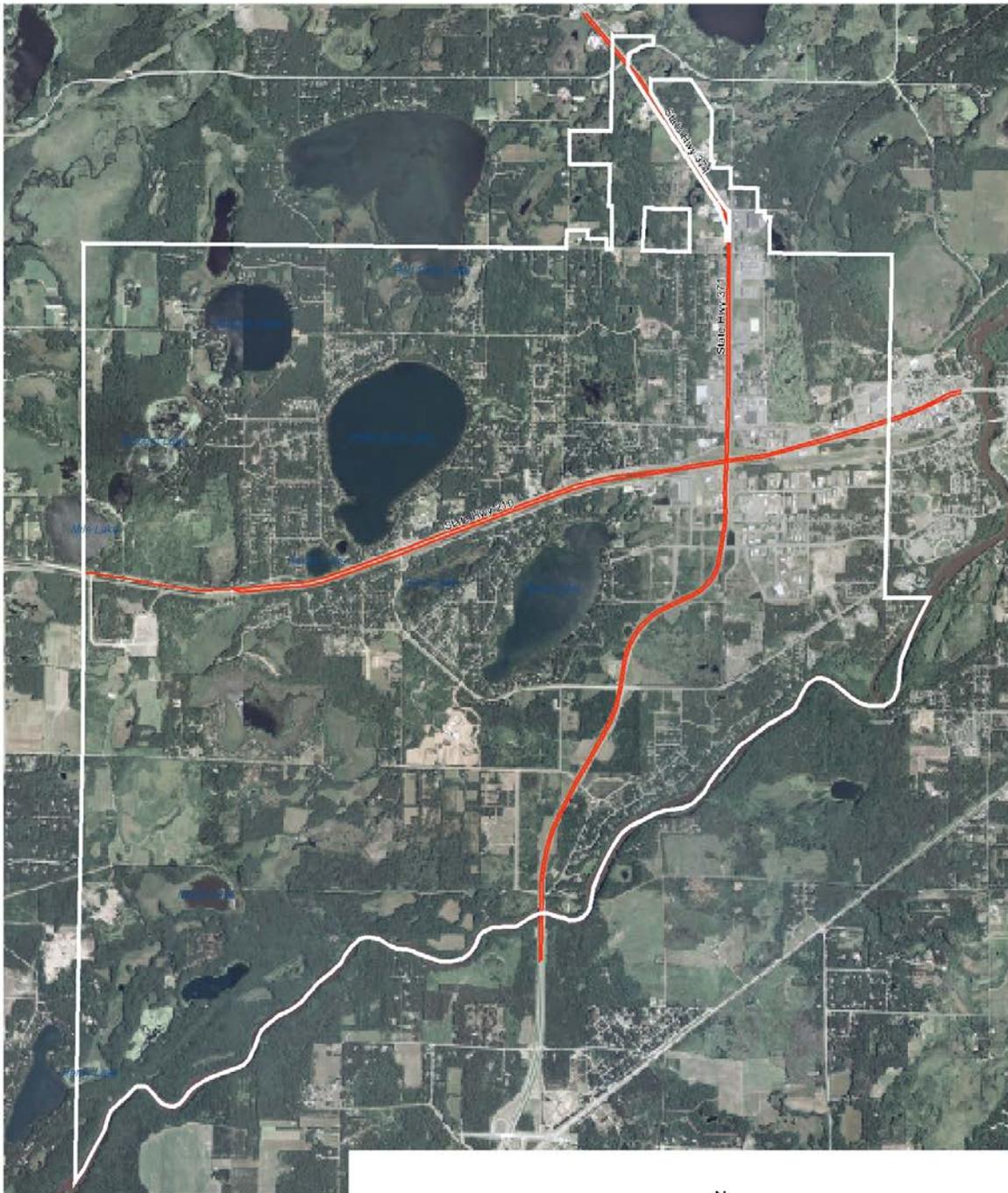




City of Baxter - Heart of the Central Lakes Area Long Range Transportation Plan

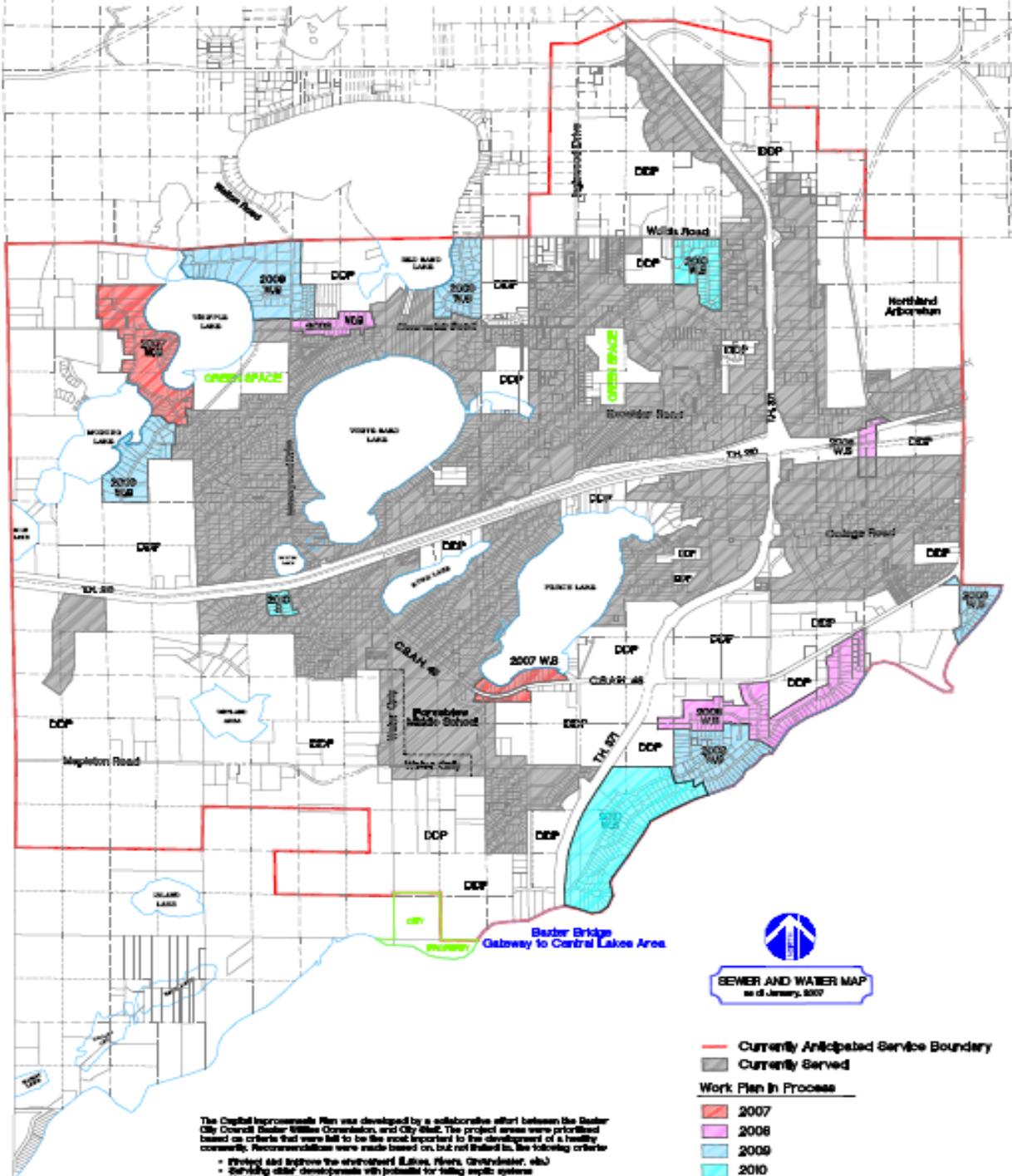


Baxter Comprehensive Plan: 2003 Air Photograph



Source: Farm Service Agency
Compiled: March 2005

City of Baxter - Heart of the Central Lakes Area Water and Sewer Capital Improvements Plan



The Capital Improvements Plan was developed by a collaborative effort between the Baxter City Council, Baxter Utilities Commission, and City Staff. The project areas were prioritized based on criteria that were felt to be the most important to the development of a healthy community. Recommendations were made based on, but not limited to, the following criteria:

- Protect and improve the watershed (Lakes, Rivers, Groundwater, etc.)
- Servicing older developments with potential for aging septic systems
- Maintaining efficient utility systems
- Developing long-range transportation routes
- Improving the Comprehensive Plan
- Providing infrastructure funding sources
- Minimize non-served development & N-1 usage deficits

