BAXTER

"A Growing Community"

LONG-RANGE PLANNING COMMISSION
MEETING AGENDA
December 16, 2013
6:00 p.m.

1. Call to order
2. Approval of minutes from regular meeting on November 25, 2013
3. Goals & Policies – review and discuss
4. Draft Land Use Plan – review and discuss
5. Next Steps
6. Other Business – 2014 Meeting Dates
7. Next Meeting January 27, 2014
8. Adjourn to Community Forum

LONG RANGE PLANNING COMMISSION MINUTES
November 25, 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, Cathy Clark, Bob Ryan, Lori Rubin, Jim Kalkofen, Rock Ylimeini and Council Liaison Todd Holman

MEMBERS ABSENT: Mark Cross

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

OTHERS: Phil Carlson, Nathan Hall and Rob Griffin

Approval of Minutes
Motion by Commissioner Ryan, second by Commissioner Kalkofen to approve the minutes of the October 28, 2013 meeting. Motion carried unanimously.

Review Process
Chair Donnay turned the floor over to Mr. Phil Carlson of Stantec who stated that several items on the agenda he would be handling with a brief presentation.

Community Forum-Review Comments
Mr. Carlson briefly reviewed the Community Forum and explained that the comments will be part of the appendix.

Draft Goals & Policies-review and Discuss
Mr. Carlson reviewed the following items in the packet and gave an explanation.

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

  Policies:
  - 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.

  - 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.

  - Continue to use the Area wide Urban Alternative Review (AUAR) process to evaluate impacts of new development; ensure updates are prepared to keep plans current

Chair Donnay asked if the AUAR is in the plan itself. Mr. Carlson stated it is more of a policy and that there are separate implementation steps.

- Require efficient use of the land with compact urban development standards in both new development and redevelopment.

Council Liaison Holman asked about a policy for in-fill (land that has development around it but is currently vacant) instead of expansion. Mr. Carlson stated that he is hearing that a policy should encourage in-fill first, that was correct.

Commissioner Ryan, said that if we are going to promote in-fill using this policy, what are we going to say to the developer that wants to develop on Grand Oaks Dr. where there is a swamp. What incentives we are going to offer needs to be worked out ahead of time. The Commission discussed the options of removing the language or leaving the language in the policy. Mr. Carlson explained that the verbiage could be changed, that maybe incentive isn't the right choice of words that maybe "encourage", "support" or "promote" would be a better word. Tonight is just to decide which goals and policies are wanted. Resident Ray Griffin indicated that this is the guideline for the policy not that actual policy. The Commission discussed the need for language in the subdivision regulations to require consistency with the comprehensive plan. Chair Donnay thanked Mr. Griffin for his input and encouraged additional comments.

- 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.

- 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.

- 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.

Commissioner Kalkofen stated that the safety of pedestrians/bicycles crossing 371 should be looked at closely as it is a concern of the Parks Commission and is discussed frequently.

- 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.**

  Policies:
  - Maintain a balance, through land use, in the types and densities of housing units available to meet the housing needs of Baxter.
  - Promote infill residential development in appropriate areas where existing infrastructure may be utilized.
  - Develop standards for conservation design principles that protect Baxter's sensitive or unique land and water features in new residential development.
  - Assess the need for additional workforce and affordable senior housing needs in the community.
  - 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.**

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

Commissioner Kalkofen asked if there is a current incentive program to bring new businesses to Baxter. Administrator Heitke stated that Baxter has used a revolving loan fund and Tax Increment Financing (TIF) in the past. It was also noted that BLADC is also financed/supported through Baxter funding.

- **Goal 4: Coordinate transportation with land use planning.**

  Policies:
  - 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.

- Work with neighboring communities, townships, and counties to develop an efficient, regional transportation system to minimize congestion.

- Require traffic impact studies for development that will affect collector or arterial roadways.

- 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.

- Identity 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.**

  Policies:
  - Develop and maintain a plan for existing roadway upgrades and maintenance.

  - Continue to require sufficient right-of-way and easements on existing roadways in new development to ensure future traffic needs will be addressed.

  - 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.

Commissioner Kalkofen suggested adding verbiage regarding "links" to other trails/segments.

  - 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.

Commissioner Kalkofen noted it should say "over or under" Hwy. 371.

  - Provide safe pedestrian routes and crossings for schools.

  - Maintain (or define) a truck route system to serve industrial uses and minimize impact on other parts of the roadway system.

