

**LONG-RANGE PLANNING COMMISSION  
MEETING AGENDA  
November 25, 2013  
6:00 p.m.**

1. Call to order
2. Approval of minutes from regular meeting on October 28, 2013
3. Review Process
4. Community Forum - review comments
5. Draft Goals & Policies – review and discuss
6. Draft Land Use Plan – review and discuss
7. Next Steps
8. Other Business
9. Next Meeting December 16, 2013
10. Adjourn to Community Forum

**LONG RANGE PLANNING COMMISSION MINUTES**  
**October 28, 2013**

The meeting of the City of Baxter Long Range Planning Commission was called to order at 6:00 p.m. by Chair Kevin Donnay.

**MEMBERS PRESENT:** Kevin Donnay, Bob Ryan, Lori Rubin, Mark Cross, Jim Kalkofen, Rock Ylimeini and Council Liaison Todd Holman

**MEMBERS ABSENT:** Cathy Clark

**STAFF PRESENT:** City Administrator Gordon Heitke and CD Director Josh Doty

**Approval of Minutes**

Motion by Commissioner Ryan, second by Commissioner Cross to approve the minutes of the September 23, 2013 meeting. Motion carried unanimously.

**Street and Utility Improvements on Franklin Dr., Wildflower Dr. and Woida Rd.**

Chair Donnay turned the floor over to CD Director Doty. CD Director Doty stated that the city is in the initial stages of a capital improvement project for the Franklin Dr., Wildflower Dr. and Woida Rd. The reason this is before this Commission is there are statutory requirements that state that a capital improvement project must have findings that show the improvements are consistent with the comprehensive. The staff report and resolution presented show that this project is consistent with the comprehensive plan. CD Director Doty reviewed the findings with the commission and noted that staff is requesting approval of this project.

**Motion** by Commissioner Ylimeini, seconded by Commissioner Rubin to approve the resolution for findings of fact for street and utility improvement Project Number 4062 (Franklin Dr., Wildflower Dr. and Woida Rd.). Motion carried unanimously.

**Comprehensive Plan-Introduction and summary of Community Forum Information**

Chair Donnay turned the floor over to Mr. Phil Carlson of Stantec who gave the Commission a brief review of what would take place at the Community Forum following this meeting. The room was set up with 6 tables and a specific item that was going to be discussed at each table. He asked that the Commissioners circulate among the tables to get better feedback from the residents.

Mr. Carlson then reviewed the slide show presentation quickly with the Commission. The review incorporated agenda item No. 5, the six table topics.

Commissioner Cross asked if City services were included on the map, currently it is not, but could be added. The Commission discussed the feasibility of city water and sewer in relation to locations.

Commissioner Kalkofen asked what a conservation overlay district was, CD Director Doty asked Commissioner Holman to explain as he worked with coordinating the overlay district with the former Long Range Planning Commission. Commissioner Holman explained that Fort Ripley had created a buffer zone and made that area a preservation area from residents. This was also an area that utilities

would be very costly to run service to, therefore the conservation overlay made this area low density. Commissioner Holman stated that the overlay district was not completed and therefore is not in the current ordinances. Mr. Carlson stated that if the intent is to keep that area as an overlay district it should be zoned that way.

Mr. Carlson reiterated that it would be very helpful if the Commissioners could encourage the residents and themselves to write down any comments and concerns throughout the forum. After the forum, Mr. Carlson and CD Director Doty will review the comments/suggestions.

Commissioner Ryan asked if the land use guide plan map that CD Director Doty had seen and used in the past could be incorporated into this comprehensive plan. The map would guide an existing lot that is an outlot towards the uses surrounding the lot. CD Director Doty stated it would be a very helpful guide, the Commission agreed. It was asked if the guide map could be modified, CD Director Doty stated that it could be amended similar to a zoning amendment only it would be a guide map amendment. Mr. Carlson stated that a land use guide plan would be established with the comprehensive plan update.

The Commission agreed that the next meeting would stay on November 25<sup>th</sup>, however the Commission agreed to move the December meeting from the 23<sup>rd</sup> to the 16<sup>th</sup>, provided Mr. Carlson had information to share with the Commission.

### **Adjournment**

Motion by Commissioner Cross second by Commissioner Kalkofen to adjourn the meeting at 6:38 p.m.