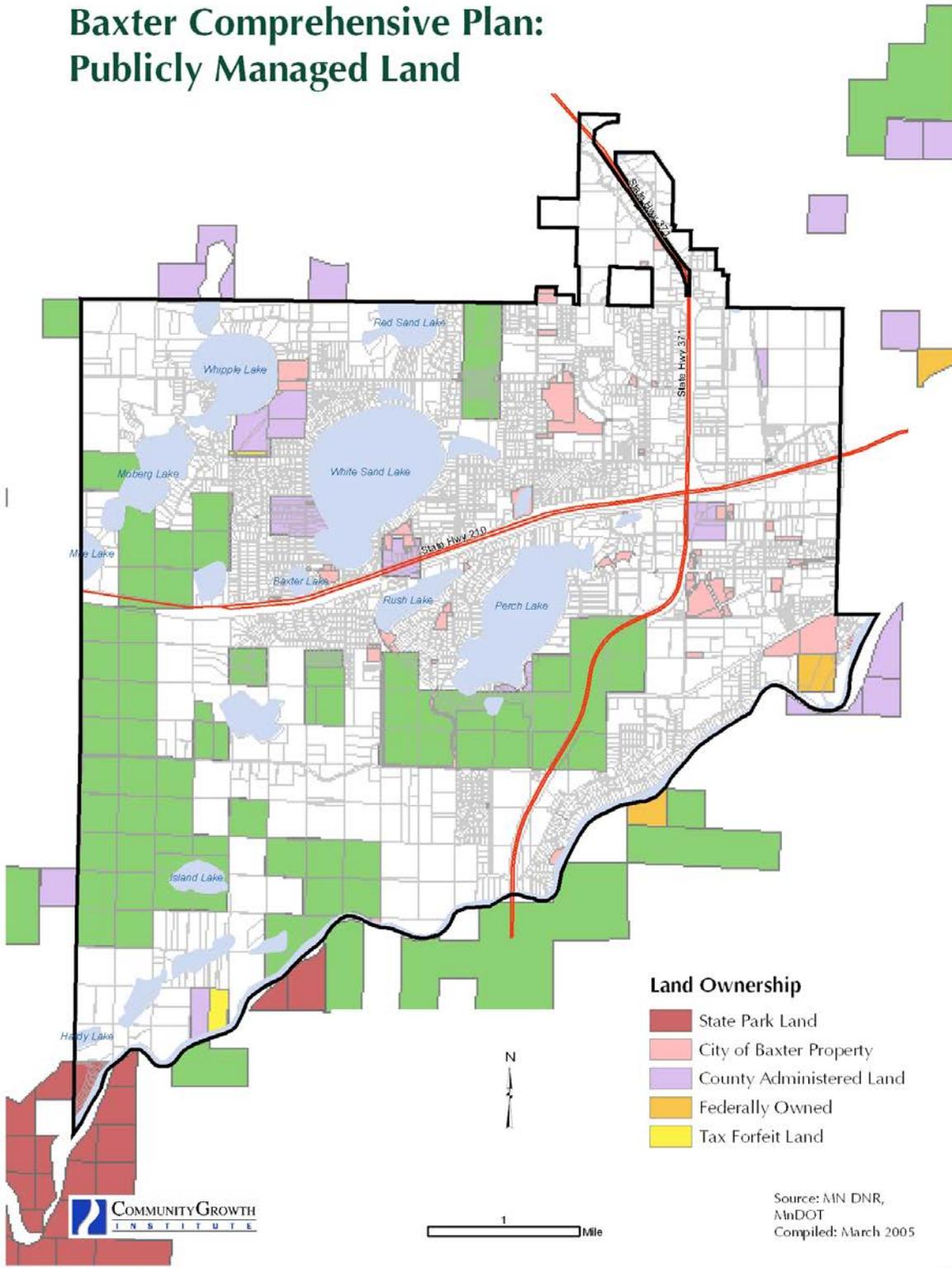
NOTE: Areas shown are approximate and intended to show general boundaries only. Specific parcels included in potential project areas will only be identified following preparation of detailed studies conducted during work plan periods. Some areas already have either sewer or water. The map denotes those and identifies those both sanitary sewer and water to be installed.



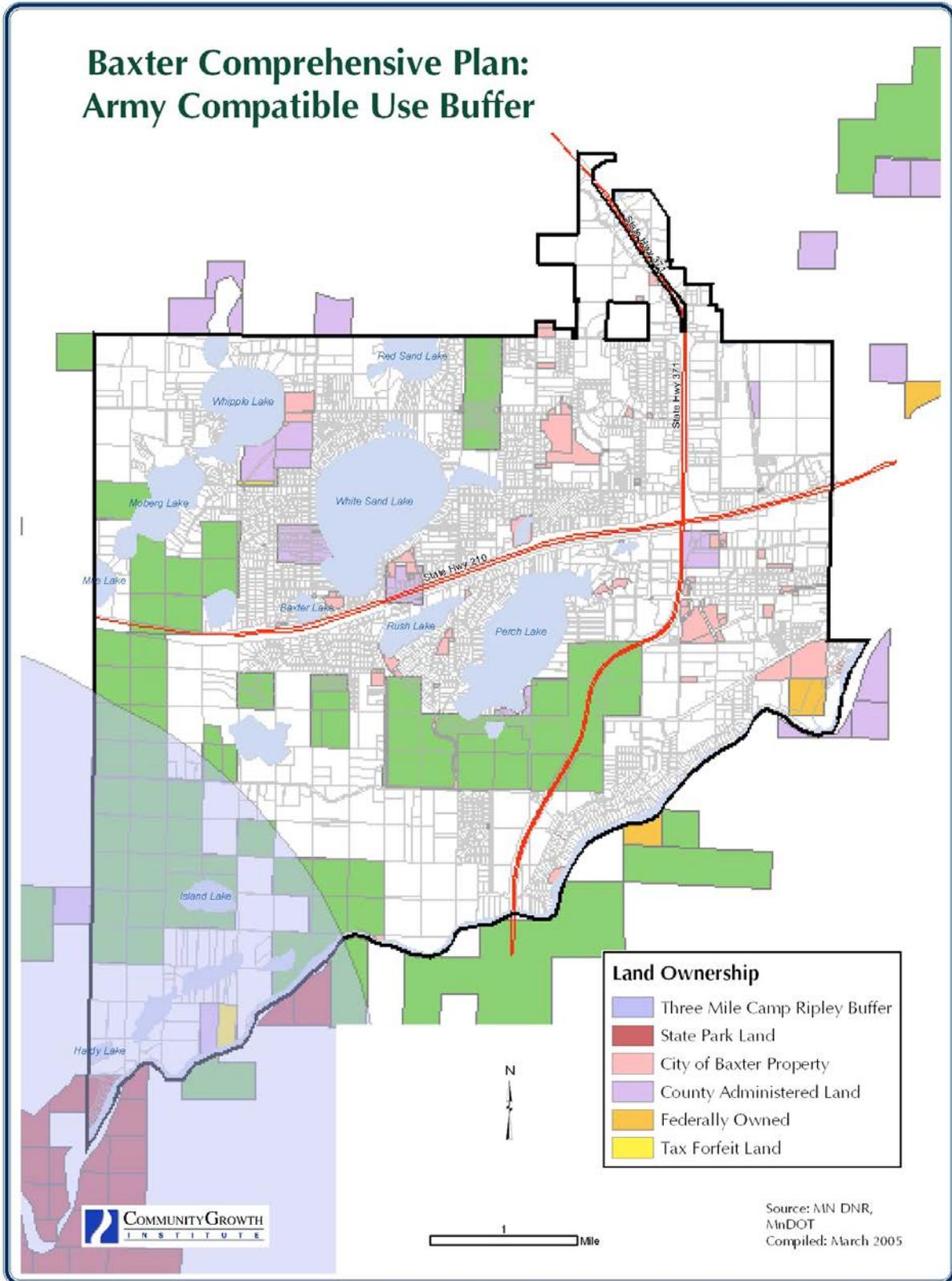
- Currently Anticipated Service Boundary
- Currently Served
- Work Plan In Process**
- 2007
- 2008
- 2009
- 2010
- DCP Denotes Development Driven Area
- W - WATER IMPROVEMENTS ONLY
- S - SANITARY SEWER IMPROVEMENTS ONLY
- W/S - WATER + SANITARY SEWER