  - Use traffic management technology to improve the operations and pedestrian safety of the roadway system.

  - 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.**

Policies

- 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.

- Continue to require that all commercial, industrial, office, and mixed use development is connected to City sewer and water services.

- Require all new residential developments to be connected to City sewer and water services.

- Promote energy efficient design in all developments to reduce electrical, heat and water needs.

- Plan for completion of water and sewer connections in developed areas (River Vista Drive area).

Mr. Giffin requested that one neighborhood should not be singled out in the plan

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

  Policies:

  - 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.

  - Create a corridor plan for Hwy. 371 for commercial and office development that includes land use, transportation and design guidelines.

  - Strengthen and enforce building, site design and signage standards to insure high quality development that enhances Baxter's identity and character.

  - Implement a streetscaping and lighting plan for major roadways.

Commissioner Yliniemi explained that in the past the residents have not wanted to see street lighting in their neighborhoods. They have petitioned for them not to come into residential areas. The reason being is they would like to see the stars, not a bright street light. Administrator Heitke expressed that this would be major roadways and not so much residential.

- **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.**

Policies:

- Establish a community image theme steeped in Baxter's heritage with participation of residents, business owners and property owners.

- 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.

- Include improved signage in beautification efforts to direct residents and visitors to lakes/ beaches, river, parks, recreational activity areas, landmarks, and shopping.

- 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.

- Promote compliance with all building and zoning codes through effective enforcement strategies and follow through direction with property and or building owner.

Mr. Carlson indicated that enforcement is crucial or all of this is a waste of time.

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

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, stripping on major roadways.

Commissioner Yliniemi explained the past practice with signage and is concerned about the retro reflective requirement. The Commission had a conversation regarding the different types of signs and which ones are required.

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.

Commissioner Kalkofen stated that MNDot would have to be willing to work with Baxter to have a trail over/under Hwy. 371.

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

  - Create streamlined policies and procedures for development review and building permit issuance that provides efficient review while maintaining Baxter's standards for quality development.

  - Continue to work cooperatively with all adjacent jurisdictions and agencies that can improve the quality of life for Baxter residents and businesses.

  - 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.

  - Explore options to make City Council meetings more transparent through televised meetings, website and other media options.

Commissioner Clark asked how do you evaluate the items in Goal 10. Mr. Carlson stated that a survey of current conditions and then have another survey in 3 years.

Council Liaison Holman asked if there was a water protection plan or goals. He hasn't seen it in the past and thought drinking water protection and sustainability should be included. Mr. Carlson agreed that it should be placed in the comp. plan. Commissioner Yliniemi thought that the MS4 policy was what the city is currently using as a plan. Mr. Carlson agreed to see where water protection could be placed in the goals.

Draft Land Use Plan-Review and Discuss

Mr. Carlson reviewed the different colors on the map and the current uses. Commissioner Yliniemi gave the example of a piece of Potlatch land that is mixed used and out of the way. He asked if a small convenience store could go over there and people could even bike to that location for general items verses going on the 371 corridor. Mr. Carlson stated yes if there is a market. He added that it should be looked at to see if that is a direction Baxter would be willing to look at in the future.

He asked that the Commissioners each look at the map and decide what areas may need to be changed or updated. This map is to show where the city wants to go in the next 20-30 years.

Council Liaison Holman asked if mixed use could be residential and commercial. Mr. Carlson indicated that it can be done, depending on the regulations. Council Liaison Holman explained that planned unit developments require a sketch and conditional use permit and can be time consuming; with a mixed use district, it would make the process easier. Council Liaison Holman added that he would like to see more mixing of uses. Chair Donnay stated that the concern is about density. If you own a single family dwelling, would you want a three story apartment building built next to you. It needs to be a gradual density change. Mr. Carlson stated that density isn't the only factor. He added that you can mix land uses, and people's perception of the development can be as much based on design, building articulation, height, as much as density.