Approved by:

Respectfully submitted,

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Chair Kevin Donnay

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Shanna Newman  
CD Technical Clerk

## **Baxter Community Meeting Comments**

10-28-13

### **Managing Growth & Development:**

- More businesses in the far end of Edgewood Drive
- Not so many apartments – more “single” family houses
- I would like to see the empty in the Famous Dave’s complex filled up and by Book World
- More neighborhoods here (South of College Road in Evergreen Drive area)
- We need more “neighborhoods” – easy access to grocery stores, hardware, etc. for us as we age. We need a car to do any shopping currently.
- Min 200,000 to 400,000 housing options
- Expand to County Road 77 (Growth area)
- Grow a little more here! Business development (State Hwy 371, north of Woida Road)
- Golf Course Drive to Wise Road (Growth area?)
- Housing, apartments (Pine Meadows Golf Course area)
- Single Family dwellings – no apartments (North of Firewood Drive and east of Grand Oaks Drive)
- What are discussion/plans with County on this area? (north or around Red Sand Lake)
- Fiber connections (area east of Dellwood Drive and south of Wise Road)
- Existing water issues around ARB. Care needed in development of old golf course – don’t want to make problem worse!
- Love the overall small town feel of Baxter. And convenience of shopping. Keep it up!
- Grow more and more/bigger business. And more small developments for farming (East of 371 and south of Mapleton Road)
- Conservation design for all new development

### **Maintaining Infrastructure:**

- The parks (taken care of)
- Traffic light in the Baxter Square/Mall area in the northern part. (service road) – (not taken care of)
- Needs a traffic light (371 at Lake Forest Road)
- Continue to coordinate with the City of Brainerd and East Gull Lake on establishing a fire station west of Brainerd to better serve that area.
- Road repair needed (Hwy 210 east of 371?)
- Repair Excelsior Road! Needed! Right left sides of 371.
- Roads are bad
- Take care of existing River Vista. Late with sewer and water (along Mississippi River east of 371)
- Extend City bus more routes, more hours
- Fire station needed
- Franchise fees should not charge businesses a disproportionate share
- Road improvement here... (210 and Timberwood Drive)

- Some roads in need of repair. Take care of the important, necessary things before “fluff”
- Better connection in between roads, less dead ends! (south of 210, west of Highland Scenic Road)

### **Baxter's Character & Identity:**

- All of it (Feel most comfortable)
- Some residential homes need to be cleaned up. Yards, etc.
- Love Whipple Beach park, well done!
- Love Baxter – Memorywood area
- Like Clearwater Road area!
- Develop more – overall. Leave residential feel of Baxter. Keep businesses along 371
- Baxter's identity are its' beautiful lakes, parks and trail system, and lovely residential neighborhoods.
- Staying the course on installing the sanitary sewer system is what has kept a reasonably high water quality on DNR lakes.
- Consider allowing rabbits, chickens depending on lot sizes.
- Love the rustic park on Mississippi
- Love the bridge crossing the Mississippi
- Apartments, rental units need to be kept up – can get to be a problem if too many around
- Lots of aging jade pine – need to consider if most of it comes down for development, the rest will be down soon. Advance planning and/or conservation design planning needed to maintain forested character. Also, buffer between 371 and development needed.
- Good police force
- Un-kept properties – junk! Detract (near Highland Scenic Road)

### **Traffic & Transportation:**

- Summer/holidays at the 371/210 intersection and from the junction 371/CSAH 48 up to CR 77 (worst traffic)
- Can get around well
- Continuity and safe routes to the schools
- Excelsior Road from 371 No to Country Club Road (needs to be improved). Also Woida Road from 371 No. to Country Club Road
- 210 & 371 Junction (worst traffic)
- City bus needs to extend hours
- Shovel snow better
- Can get around great
- Greenwood Road works well
- Sidewalks and/or trails along every major road. Roads deteriorating onto people's property, must fix!
- Inglewood traffic lights
- Poor traffic flow- especially lunch hour (intersection of Woida Road and Edgewood Drive)
- Maybe improve highway system at 371 – 210 junction because of traffic
- Dangerous intersection. Needs stop light (210 and Memorywood Drive)
- Add pedestrian crossing for school (Highland Scenic Road - Forestview Middle School) or at (Mountain Ash Drive and Highland Scenic Road)