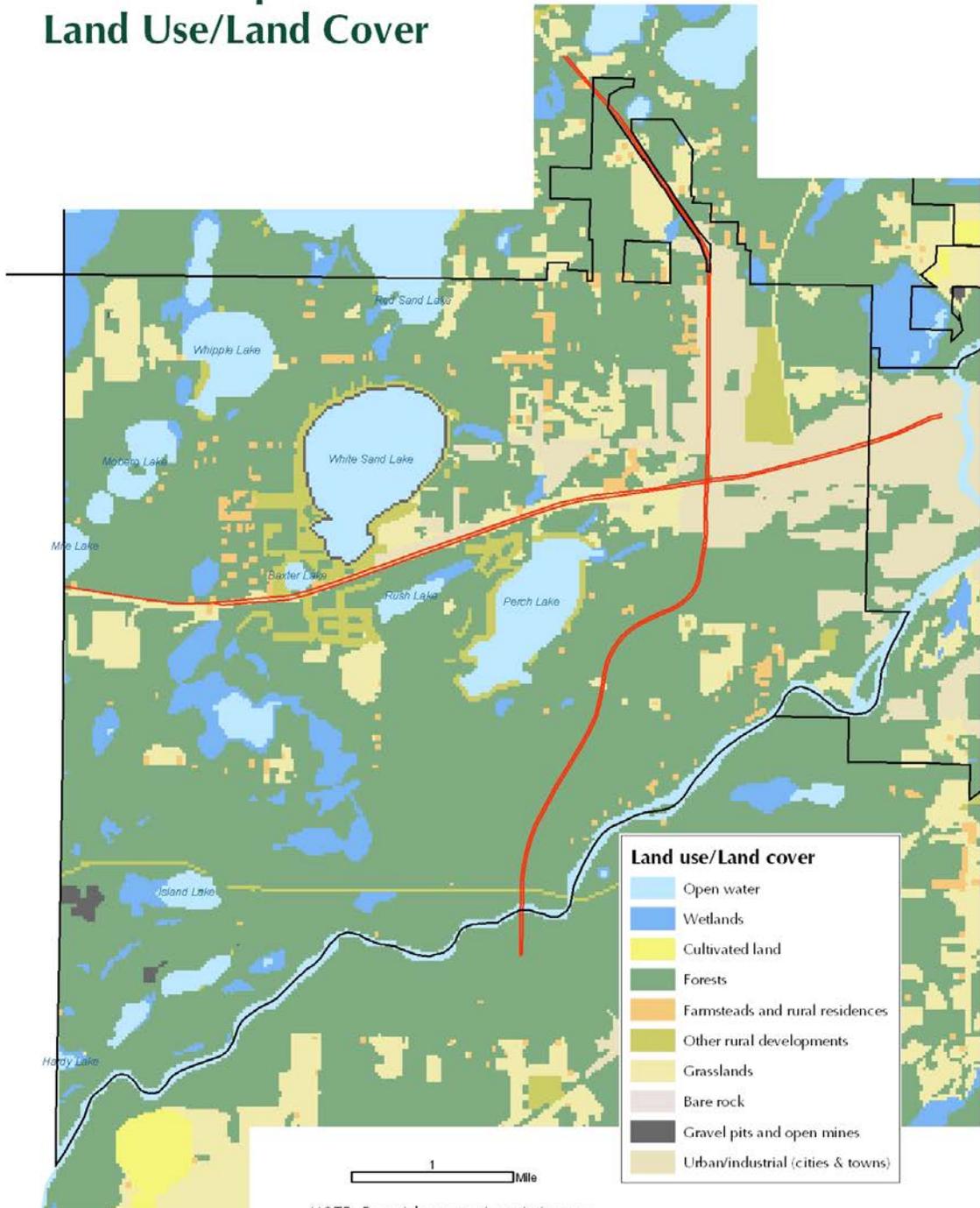
Baxter Comprehensive Plan: Publicly Managed Land



Baxter Comprehensive Plan: Army Compatible Use Buffer



Baxter Comprehensive Plan: Land Use/Land Cover



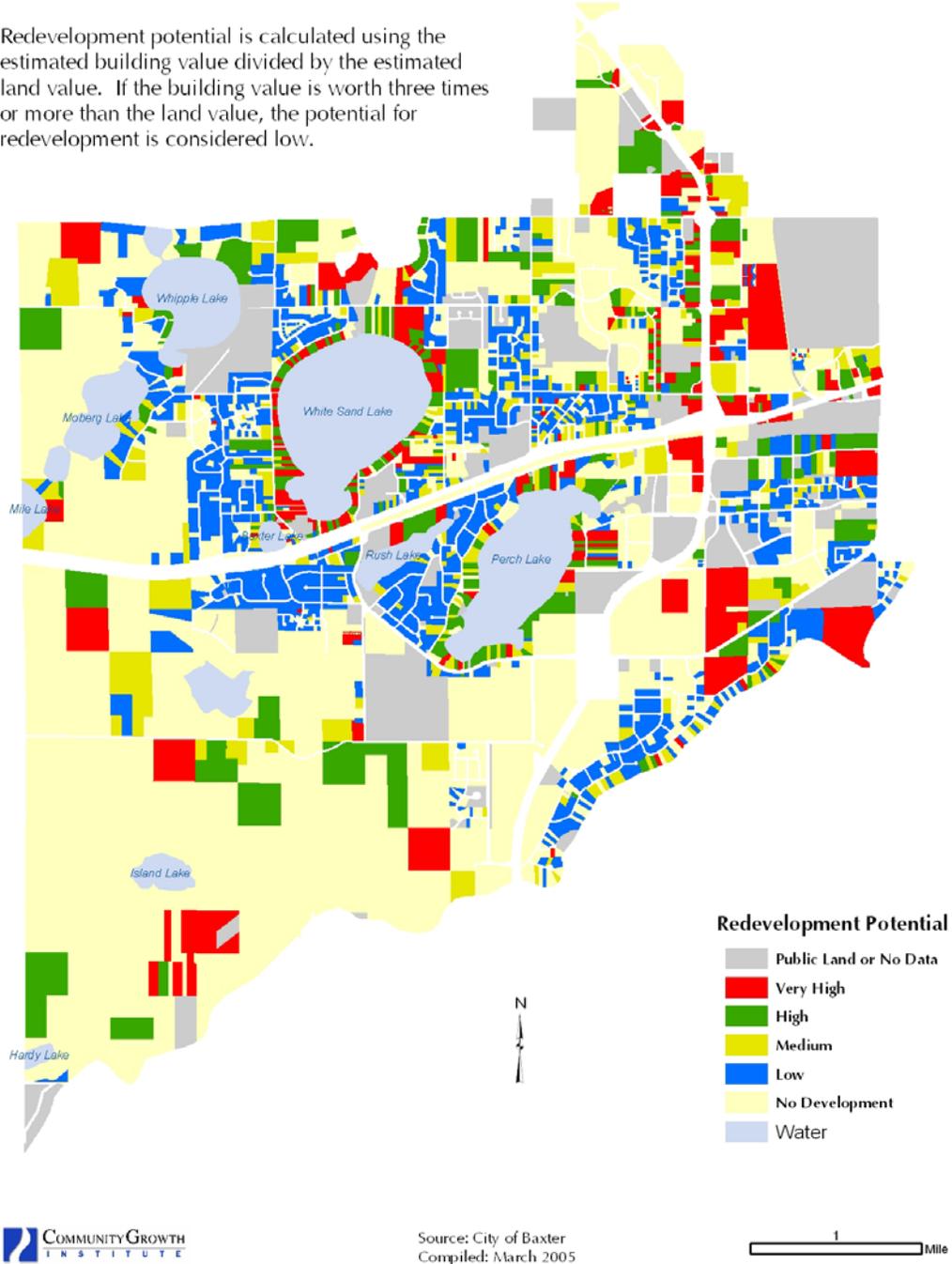
NOTE: Potential conservation priority areas are not intended for site specific planning. The data is intended to guide development patterns rather than specific developments.

