

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
FEBRUARY 2, 2023**

MEMBERS PRESENT

Jeff Herald
Robert Vinson
Danny Holmes
John Martin, Mayor
Greg Phillips
Richard Waller
Peggy Huddleston

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

John Ramsey
Matthew White, Fire Chief
Tom Bennett, City Engineer
Meagan Reagan, Herald Citizen

MEMBERS ABSENT

None

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday February 2, 2023 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF DECEMBER 15, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the December 15, 2022 meeting. Peggy Huddleston made a motion to approve the minutes as presented and to dispense with the reading. Jeff Herald seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF AMENDING THE R-3 (SUPER HIGH DENSITY RESIDENTIAL) SECTION OF THE ZONING ORDINANCE

Staff Planner presented an amendment to the R-3 (super high density residential) section of the zoning ordinance. Staff Planner stated that the amendment would reduce the minimum lot size and minimum lot width for single family residential uses. The amendment is as follows:

R-3 SUPER HIGH DENSITY RESIDENTIAL DISTRICT

A: The purpose of the R-3 District is to provide apartments and multi-family residential and single family residential. A site plan for all developments will be submitted to the planning commission for approval.

Within the R-3 High Density Residential Only, as shown on the Official Baxter Zoning Map the following regulations shall apply:

B. PERMITTED USES

- 1. Multi-family residential uses and their accompanying accessory structures.*
- 2. Single family residential*

C. USES PROHIBITED

1. All other uses.

D. MINIMUM LOT AREA, WIDTH, AND SET BACKS For Multi-Family Only

The principal building or buildings shall be located so as to comply with the following requirements:

1. Minimum lot area for 1st unit: 4500 square feet
2. Minimum lot for each additional unit: 3000 square feet
3. Minimum depth of the front yard:
 - a. Minor street.....30 ft.
 - b. Major arterial or collector street...40 ft.
 - c. Must meet state setup
4. Minimum depth of rear yard.....20 ft.
5. Minimum side yard on each side.....10 ft.
Unless on corner then.....20 ft.
6. Must access public right of way or a defined public area approved by the Planning Commission.

E. Single Family Residential Minimum Lot Size

Must be a minimum of three acres before R-3 Zoning can be approved.

1. Minimum lot size 5,000 square feet
2. Minimum lot width 50 ft
3. Setbacks
 - a. Front.....25 ft
 - b. Side7ft 6 in
 - c. Back20 ft
 - d. Corner Lot side setback.....10 ft.

Zero lot line may be allowed on single family dwellings by approval of the Board of Zoning and Appeals as long as there is 15 ft of separation maintained.

F. MAXIMUM BUILDING HEIGHT

No building shall exceed three stories or 35 feet in height.

G. PARKING REQUIREMENTS

Each residence shall have two parking spaces.

H. BUILDING AREA

If duplexes or more the building area must be an 80 foot lot width.

I. ROAD REQUIREMENTS

1. Road Right of way may be reduced to 40 foot in this zone only.
2. No road can dead end more than 1800 feet and must have a cul-de- sac.

J. STRUCTURE SPECIFICATIONS

1. *Must have a masonry wall at least 30" above grade around entire structure.*
2. *Front of building must be 75% masonry or alternative method approved by the building inspector.*

K. SANITATION REQUIREMENTS

1. *A dumpster, obtained through the City of Baxter, will be required if more than a duplex with a pad..*
2. *If a dumpster must be utilized then a turnaround must be provided.*

Staff Planner stated that multiple variances had been given recently and that the proposed changes reflect the variances given. After discussion, Danny Holmes made a motion to recommend that the city council make the aforementioned changes to the R-3 section of the zoning code. Jeff Herald seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on March 2, 2023.

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