- Do Isle Drive thru!
- Bus congestion after school stops traffic. (Possible double turn lane on 210 going northward)
- Traffic here at the 5-6 pm time area (intersection of 210 and 371)
- Dangerous – lots of accidents (intersection of 210 and 371 and at 371 and Excelsior Road intersection)
- Bus congestion after school stops traffic. (Possible double turn lane)
- Easy getting around in Baxter
- We need more "neighborhoods" – easy access to grocery stores, hardware, etc. for us as we age. We need a car to do any shopping currently.
- Light at Inglewood rather than Knollwood
- Bike access/pedestrian access in commercial areas
- When will planned roadway for Wildflower come about? Looking forward to it
- Needs a traffic light (371 at Pine Beach Road or Lake Forest Road?)
- Isle Drive connection is needed
- Bring Isle Drive through (to the south connecting to Highland Scenic Road)
- C-1 (SE corner at Highland Scenic Road and east of Ironwood Drive)
- R-3 (south of the C-1 above and to the east)
- Make Public (south of Mapleton Road and west of Knollwood Dr)
- Roads are bad
- Fix roundabouts there are a lot of car crashes

#### **Parks, Trails and Open Space:**

- Loren Thompson Park (go to relax)
- Whipple Lake Park (go to relax)
- One over 371 or under (need trail/sidewalks/paths)
- Loren Thompson Park, or parks, lakes (go to relax)
- Community Center/Public Pool needed
- Love to swim and fish
- Nice bike area. Love the beach
- Fun to hang with friends
- More walking and biking trail
- More snowmobile trails anywhere in Baxter
- Connect trails (snowmobile) to Paul Bunyon Trail
- Please continue with Woida Road planning! Live on Wildflower
- Get bike from residential to business safely
- Don't overdo on parks and trails. We need roads and bridges redone.
- Signs and GPS on the trails – no idea where you are now... especially for visitors
- Riverview – make loop in trail – use old golf course bridge to cross wetland
- Add a boat access
- Consider connecting cross country trails at Forest View to new park area
- No bike access to this great park – Oscar Kristofferson Park
- Great park – well used beach (Whipple Beach Area)
- Safe crossing at elementary school (Maplewood Drive)
- Leave the trail planning – conducive to people choosing Baxter
- Fairview area needs trail – very unsafe

- Pedestrian crossing or school crossing at Parkwood or Mountain Ash Drive
- Good park, great location! Maybe make the park bigger (Loren Thompson Park)
- Better pedestrian sidewalks for the school (Forestview Middle School)
- Room for trail through 371 park to 371 to south
- Arboretum has so much more potential
- Bike crossing (over 371 between Woida Road and Excelsior Road)
- Park area (East of Golf Course Drive and south of Woida Road)
- Can we promote bicycles on routes with less cars instead of those with a lot of cars?
- We need a trail here (through Whipple Beach Area)
- Need a trail (along Cedar Scenic Road, south of Whipple Beach Area)
- Cedar Scenic Road very dangerous to walk/bike
- Trail markers and map
- We need more trails! - around here (along river)
- Bike friendly access across 371 to Paul Bunyon Trail (2 yes votes)
- Build trails around all blocks
- We need to fix some trails and make new trail so we can move around easier
- Fairview frontage road needs trail
- That is a good idea (planned north-south trail extending south from Mountain Ash Drive from between Mapleton Road south to approximately where Paris Road might intersect if it went through)

#### **Effective Local Government:**

- We have a very good council!
- Very good reputation
- Also, we have a wonderful police department
- Make schools better
- For development – a checklist of what needs to happen, upfront, timeline, etc.
- Continue to work with the Chamber Baxter Biz Council
- Support BLAEDC if manufacturing is your focus!
- New website is good! More links to planning docs & city/commission info (timely, not months after fact) need.
- Consider more access to city meetings through media – TV, radio – for busy Baxter residents
- Keep up the good work
- We have a reputation of over regulation. Is this changing with new Plan?
- New planner is great – Gordon is too.
- Public Transportation needed
- Streamline new business approval process. 18 months from 1<sup>st</sup> contract to final approval is too long.
- Maybe make the meetings more “public” and at better times. Then more people can attend. Good job!
- Area contractor will not work in Baxter because of permit fees to high!

**Affordable Housing:**

The City of Baxter has done an excellent job in establishing and maintaining high property values in the City. I can understand that many people would like to live in Baxter, but that property values are too high.

The answer to "Affordable Housing" in this area is spelled "Brainerd".

**Leaf Disposal:** (This is a minor, minor issue)

- We are encouraged to enhance the beauty and value of our properties by planting trees. But now we have a burning ban. I full understand the ban.