Source: BLACC, MnDOT,
City of Baxter
Compiled: March 2005

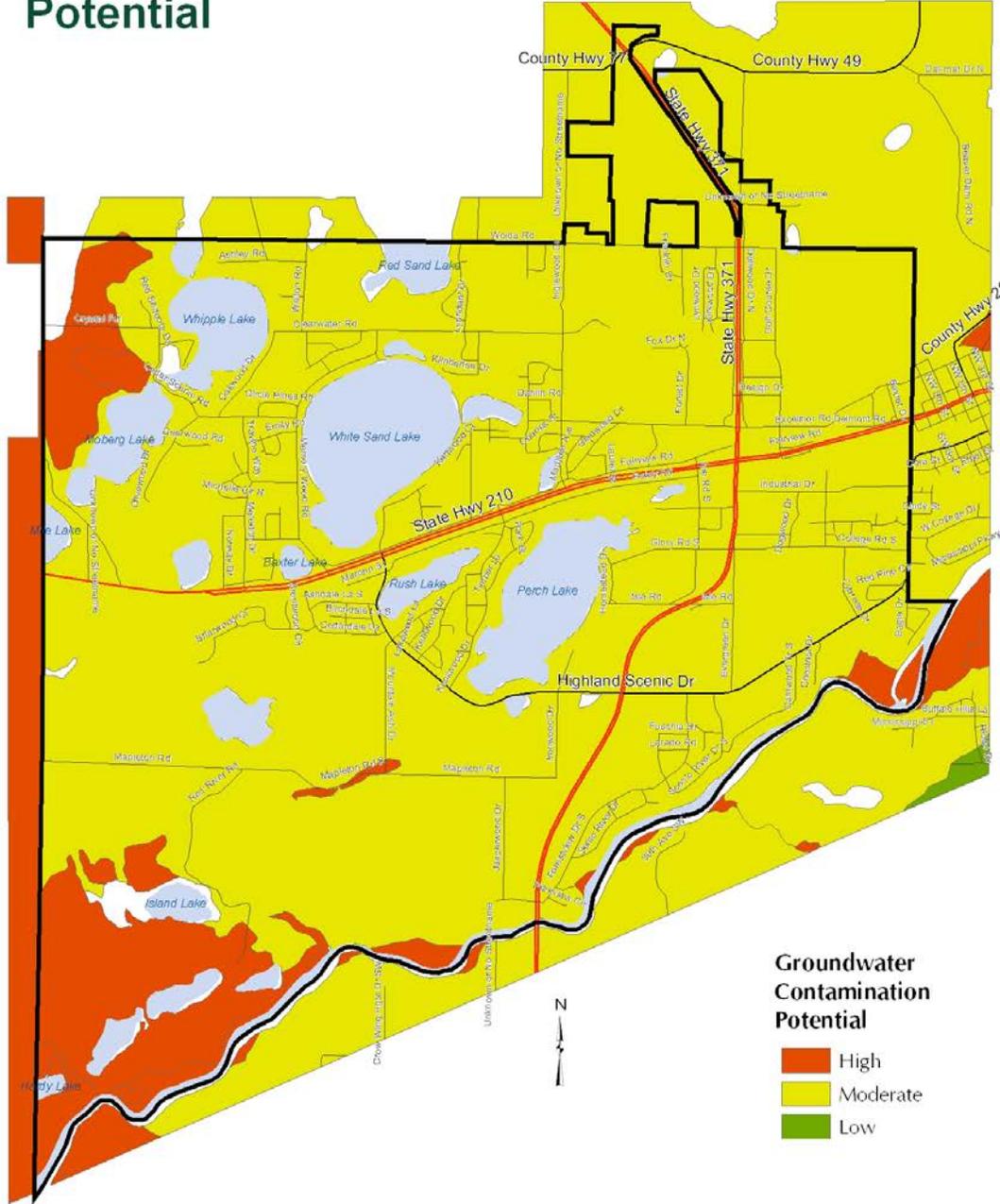


Baxter Comprehensive Plan: Redevelopment Potential

Redevelopment potential is calculated using the estimated building value divided by the estimated land value. If the building value is worth three times or more than the land value, the potential for redevelopment is considered low.



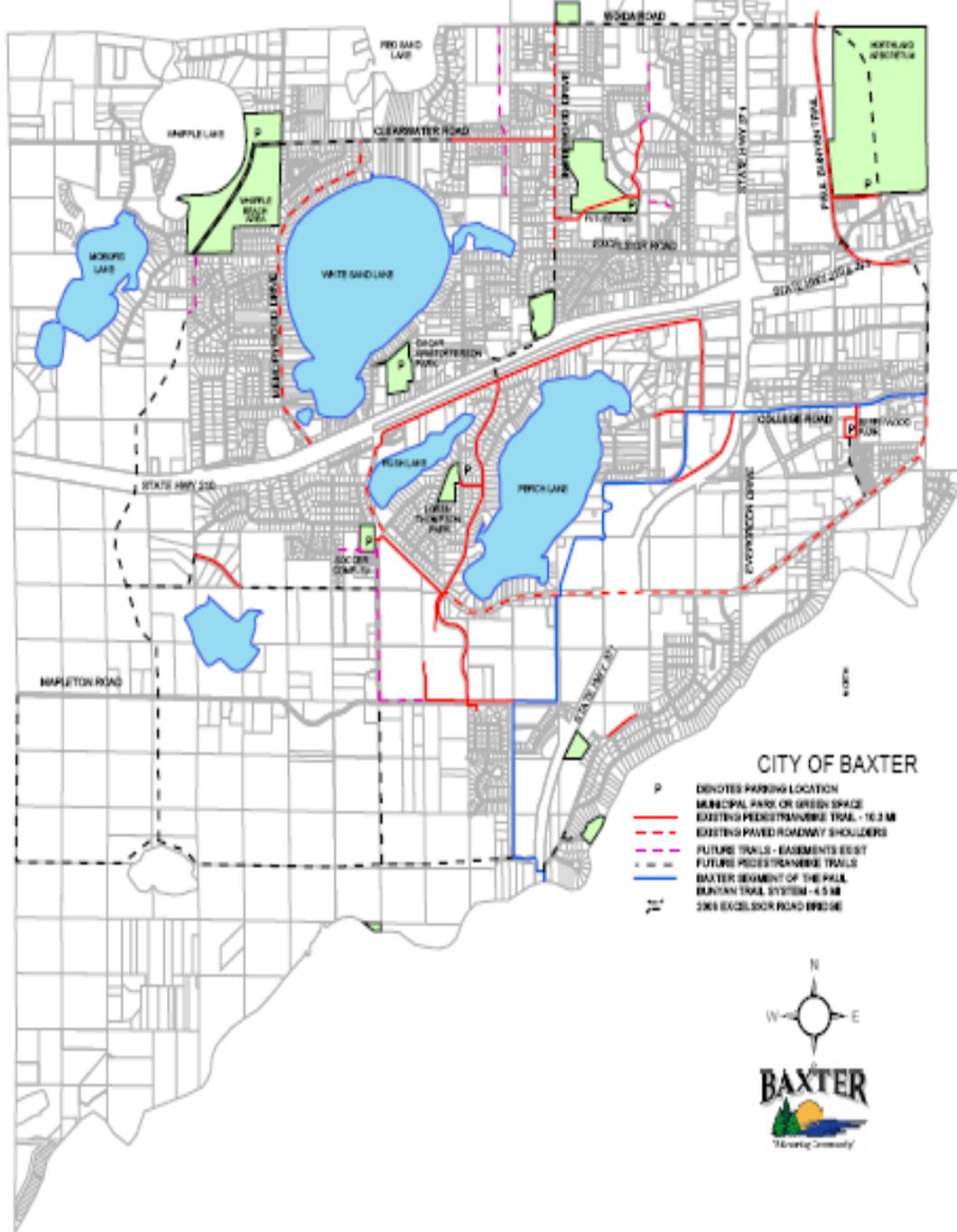
Baxter Comprehensive Plan: Groundwater Contamination Potential