The Commission at this point left their stations and made comments on the map. They spoke of:

- There is another manufactured home park north and west of Cashwise.
- AUAR/Potlatch Properties. Staff to provide alternative land use plan to Mr. Carlson to add to Land Use Plan for review.
- Want lower density with larger tracts in the south west portion of the city.
- Plan needs to match up with Sylvan Township.
- Guide Anderson gravel mine properties residential and not industrial.
- Concept of a downtown in Baxter. Baxter is often referred to as the downtown of a larger region.
- Discussed the golf course property as a property for some type of mixed use. Concern was stated about traffic for redevelopment of this property. It was added that trail connections are needed in this area of the city.
- The city needs to be realistic with the land use guide plan and understand the impact of changing the colors on the map.
- Baxter has been developed such that automobiles are the most common way move around.
- Where is there a place/development that is Baxter?
- College Drive and having a lighter Industrial Districts. It was discussed that a tier system is currently in place.
- Remove the Forestry designation.
- Mississippi Overlook Conservation Easement.
- Look into regulations for RS zoned properties. Do we need to get tougher with our regulations that allow new well and septic systems.
- Discussed locations where fiber is available in the City.
- Discussed stake holders meeting and dates.

Next Steps
Setting the open forum with stake holders and residents.

Other Business
None

Next Meeting
The next meeting is scheduled for December 16, 2013 at 6:00 p.m. (moved up due to the holiday week) with a Community Forum to follow at 7:00 p.m.

Adjournment
Motion by Commissioner Ryan second by Commissioner Clark to adjourn the meeting at 8:52 p.m.

Approved by:

Chair Kevin Donnay

Respectfully submitted,

Shanna Newman
CD Technical Clerk

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 (including safety) 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 processional office development to expand the number of livable wage jobs in Baxter.

3. Promote available business assistance 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. Identity 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 existing trails and to key destinations such as neighborhoods, parks, schools, commercial areas, and public uses.

4. Design and identify a funding mechanism for construction of grade separated crossing of 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 theme: 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 and sustainable design best management practices in all developments.
5. Plan for completion of water and sewer connections in developed areas.
6. Create wellhead and water recharge area protection standards to ensure protection of water resources.

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, stripping 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 pursue funding opportunities for construction of a grade separated crossing of 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

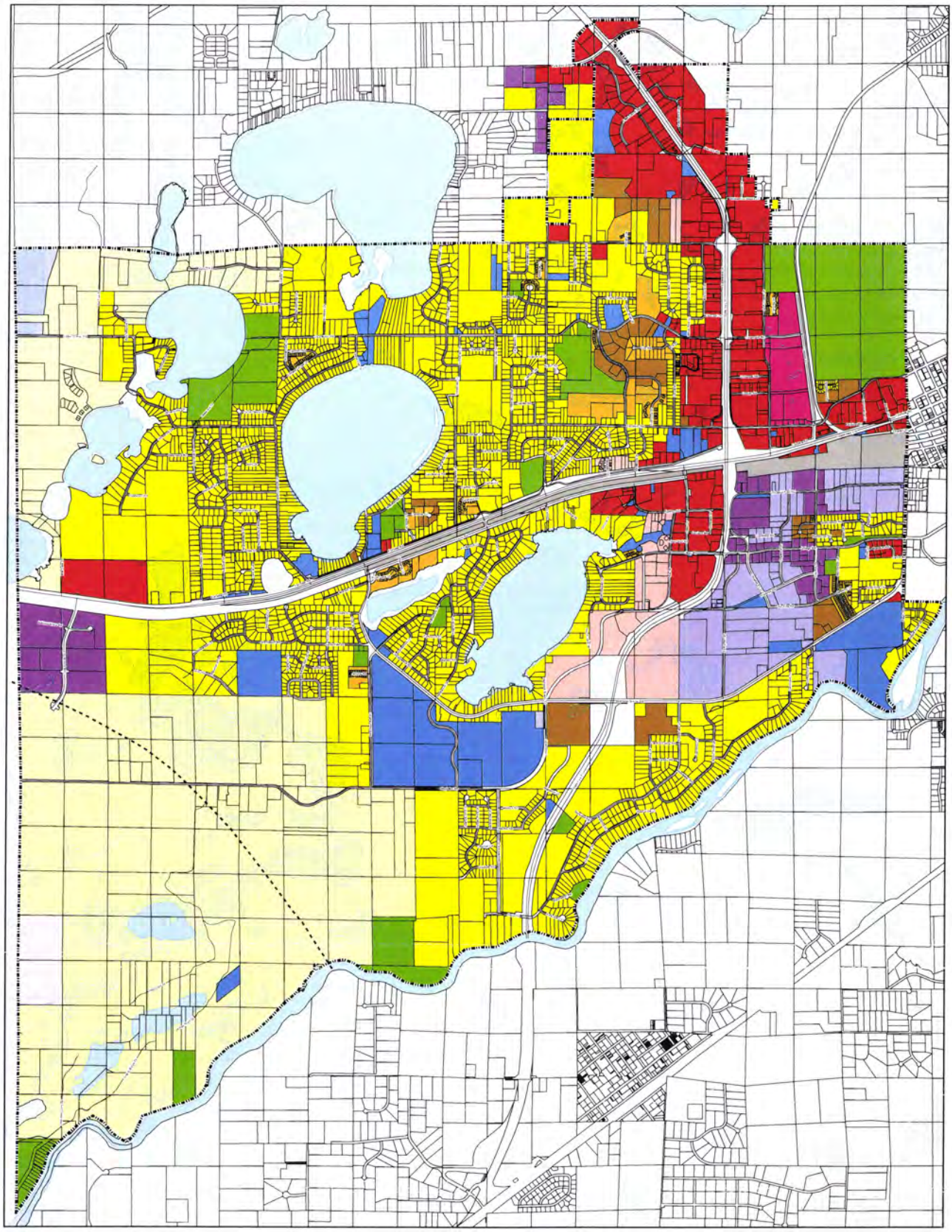
Rationale: Local government that operates in a cooperative and transparent manner provides certainty to anyone who needs to or desires to do business in Baxter.