I would like the City to establish one or two leaf composting sites. As we have had in the past, as a convenience to those who have to have their leaves. This agreement/contract with Hengel is a good start. But when Hengel is not available, it's a long way to the county landfill.

**Individual Property Owners Dealing with City Government:**

- There is a perception that the City can be difficult to deal with regarding building permits, remodeling, and like issues. This may be true, HOWEVER

I want the City to be firm in enforcing quality construction. I want our neighborhoods to have initial quality construction, and building addition and property use matters addressed to maintain our City in a first-rate manner.

To date, the City has done an excellent job in this area- - Keep up the good work.

**Additional Comments:**

- We have wonderful retail here and we will surely get more in the future.
- Doing great - maybe "advertise" about the meetings

# City of Baxter

## Comprehensive Plan Update

### Goals and Policies

Goals and policies are the heart of any planning process, communicating where the community wants to go and what it wants to look like, feel like, and be like.

The following goals and policies were developed from input received from community meetings, the Long Range Planning Advisory Committee (LRAC), and a number of previous planning studies. Many ideas and comments were shared during these meetings which have been condensed into these selected goals and policies.

At the start of the planning process in Baxter several key planning themes emerged from the discussion and comments:

- *Managing growth and development*
- *Maintaining infrastructure*
- *Baxter's character and identity*
- *Traffic and Transportation*
- *Parks, trails and open space areas*
- *Supportive and productive local government*

Each of the goals is linked to one or more of these key planning themes.

Goals are broad statements, while policies are more specific actions that can be taken to achieve the goals. These goals and policies form the policy direction for the Comprehensive Plan chapters, guide land use decisions for the future land use plan, and serve as the basis for implementation steps anticipated in the Comprehensive Plan.

#### **Goal 1: Promote a well-planned community balancing land uses and expansion of services.**

*Key planning themes:*

*Managing growth and development, community character and identity, maintaining infrastructure*

**Rationale:** A carefully created comprehensive plan will ensure the community's ability to grow in a rational and responsible manner that promotes efficient investment in present and future infrastructure.

*Policies:*

1. Create a land use plan that defines the types and locations of residential, commercial, industrial and public uses required to meet the community's projected needs, and zone property consistent with the land use plan.
2. Identify growth areas within the city limits and potential urban expansion areas and include these areas in land use planning to guide the orderly and cost effective provision of infrastructure at a rate consistent with anticipated growth.
3. Continue to use the Areawide Urban Alternative Review (AUAR) process to evaluate impacts of new development; ensure updates are prepared to keep plans current.
4. Require efficient use of the land with compact urban development standards in both new development and redevelopment.
5. Identify, prioritize and protect sensitive natural features, such as the lakes, rivers, streams, wetlands, natural open space and local parks, as development proceeds. Employ conservation design principles in areas of environmental sensitive land areas.
6. Provide for commercial and industrial land uses at locations where adequate municipal services are available, that serve market demand, and with access to major roadways, especially State Highways 371 and 210.
7. Create a Hwy. 371 Corridor plan that provides guidance and specific plans for land use, infill and redevelopment opportunities, bicycle/pedestrian elements and public spaces.
8. Create and enforce building, site/landscaping design and signage standards to insure high quality development that enhances Baxter's identity and character.

## **Goal 2: Provide a variety of housing types, densities and choices to meet the life cycle housing needs of residents.**

### *Key planning themes:*

*Managing growth and development, maintaining infrastructure*

**Rationale:** A variety of residential densities supports a range in housing styles for home ownership and rental in attached and detached formats and increases opportunity for meeting life-cycle housing needs.

### *Policies:*

1. Maintain a balance, through land use, in the types and densities of housing units available to meet the housing needs of Baxter.
2. Promote infill residential development in appropriate areas where existing infrastructure may be utilized.

3. Develop standards for conservation design principles that protect Baxter's sensitive or unique land and water features in new residential development.
4. Assess the need for additional workforce and affordable senior housing needs in the community.
5. Promote the improvement of the existing housing stock, and encourage the rehabilitation or redevelopment of substandard housing.

### Goal 3: Support, enhance and expand existing businesses and promote new businesses to Baxter.

*Key planning theme:  
Managing growth and development*

**Rationale:** Existing local businesses understand the issues and advantages to Baxter and the larger Baxter/Brainerd location and most job creation occurs from existing businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place quickly and effectively.