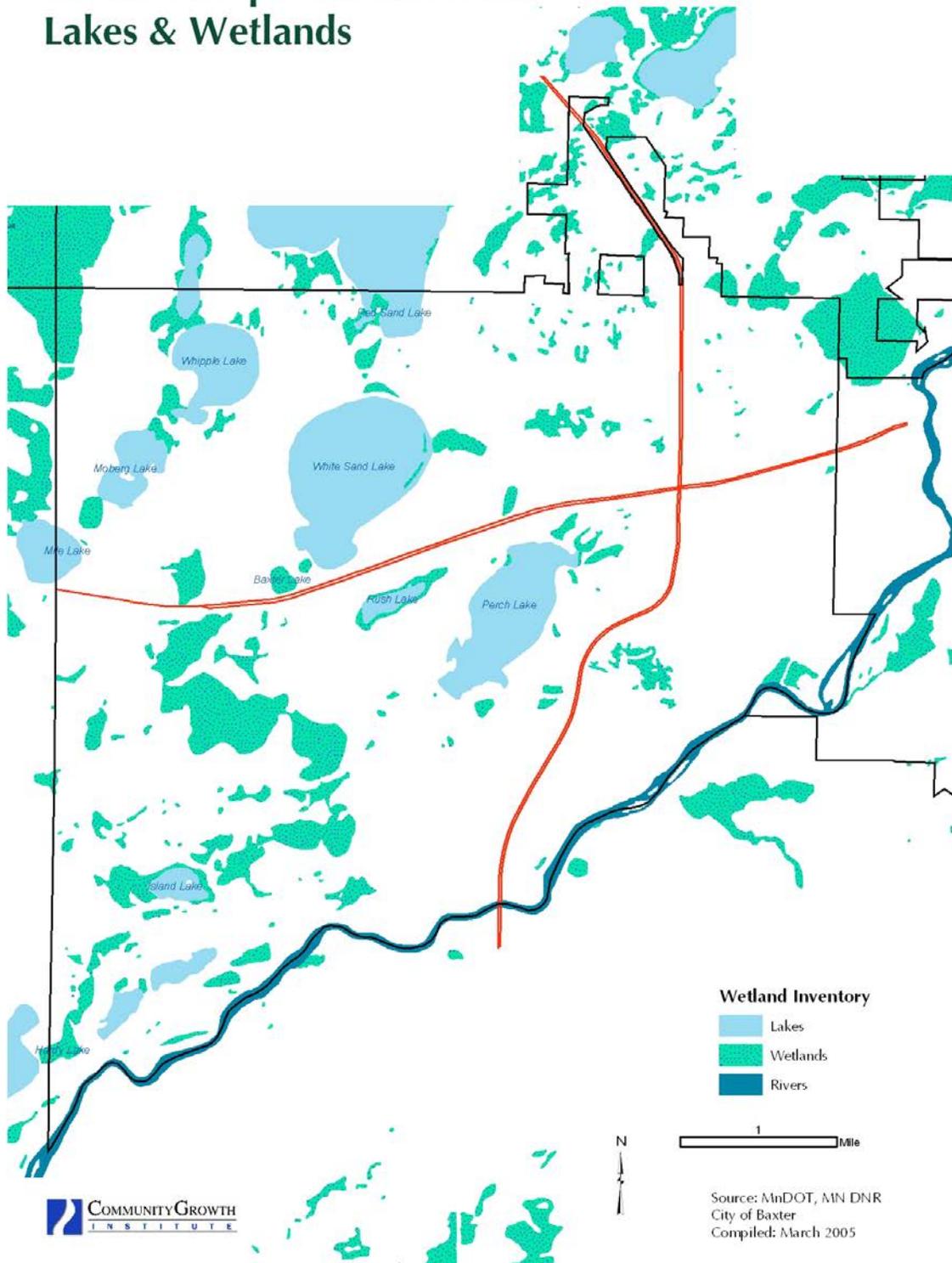
1 Mile

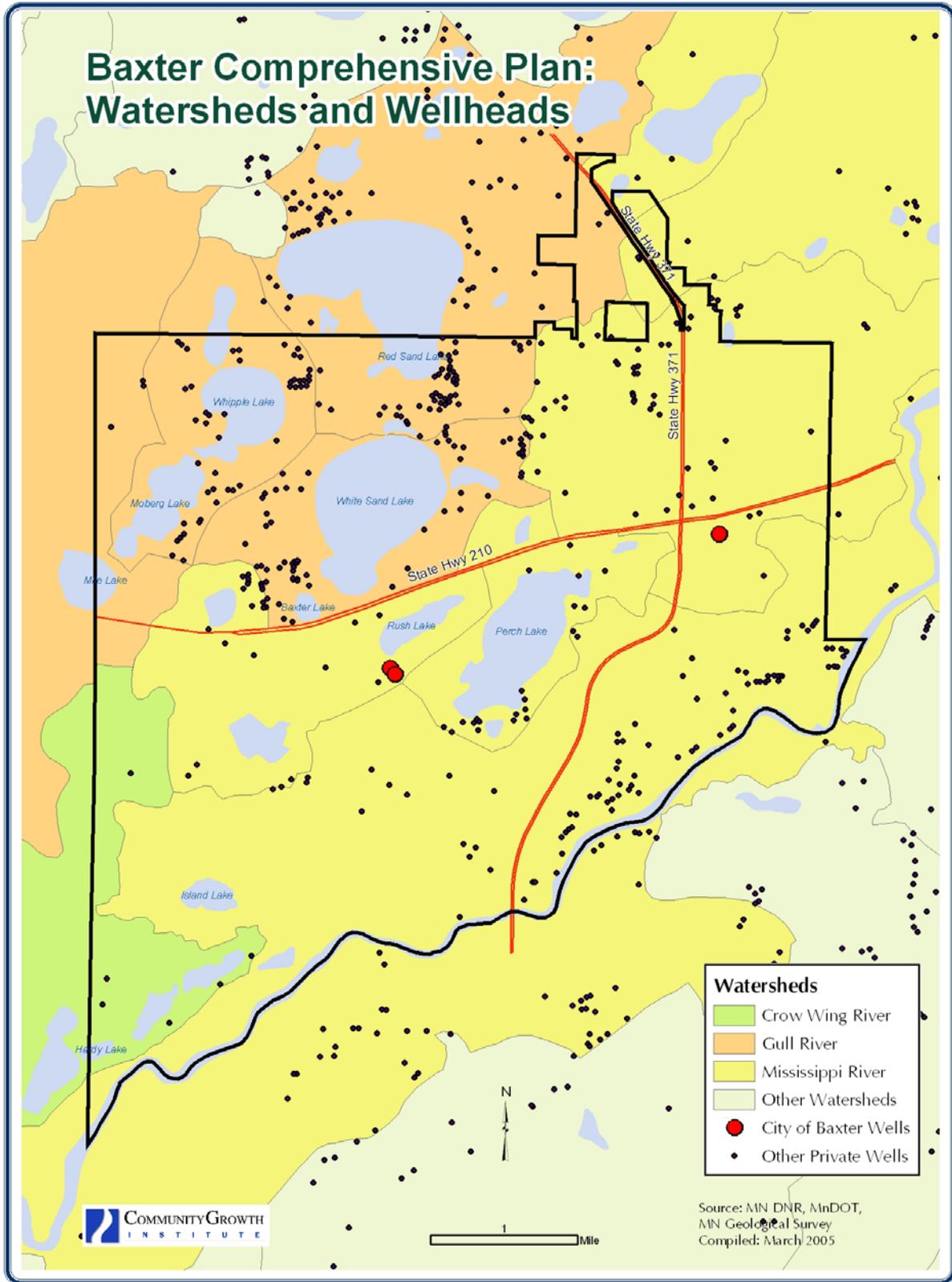
Source: City of Baxter, WSN,
MnDNR
Compiled: March 2005