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

- MunicipalBoundary
- Rural Residential
- Single Family Residential
- Medium Density Residential
- High Density residential
- Commercial
- Office Service
- Mixed Use
- Industrial Business Park
- General Industrial
- Industrial (Mining)
- Public/Semi-Public/Institutional
- Utilities
- Parks
- Railroad
- Open Water
- NWI Wetland
- Three-Mile Camp Ripley Buffer

N W E S

0 0.5 1 Miles

December 13, 2013

Stantec

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City of Baxter- Future Land Use Categories

LAND USE CATEGORY	DESCRIPTION	ZONING DISTRICT COMPARISON
Commercial	This category is intended to accommodate local and regional shopping needs for general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, and other auto-oriented businesses.	C-1, Neighborhood Commercial and C-2 Regional Commercial
Office Service	This category is intended to accommodate a variety of professional office development with compatible service based retail users.	OS, Office Service
Mixed Use	This category is intended to provide a mix of residential and commercial uses. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development can consist be vertical or horizontal mixed use. Residential density shall occur at a maximum of 20 units/acre. Transitions shall be considered to be compatible with the average density of abutting property at development edges.	Will need a new mixed use zoning district
Industrial Business Park	This category is intended to accommodate larger office building development as well as light-industrial and office-warehouse development that require larger sites. Higher level of design standards.	I-Industry Office- may need to review and edits to make more specific to business park
General Industrial	This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, wholesaling, and other related industrial uses. Medium and heavy industrial uses.	Will need a specific zoning district for medium and heavy industrial uses.
Industrial Mining	This category is limited to mining and related activities.	Will need a specific zoning district that allows only mining
Rural Residential	This category is intended to provide for large lot rural residential in areas that will **not** be served with municipal sewer and water.	RS-Special Residential
Low Density Residential	This category identifies areas for single-family detached and two-family unit residential development at a maximum density of 3 units/acre.	R-1, Low Density residential district
Medium Density Residential	This category is intended to provide for twin/townhome development, multiplex development, and row-homes at densities of 7 units/acre.	R-2, Medium Density residential district
High Density Residential	This category is intended to accommodate the development of multiple family dwelling structures including townhomes, apartment buildings and condominiums. Development may occur at a maximum density of 20 units/acre (net). Architecture and landscaping is important in high density residential areas to ensure that development is appropriate and consistent with the community's character.	R-3, High Density residential district
Public/Semi-Public/Institutional	This category is primarily intended to provide religious, governmental, education and other institutional facilities.	PU, Public Use
Parks	This category is intended to provide areas of public park, open space and recreational uses.	CP, Community Park and PU, Public Use
Utilities	This category area is intended to identify areas of existing utilities or utility owned land.	
Open Water	This category provides permanently flooded open water, rivers and streams and wetlands.	
Railroad	This category is intended to identify railroad tracks and adjacent railroad owned property.	

2014 Meeting Dates

Long Range Planning Commission:
Meets forth Monday of each month at 6:00 p.m.

January 27
February 24
March 24
April 28
May 19** Moved up 1 week due to Memorial Day
June 23
July 28
August 25
September 22
October 27
November 24
December 22