*Policies:*

1. Continue promoting new businesses to help fill niches including diverse retail and restaurants to enhance choices within the City.
2. Through land use create opportunities to meet market demand for industrial, business park, medical service and professional office development to expand the number of livable wage jobs in Baxter.
3. Promote available business assistance and incentive programs to bring new businesses to Baxter or support improving, maintaining and expanding existing businesses.

### Goal 4: Coordinate transportation with land use planning.

*Key planning theme:  
Traffic and transportation, maintaining infrastructure*

**Rationale:** The transportation system and land use are closely linked. Each has a direct impact on the other.

*Policies:*

1. Implement transportation system improvements according to existing (and future) studies that address congestion, improve access and connections and meet forecasted development demand and future traffic impacts.
2. Work with neighboring communities, townships, and counties to develop an efficient, regional transportation system to minimize congestion.
3. Require traffic impact studies for development that will affect collector or arterial roadways.
4. Continue creating a positive image along the city's corridors and gateways through building, site design, and signage standards and the development of gateway features.
5. Identify and implement on-road bicycle corridors along major roadways.

**Goal 5: Maintain and improve the existing transportation system to provide safe and functional multi-modal roadways.**

*Key planning theme:  
Traffic and transportation*

**Rationale:** The existing roadway system is vital piece of the city's infrastructure system requiring regular maintenance and management to control congestion, maintain safety and provide variety multi-modal opportunities throughout the community.

*Policies:*

1. Develop and maintain a plan for existing roadway upgrades and maintenance.
2. Continue to require sufficient right-of-way and easements on existing roadways in new development to ensure future traffic needs will be addressed.
3. Integrate pedestrian and bicycle trails (on and off road) into the design of existing and new roadway facilities that provide links to key destinations such as existing neighborhoods, parks, schools, commercial areas, and public uses.
4. Design and identify a funding mechanism for construction of a bike and pedestrian bridge over Hwy. 371 that provides connection to the Paul Bunyan Trail.
5. Provide safe pedestrian routes and crossings for schools.
6. Maintain (or define) a truck route system to serve industrial uses and minimize impact on other parts of the roadway system.
7. Use traffic management technology to improve the operations and pedestrian safety of the roadway system.

8. Design and install appropriate traffic calming features to minimize speeds and discourage through traffic from intruding on residential areas.

### Goal 6: Maintain existing infrastructure and cost effectively manage expansion of municipal utilities and services to meet demand.

*Key planning themes: Maintaining infrastructure*

**Rationale:** The municipal utilities and city facilities are a vital piece of the city's services to residents as well as their impact on the city's ability to grow and meet demand cost efficiently and effectively.

#### Policies:

1. 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 the future.
2. Continue to require that all commercial, industrial, office, and mixed use development is connected to City sewer and water services.
3. Require all new residential developments to be connected to City sewer and water services.
4. Promote energy efficient design in all developments to reduce electrical, heat and water needs.
5. Plan for completion of water and sewer connections in developed areas (River Vista Drive area).

**Comment [GT1]:** The policies are coming mainly from the 2007 plan- we need to have Gordon and Josh review. There are also some references to cooperation with Brainerd on joint wastewater treatment plants, etc.

### Goal 7: Promote new development and redevelopment of existing corridors to enhance Baxter's character and identity.

*Key planning themes:*

*Traffic and transportation, community character and identity, maintaining infrastructure*

**Rationale:** Baxter's corridors and redevelopment sites are important to the growth of the city's tax base and local jobs while also providing unique settings and opportunities to enhance business and the community's identity.

#### Policies:

1. Study and inventory land uses within key corridors including State Hwys., 371 and 210; former Pine Meadows Golf Course, North Baxter AUAR area, vacant parcels south of College Road and scattered infill sites to determine appropriate land uses and redevelopment sites that support and expand the economic vitality of the corridors.
2. Create a corridor plan for Hwy. 371 for commercial, and office development that includes land use, transportation, and design guidelines.

3. Strengthen and enforce building, site design and signage standards to insure high quality development that enhances Baxter's identity and character.
4. Implement a streetscaping and lighting plan for major roadways.

**Goal 8: Ensure that the City's aesthetic character for residents, visitors and business patrons is enhanced through high quality development and infrastructure and the visual attractiveness of key corridors.**

*Key planning theme: Community character and identity, maintaining infrastructure*

**Rationale:** Physical character and identity affects quality of life and business success. At entrances and key corridors in Baxter, it is important to create an attractive setting.