Baxter Trail Map

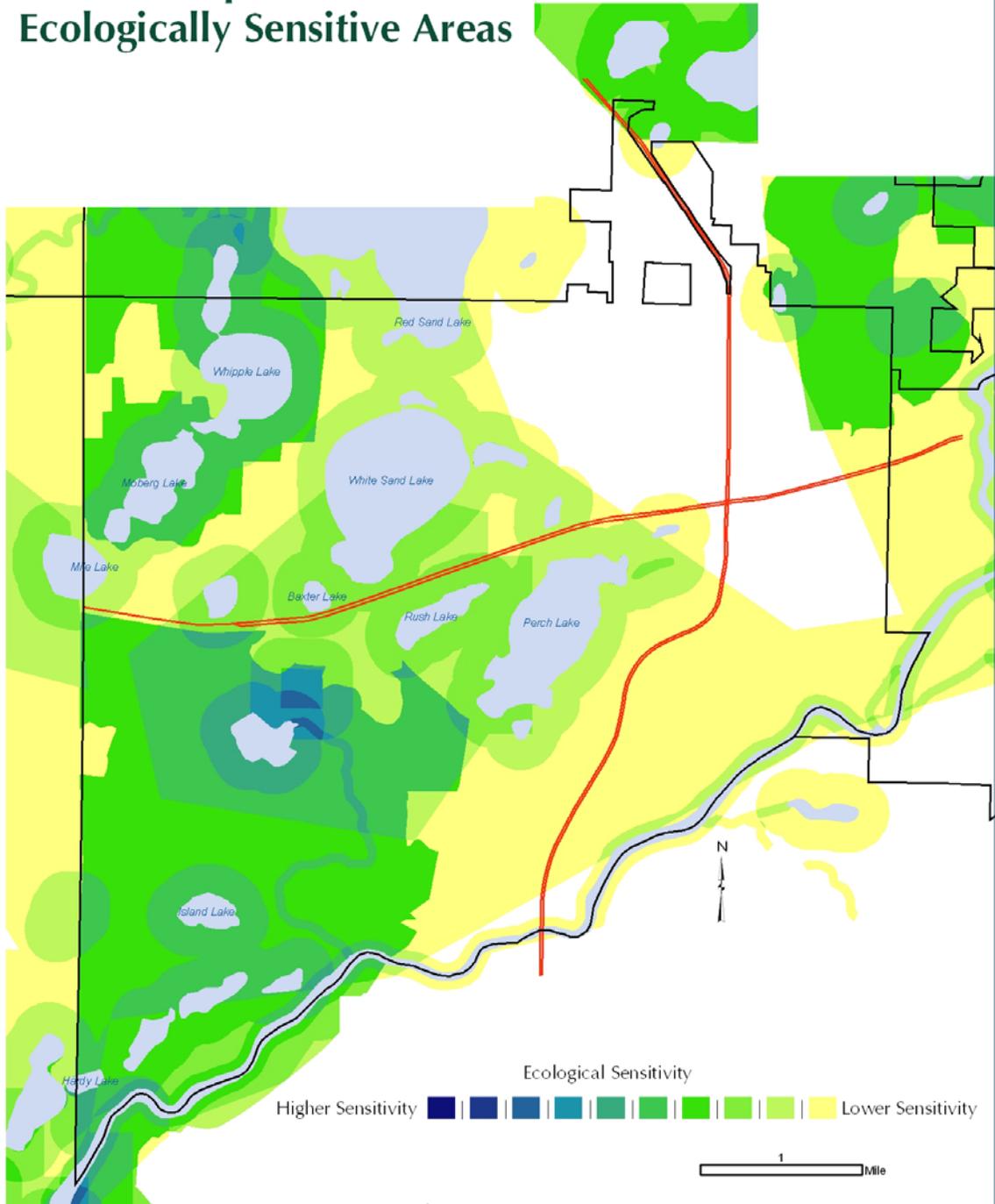


Baxter Comprehensive Plan: Lakes & Wetlands





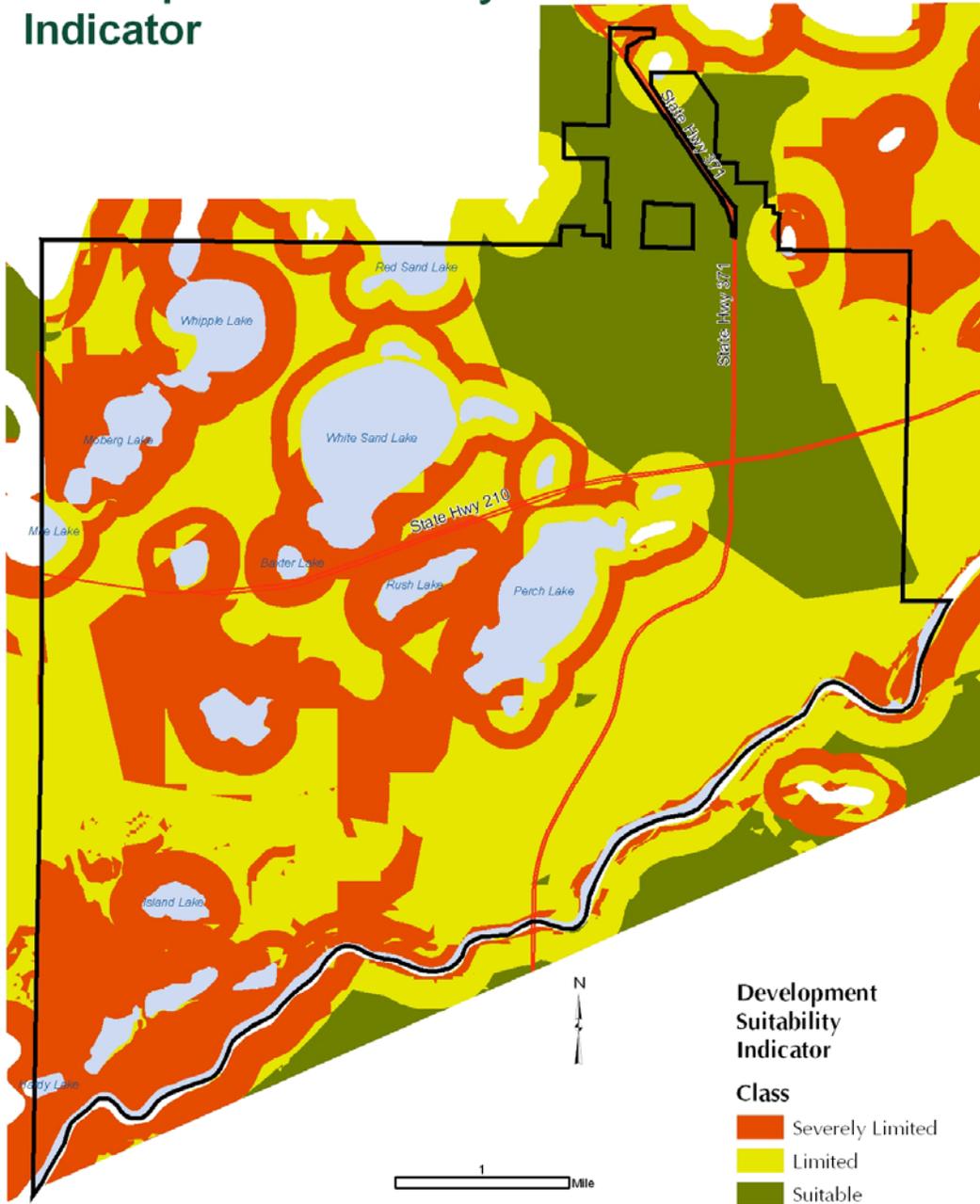
Baxter Comprehensive Plan: Ecologically Sensitive Areas



NOTE: Potential conservation priority areas are not intended for site specific planning. The data is intended to guide development patterns rather than specific developments.

Source: BLACC, MnDOT,
City of Baxter
Compiled: March 2005

Baxter Comprehensive Plan: Development Suitability Indicator



NOTE: Development suitability indicator areas are not intended for site specific planning. The data is intended to guide development patterns rather than specific developments.

Source: City of Baxter, WSN
Compiled: March 2005



Appendix

West Baxter Small Area Plan

Comprehensive Plan Amendment

Narrative

(Executive Summary)

Overview

A Comprehensive Plan Amendment is being sought for 465 acres located in the western part of the City of Baxter. In 2005, the Potlatch Corporation requested a concept plan be created in response to the land no longer serving its highest and best use due to changing land values, development and growth. The concept plan addressed an alternative land use pattern for the project area. This concept plan was presented to the Long Range Planning Commission on September 22nd and December 1st of 2005. The recommendation at that time was to conduct further environmental review as the City desired a comprehensive look at the potential impacts to the area. An Alternative Urban Areawide Review (AUAR) was completed and adopted by the City of Baxter on September 16, 2008. This Comprehensive Plan Amendment request implements the AUAR's mitigation strategy of adopting a small area plan for the project area. The small area plan being proposed is more general than the AUAR to allow flexibility in development design. However, it is important to note that any development projects proposed will need to be consistent with the Comprehensive Plan, the AUAR and Mitigation Plan and ultimately the applicable zoning and subdivision regulations.

General Location

As Exhibit 1 shows, the 465 acre subject property, located in West Baxter, is separated by U.S. Trunk Highway 210 (TH 210). Portions of the property are located on the south and west sides of Moberg Lake.

Existing Conditions

The portion lying north of TH 210 primarily consists of wooded land, open meadow areas and two wetlands. This portion of the project area has primarily served as timber production. Adjacent land uses have developed over time and primarily consist of low density residential (1-3 units per net acre) and special residential cluster uses (1 unit per 5 acres). To the east, north of TH 210 (approximately 1 mile) is the Baxter Elementary School (ISD #181). Land located to the north-east (approximately 1/2 mile) is Baxter's public beach located on Whipple Lake.

The portion south of TH 210 is currently zoned industrial. Though this portion is partially wooded, it also encompasses land which has been leased to a wholesale enterprise. Adjacent uses to the south are zoned for commercial forestry. To the east, land uses primarily consist of low density residential (1-3 units per net acre) and special residential clusters (1 unit per 5 acres). About one mile east is the City's Southdale Park and Forestview Middle School. Land located to the west in Cass County primarily consists of residential units (1 unit per 2.5 acres).

Existing Comprehensive Plan Designation

The City of Baxter's Comprehensive Plan was most recently amended in 2007. The Comprehensive Plan does not provide a future land use plan but instead relies on its zoning district designations. As shown in Exhibit 2, the portion of the property south of TH 210 is zoned industrial office district, the portion immediately north of TH 210 is zoned commercial forestry district, and the portion west of Moburg Lake is zoned special residential/cluster district.

Proposed Comprehensive Plan West Baxter Small Area Plan

A Comprehensive Plan Amendment is being sought. The long-term vision for the property covered by the AUAR is not consistent with the existing zoning district designations. The amendment seeks to append to the Comprehensive Plan, the West Baxter Small Area Plan, shown in Exhibit 3, which provides specific guidance on future land use.

Land Uses

The northern portion is guided Mixed Residential to provide flexibility in site design which will allow the movement of density within the site to better preserve the area's ecological and aesthetic values. As encouraged in the Comprehensive Plan's residential development policy, a range of housing will be incorporated. The Small Area Plan, shown in Exhibit 3, envisions approximately 50% detached housing and 50% attached housing.

The area is intended to have an overall density of 4.5 units per gross acre or 5.7 units per net acre. Density of a site can be determined in two ways: Gross and Net. Gross density is represented as the total number of housing units projected on the total land area guided for residential land use. Net density essentially nets out those areas that are prohibited from development based on city zoning and subdivision regulations or other state laws. These include park dedication, road right-of-way and wetlands. This small area plan assumes approximately 20% of the gross acreage is devoted to these purposes. Shoreland areas are not taken out of developable land calculations because they only regulate development rather than prohibit development on a site.

Portions of both sides of TH 210 have land use designations of "Local Commercial". Local Commercial includes both local retail/service and office uses. Generally north of TH210, the commercial uses are intended to offer local goods & services at a neighborhood scale generally consistent with the C-1, Neighborhood Commercial Zoning District. This would include small office buildings, restaurants, coffee shops, banks, health clubs, beauty salons and clothing apparel. The office uses would be generally located south of TH 210 and arranged in a park or campus like atmosphere consistent with the OS, Office Services Zoning District. These uses may include corporate headquarters, single tenant office buildings, research and development centers and business parks.

The southernmost portion is proposed to be industrial. This area is envisioned as an industrial park with uses typically accommodating greater storage, warehousing and distribution. In some instances, industrial uses may abut or be across the road from a lesser zoning district (i.e. residential district). The zoning code should be revised to add provisions such as additional setback requirements, and performance standards.

Project Magnitude

As noted previously, the West Baxter Small Area Plan provides more general land use designations than are outlined in Scenario One of the AUAR. Proposed development projects will need to be evaluated both for consistency with the Comprehensive Plan and with the AUAR.

Development assumptions of the AUAR include 1,147 new housing units and approximately 1.3 million square feet of industrial development, 298,000 square feet of office space (south of TH 210) and 268,000 square feet of neighborhood commercial retail and services (north of TH 210). These estimates are based on assumptions for lot size and lot coverage as determined through applying applicable zoning designations from the current zoning code, current market forces and standard site planning criteria. These estimates assume a full build out scenario.

In determining project magnitude, a set of assumptions were applied to both scenarios to establish the total net developable area. These assumptions are as follows:

- Adequate right-of-way to accommodate future roadways (collectors and arterials) was provided.
- Adequate open space for parks and recreational opportunities was provided.
- Identified wetlands within the project area were provided.

| Land Use | Gross Acres | Net Acres (from AUAR) | Density (units per net acre or Floor Area Ratio) | Total Units/Square Feet (from AUAR) |
|-----------------------------------|-------------|-----------------------|--|-------------------------------------|
| <i>Developable Areas</i> | | | | |
| Mixed Residential | 252 | 199.27 | 5.68 | 1,147 |
| Local Commercial | 74 | 58.22 | 0.2 commercial/ 0.25 office | 566,808 |
| Industrial | 114 | 87.46 | 0.35 | 1,333,429 |
| <i>Undevelopable Areas</i> | | | | |
| TH 210 ROW | 25 | 25 | | |
| Other ROW | 0 | 48.56 | | |
| Park/Open Space | 0 | 25.01 | | |
| Stormwater Ponding | 0 | 3.43 | | |
| Wetland | 0 | 17.77 | | |
| Total | 465 | 464.72 | | |

Relationship to Existing Comprehensive Plan Policies

The following are Comprehensive Plan policies which are in support of the creation of the West Baxter Small Area Plan:

- The plan promotes the strategy of working with residents, businesses, and developers to create detailed small area plans or policies for sections of the City that are likely to require redevelopment or new development in the near future, such as the Highway 210 West Corridor.
- The comprehensive plan recognizes new development and older portions of the city will, in time; need to have their current land uses evaluated to determine if those uses are meeting the needs of the community.
- The comprehensive plan encourages the use of the AUAR process, such as was completed for this area, to comprehensively evaluate the combined impacts of multiple new developments within a specific

geographic area instead of individual reviews that fail to account for the cumulative impacts of new development.

- The comprehensive plan's economic growth policy encourages areas for mixed use neighborhood clusters such as suggested north of TH 210.
- The comprehensive plan's residential development policy encourages development of a wide range of housing opportunities, ranging from low-density to high-density development.
- The project area is currently designated as "Development Driven" in the City's 2008 Water and Sewer Capital Improvement Program.

Relationship to Alternative Urban Areawide Review (AUAR)

The final Potlatch West Baxter AUAR was adopted by the Baxter City Council on September 16, 2008. The AUAR was completed to investigate what cumulative impacts would result from a sequence of development projects for the project area. The included Mitigation Plan is intended to reduce or eliminate these potential impacts.

It is important to note that any proposed development will have to be reviewed for consistency with the AUAR and Mitigation Plan as well as the Comprehensive Plan. Minnesota Rules require that total development within the project area cannot exceed the maximum levels assumed in the AUAR. In addition, development within any subarea, such as a Traffic Analysis Zone (TAZ), also cannot exceed the maximum levels. If development levels are to be exceeded, then an amendment to the AUAR will be required.

Relationship to Zoning

The applicant is not currently requesting any modifications to the existing zoning district designations. Any zoning changes must be consistent with the small area plan and the concerned properties are served by required infrastructure (access, water, sewer, gas, power etc.).

Impact on Municipal Infrastructure

Additional planning for infrastructure improvements will be coordinated through the development review process. The following is a summary of the findings from the AUAR as to potential municipal infrastructure impacts of the small area plan's full build out.

Water

Infrastructure improvements are anticipated to occur. Portions of the area were studied in 2006 by Widseth Smith Nolting (WSN). The studies, entitled "Potlatch Property Improvements South of TH 210" and "Potlatch Property Improvements North of TH 210" were accepted by the Baxter City Council on October 17, 2006. Analysis completed for the AUAR found that based on the total projected water, the estimated amount on new 6", 8", 10" and 12" watermain to be installed is 33,600 feet. Projected water use is well within the current supply and production capacities. However, combined with additional growth anticipated in the City the current supply and treatment capacities will likely be exceeded during peak day periods prior to achieving full build out. The City of Baxter will need to coordinate future development growth and infrastructure improvements to ensure adequate water supply and treatment.

Sewer

The estimated amount of new 8" and 10" sanitary sewer collection pipe necessary to serve the area is approximately 27,500 lineal feet. The maximum depth of pipe installation is approximately 25' below

existing grade. One additional lift station approximately 25' in depth and approximately 2,000 lineal feet of force main will also be required.

Projected wastewater from the property and with anticipated growth in the area would exceed the 650,000 gallons of wastewater flow to the Brainerd Wastewater Treatment Facility (WWTF) in 2014. At that time, the City will need to revise an agreement to accommodate additional wastewater flows to the facility. However, the WWTF is in the process of exploring future facility needs. Without knowing potential improvements, the City of Baxter will need to continue to coordinate with the City of Brainerd WWTF.