**Policies:**

1. Establish a community image theme steeped in Baxter's heritage with participation of residents, business owners and property owners.
2. Develop and enforce a plan to keep the City's gateways attractive by maintaining and enhancing signage, landscaping, or other features at key City entrances.
3. Include improved signage in beautification efforts to direct residents and visitors to lakes/beaches, river, parks, recreational activity areas, landmarks, and shopping.
4. Encourage business owners to use and increase landscaping and other design aesthetics to beautify their buildings, entrances and parking lots. Create buffer standards to provide natural screening separation between commercial and industrial uses to residential.
5. Promote compliance with all building and zoning codes through effective enforcement strategies and follow through direction with property and or building owner.

**Goal 9: Continue to provide for the park, recreation, trail, and open space needs of the Baxter community.**

*Key planning theme: Park, trails and open space, maintaining infrastructure*

**Rationale:** Areas for active and passive recreation and open space enjoyment is essential to maintaining the character of Baxter and to quality of life for residents of Baxter.

1. Update the existing Baxter Park and Recreation Plan to meet current and future park, trail, and open space needs:
  - a. Define current and future needs for passive and active parks, trails and open spaces to provide a full range of recreational opportunities
  - b. Determine current and future athletic, community and event facility space needs (including potential shared facilities with the school district)

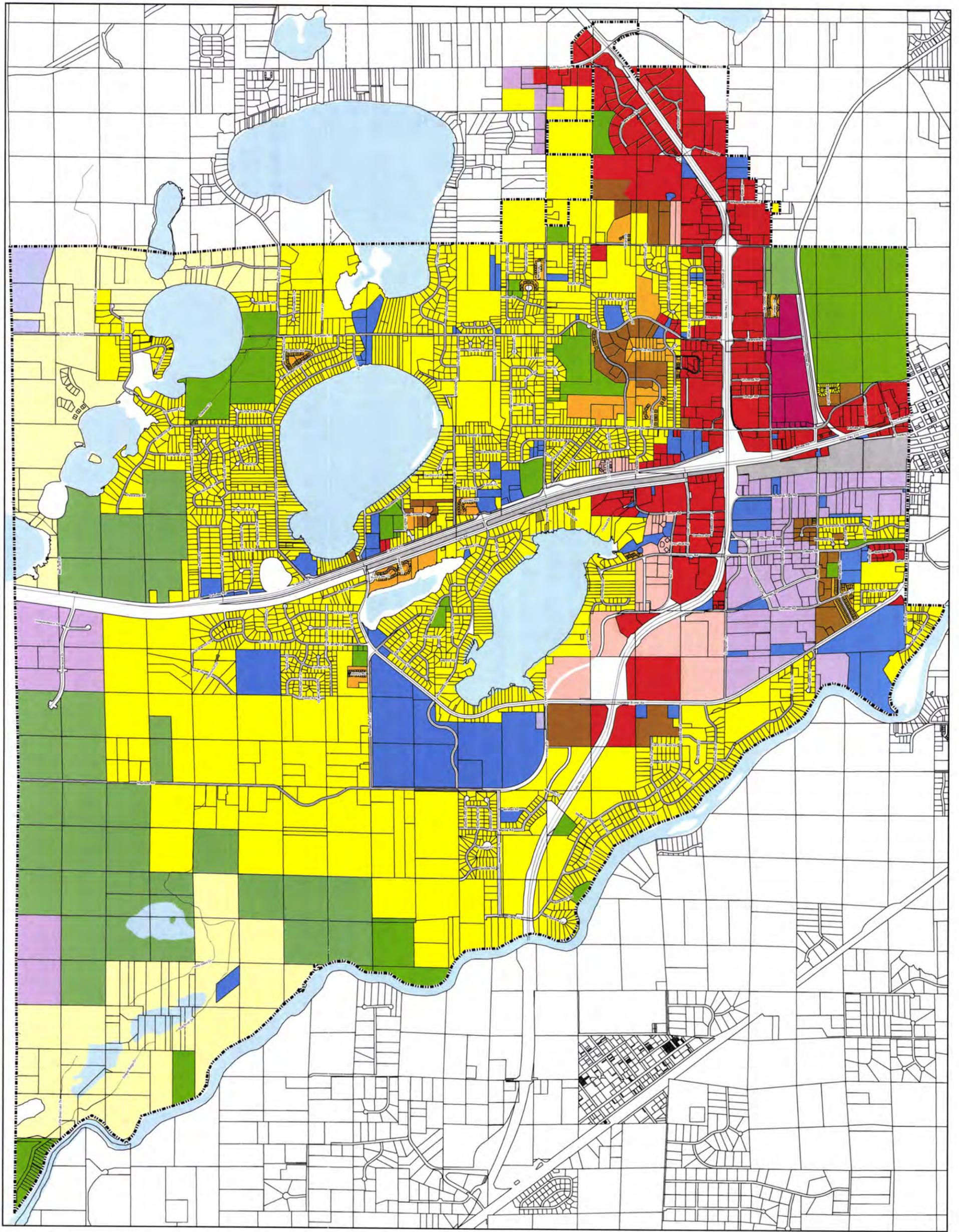
- c. Determine the need for additional or improved maintenance facilities
  - d. Evaluate the park dedication ordinance to determine adequate fees are acquired to meet park and trail development needs.
  - e. Work with neighboring cities, townships, counties, and other relevant agencies to develop a coordinated and connected local, regional, and park/trail system.
2. Acquire sufficient park and open space to meet to meet current and future needs.
    - a. Define acquisition search areas based on a prioritized master plan.
    - b. Pursue public and private funding opportunities for land acquisition for preserving open space within the city.
    - c. Maintain current parks, beaches, trails and recreational areas to highest standards for Baxter residents and visitors to enjoy.
  3. Update the existing trail plans to connect parks, community facilities, shopping, school and regional trail systems.
    - a. Identify gaps in existing trail system within existing parks and open spaces as well as missing connections between destinations and commercial areas to create full loop trails benefiting all neighborhoods in Baxter.
    - b. Create designated on-road cycling lanes with signage, striping on major roadways.
    - c. Require sidewalks and/or trails in new development and redevelopment projects.
    - d. Create opportunities for increased designated snowmobile trails with access to the Paul Bunyan Trail.
    - e. Design and identify a funding mechanism for construction of a bike and pedestrian bridge over Hwy. 371 that provides connection to the Paul Bunyan Trail.