Storm Water Management

Storm water runoff is anticipated to increase as development occurs and a system of detention facilities will be needed. Stormwater handling facilities and treatment alternatives acceptable to the City of Baxter include infiltration basins, wet sedimentation basins, subsurface storage and infiltration along with swales and ditches designed in accordance with NPDES regulations and Minnesota Stormwater Manual guidelines. Development plans and detailed design will dictate the exact location of each treatment facility. For the most part, developers will be required to construct the storm water system. After construction, the City of Baxter will work with property owners to manage and maintain the storm water system.

Transportation

Transportation planning in the project area is being done in collaboration with the City, Crow Wing and Cass County, Burlington Northern Rail Road and the Minnesota Department of Transportation (MN/DOT). The AUAR identifies future roadways connecting to the existing transportation system to accommodate projected development. As part of the AUAR process, traffic generation was estimated and modeled in the area to determine long term impacts on the roadway network and to identify future planning needs. As the project area develops, improvements to the transportation system will be needed to accommodate an expected increase in traffic volumes. Transportation system improvements will include acquisition of road right-of-way and construction of new roads (including a railroad crossing), reconstruction and upgrading of existing roads and development of future traffic management devices such as traffic signals and signage. Responsibility for these improvements will be dependent upon the roadway jurisdiction. For local road improvements, the developer has the responsibility to construct any desired roads and the City of Baxter would then maintain them after acceptance.

Police and Fire Services

New development will require the response of additional police and fire service protection customary with urban development. Police service is provided by the Baxter Police Department and fire services are coordinated with the Brainerd Fire Department by a cooperative agreement. Services in the near term should be adequate to serve development in the project area; however, as development occurs over the long term, additional staffing and resource needs may be necessary. The projected development of 1,147 new households will result in a population increase of 2,300 to 4,000 depending on what assumptions are made for persons per household. The City has been pursuing the development of a new Fire Sub-Station and has secured land in two locations that could be used as a fire substation.

School District

The project site is located in the Brainerd School District (ISD 181). Three schools service the Baxter area: Baxter Elementary, Forestview Middle School and Brainerd High School. It assumed approximately 0.3 students per unit would be added to the district in general terms. This would result in approximately 345

students over the full build out assumption. Baxter Elementary is currently at capacity. There is currently sufficient capacity to accommodate middle and high school students that would be generated by the development project. The City and School district will need to closely collaborate to align future growth with school capacity needs. Short term strategies might include redistricting, while long term needs maybe the need for a new elementary school.

Parks and Open Space

Both the City's Comprehensive Plan and Baxter Park Plan emphasize the amenity value and identity that parks and open spaces bring to neighborhoods and the community as a whole. While the park plan needs to be updated, it contains park and trails policies and initiatives that were used in the development of the concept evaluated in the AUAR. In response to those policies and initiatives, approximately 46 acres of land were identified in the AUAR for future parks, pedestrian/bike trails and open spaces. Because the location of these areas may change as development proceeds, they have not been specifically identified in the West Baxter Small Area Plan. However, a similar amount of land will need to be dedicated for these uses to comply with the AUAR. This land should be provided by the developers and be primarily upland.

Conservation Overlay District Overview/Work plan

May 21, 2009

To: Long Range Planning Commission (LRPC)

RE: Amendment to the Comprehensive Plan in regard to Conservation Overlay District (COD)

It has been a long journey so far but there have been many accomplishments since the City Council approved a work plan to develop a COD back on December 12, 2007. The COD timeline showing all the steps in the process is shown in **Attachment 1**. Since that time, a COD task force was established and many productive meetings were held and very sensitive issues were addressed. Presentations were then made to Planning & Zoning Commission and Utilities Commission with monthly updates to the City Council to keep them informed of the COD process and outcomes. After these presentations, SW Baxter residents and other stakeholders were invited to an informational meeting to learn about the COD initiative. It was very well attended and considered very successful as most stakeholders supported the concept. It has been an exhaustive agenda by both the COD Task Force and the LRPC but it has given much opportunity for public input and vetting. The next step is to amend the Baxter Comprehensive Plan (2007) by adding language that reflects the accomplishments and policy so far. The following DRAFT amendment is submitted to the LRPC for review and recommendation for incorporation into the Baxter Comprehensive Plan. After recommendation for approval, an official application will be submitted to Planning & Zoning for a public hearing and after that, final adoption by the City Council.

**CONSERVATION OVERLAY DISTRICT (COD)
WORK PLAN/TIME LINE (updated 7/9/09)**

- December 18, 2007 City Council Adoption of work plan by City Council
- 1/2/08 @ 3:30 pm COD TF Start outreach meetings with property owners/stakeholders
- January 15 @ 3:30 COD TF Continue review of Comp. Plan, COD strategies, schedule, etc.
- January 24 @ 7:00 LRPC Consider expansion of COD task force/other recommendations
- February 6 @ 3:30 COD TF Finalize COD boundary, purpose, and other actions
- February 19 @ 3:30 COD TF Identify wetlands, lakes, landforms, corridors
- February 28 @7:00 LRPC Task Force update to Commission
- March 5 @ 3:30 COD TF Roads, utilities, storm water infrastructure
- March 18 @ 3:30 COD TF Sustainability, contiguous impacts and administration
- March 22 @ 7:00 LRPC Task Force update to Commission
- April 1 @ 3:30 COD TF Discuss concept ordinance language
- April 15 @ 3:30 COD TF Discuss concept ordinance language
- April 21 @ 7:00 LRPC Update LRPC
- May 3 @ 9:00 City Council Initial presentation of COD as part of Town Meeting
- May 6 @ 3:30 COD TF Discuss concept ordinance language
- May 20 @ 3:30 COD TF Incorporate interested residents into group
- May 22 @ 7:00 LRPC Task Force update to Commission
- June 3 @ 3:30 COD TF Discuss concept ordinance language
- June 17 @ 3:30 COD TF Discuss concept ordinance language
- June 26 @ 7:00 LRPC Task Force update to Commission
- July 8 @ 3:30 COD TF Discuss concept ordinance language
- July 15 @ 3:30 COD TF Discuss concept ordinance language/CD practical exercise
- July 24 @ 7:00 LRPC Update LRPC
- August 5 @ 3:30 COD TF Discuss concept ordinance language
- August 19 @ 3:30 COD TF ****Cancelled****
- August 28 @ 7:00 LRPC Update LRPC
- September 2 @ 5:30 COD TF Discuss concept ordinance language
- September 16 @ 5:30 COD TF Discuss concept ordinance language
- September 25 LRPC Update to LRPC
- October 7 @ 5:30 COD TF Discuss concept ordinance language
- October 21 @ 5:30 COD TF Continue work on draft ordinance language
- October 25 @ 7:00 LRPC Update LRPC



- November 5 @ 5:30 COD TF Discuss concept ordinance language (date change due to elections)
- November 18 @ 5:30 COD TF Discuss concept ordinance language
- November 20 @ 7:00 LRPC **Cancelled**
- December 2 @ 5:30 COD TF Discuss concept ordinance language
- December 16 @ 5:30 COD TF Discuss concept ordinance language
- December 18 @ 7:00 LRPC Update to LRPC
- 1/6/09 @ 5:30 pm COD TF Finalized recommendations to LRPC
- January 22 @ 7:30 LRPC Update/presentation to LRPC, recommendations to CC
- February 4 @ 4:00 Utilities Presentation/update on process
- February 10 @ 6:00 P & Z Presentation/update on process
- February 13, 2009 STAFF Send notices to property owners to attend LRPC
- February 26 @ 7:00 LRPC **Cancelled (snow)**
- March 13, 2009 STAFF Send notices to property owners to attend LRPC
- March 26 @ 5:30 LRPC Host SW Baxter neighborhood meeting
- March 26 @ 7:00 LRPC Start draft ordinance language*
- April 23 @ 7:00 LRPC Continue draft ordinance language*
- _____ @ 6:00 P&Z Possible Public Hearing by P & Z*
- _____ @ 7:00 CC Possible final adoption of the COD regulations by CC*

*May be adjusted based on progress TENATIVE

All meetings will take place at Baxter City Hall except for town meeting. Town Meeting location was at the Heritage Assembly of God church.

COD TF = Conservation Overlay District Task Force

LRPC = Baxter Long Range Planning Commission

P&Z = Baxter Planning and Zoning Commission

CC = Baxter City Council