**Goal 10: Create and maintain an atmosphere of cooperative and effective local government**

*Key planning theme: Supportive and productive local government*

**Rationale:** Local government that operates in a cooperative and transparent manner provides certainty to anyone who needs to or desires to do business in Baxter.

1. Create streamlined policies and procedures for development review and building permit issuance that provides efficient review while maintaining Baxter’s standards for quality development.
2. Continue to work cooperatively with all adjacent jurisdictions and agencies that can improve the quality of life for Baxter residents and businesses.
3. Update the zoning ordinance and other regulatory tools to implement that Comprehensive Plan in a manner that supports the plan at appropriate levels of regulations to meet the vision.
4. Explore options to make City Council meetings more transparent through televised meetings, website and other media options.



# Preliminary Draft Future Land Use

## City of Baxter Comprehensive Plan

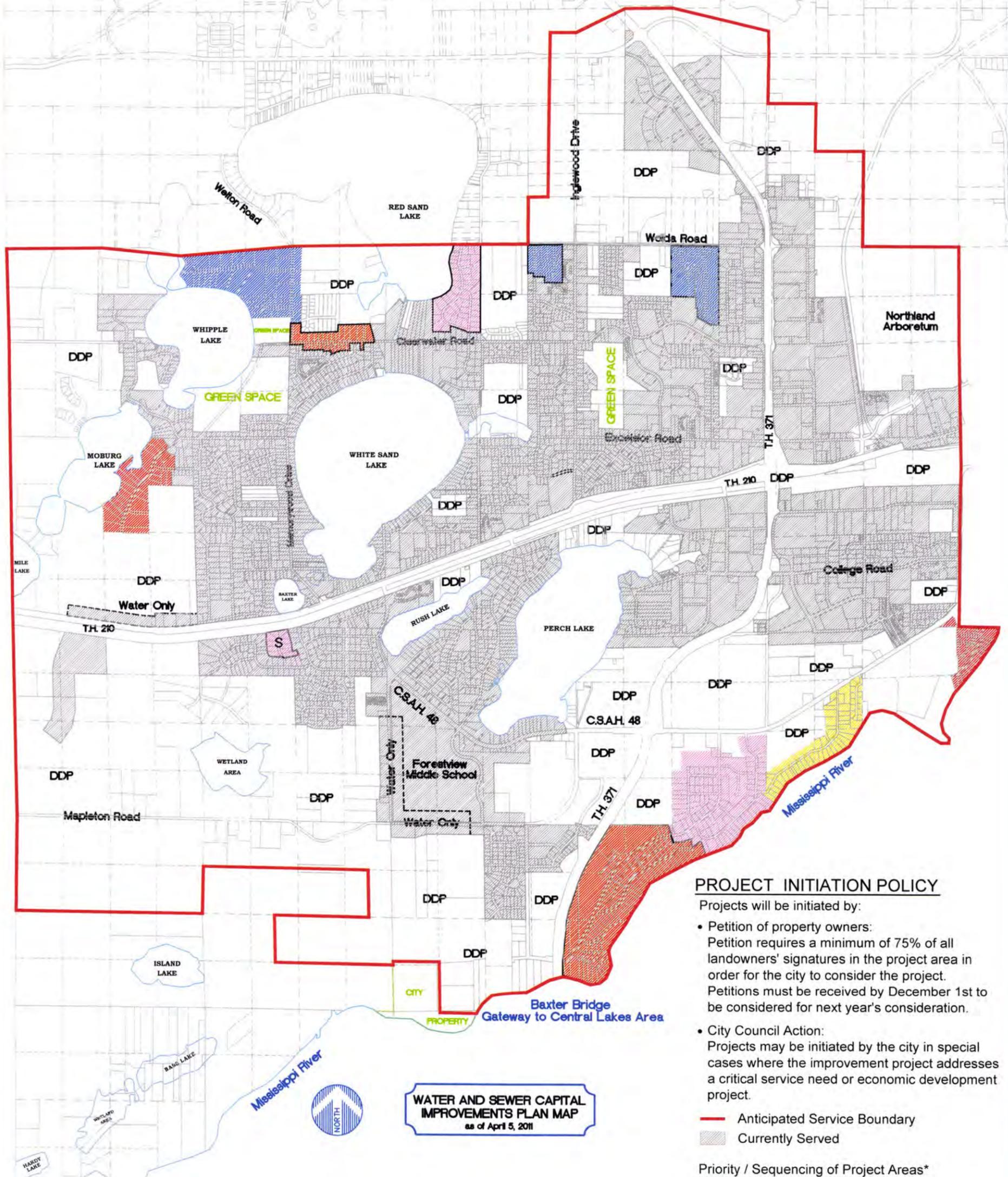


- |                            |                                  |
|----------------------------|----------------------------------|
| Municipal Boundary         | Mixed Use                        |
| Rural Residential          | Industrial                       |
| Single Family Residential  | Public/Semi-Public/Institutional |
| Medium Density Residential | Utilities                        |
| High Density residential   | Forest                           |
| Manufactured Home Park     | Parks                            |
| Commercial                 | Railroad                         |
| Office Service             |                                  |

November 22, 2013



# City of Baxter Water and Sewer Capital Improvements Plan



## PROJECT INITIATION POLICY

Projects will be initiated by:

- **Petition of property owners:**  
Petition requires a minimum of 75% of all landowners' signatures in the project area in order for the city to consider the project. Petitions must be received by December 1st to be considered for next year's consideration.
- **City Council Action:**  
Projects may be initiated by the city in special cases where the improvement project addresses a critical service need or economic development project.

- Anticipated Service Boundary
- ▨ Currently Served

### Priority / Sequencing of Project Areas\*

- ▨ Earliest area of consideration
- ▨
- ▨
- ▨ Later area of consideration

\* For engineering purposes some project areas will need to proceed first prior to other areas before sewer and water can be extended.

\* Some areas are currently prioritized based on current conditions of the road driving surface.

W - WATER IMPROVEMENTS ONLY  
S - SANITARY SEWER IMPROVEMENTS ONLY  
DDP - WATER AND SEWER IMPROVEMENTS  
WILL BE CONSTRUCTED WHEN AREA IS DEVELOPED

**WATER AND SEWER CAPITAL IMPROVEMENTS PLAN MAP**  
as of April 5, 2011

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 environment (Lakes, Rivers, Groundwater, etc.)
- Servicing older developments with potential for failing septic systems
- Maintaining current roadway systems
- Developing long-range transportation routes
- Implementing the Comprehensive Plan
- Securing long-range funding sources
- Minimize non-serviced development in R-1 zoning districts

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 otherwise shows both sanitary sewer and water to be installed.

