



ITEM REPORT
PLANNING AND ZONING COMMISSION

Agenda Date: 9/9/2025
Agenda Section: New Business

TO: Baxter Planning and Zoning Commission
Matthew Gindele, City Planner & Chief Maier, Chief of Police

FROM:

REQUEST: Consider amendments to the City Hunting Map

APPLICANT: City of Baxter
N/A

ZONING:

Background and Request

The City of Baxter is requesting amendments to the City’s Hunting Map. Specifically, the City of Baxter has hunting regulations and a Hunting Map that indicates where certain types of hunting is allowed and where hunting is not allowed. As land use changes occur within the City, the Hunting Map should be re-evaluated to see if changes need to be made to the map.

Hunting Zones

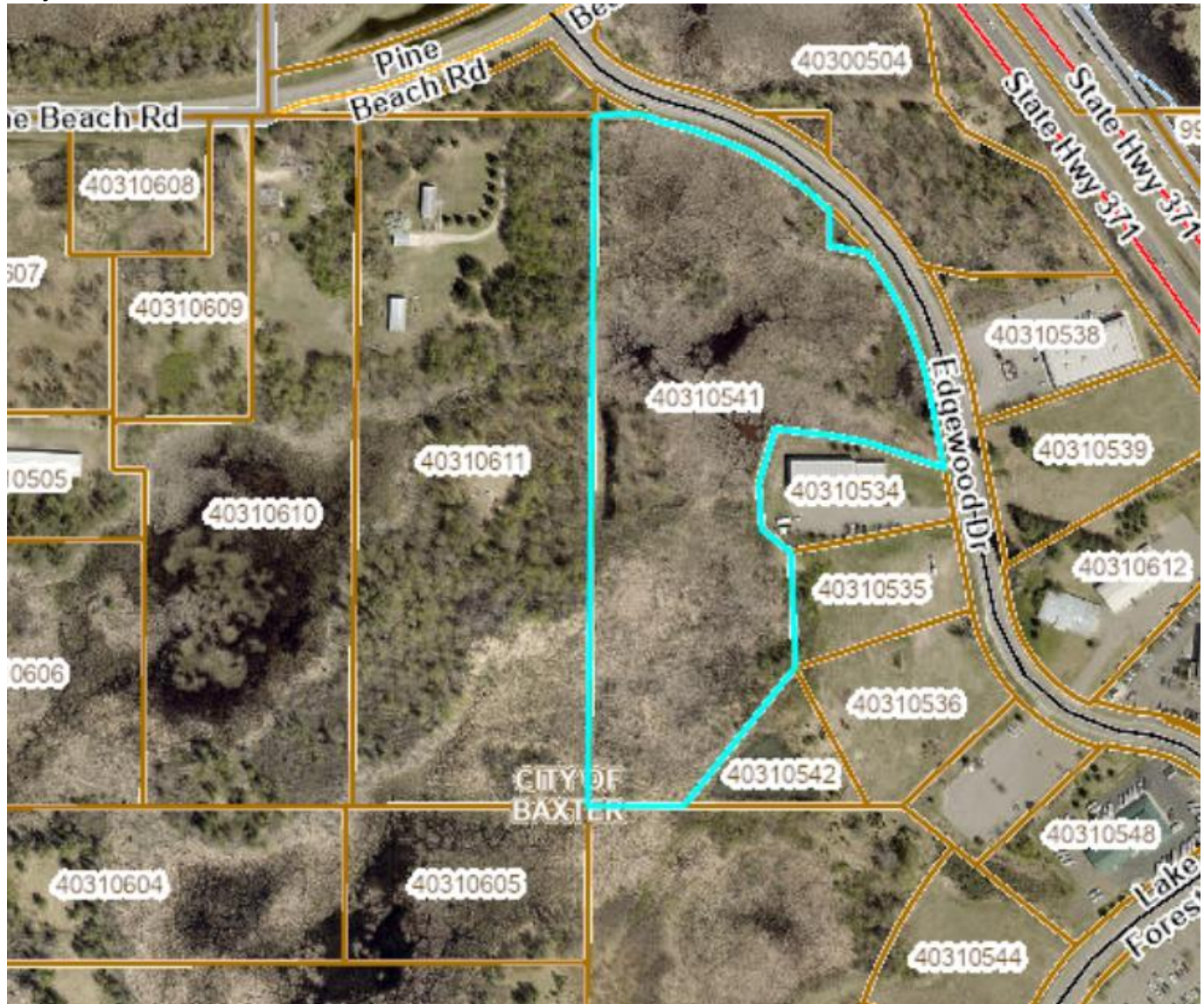
The City’s Hunting Map (attached) delineates every property in the City into one of five zones as follows:

- No Hunting
- Archery Only Zone
- Shotgun & Archery Only Zone
- Muzzleloader / Shotgun & Archery Zone
- Managed Archery**

The majority of the City is located in the No Hunting zone. Properties that are permitted for hunting are generally larger properties or properties that are in rural areas of the City. To help manage deer numbers within Baxter, the City has allowed larger properties adjacent to residential areas and those residential lots adjacent to large vacant tracts of land in the Archery Only Zone. Shotgun and muzzleloader is allowed only when property for hunting is at least 500 feet from dwelling or occupied building.

The following areas are currently proposed for consideration:

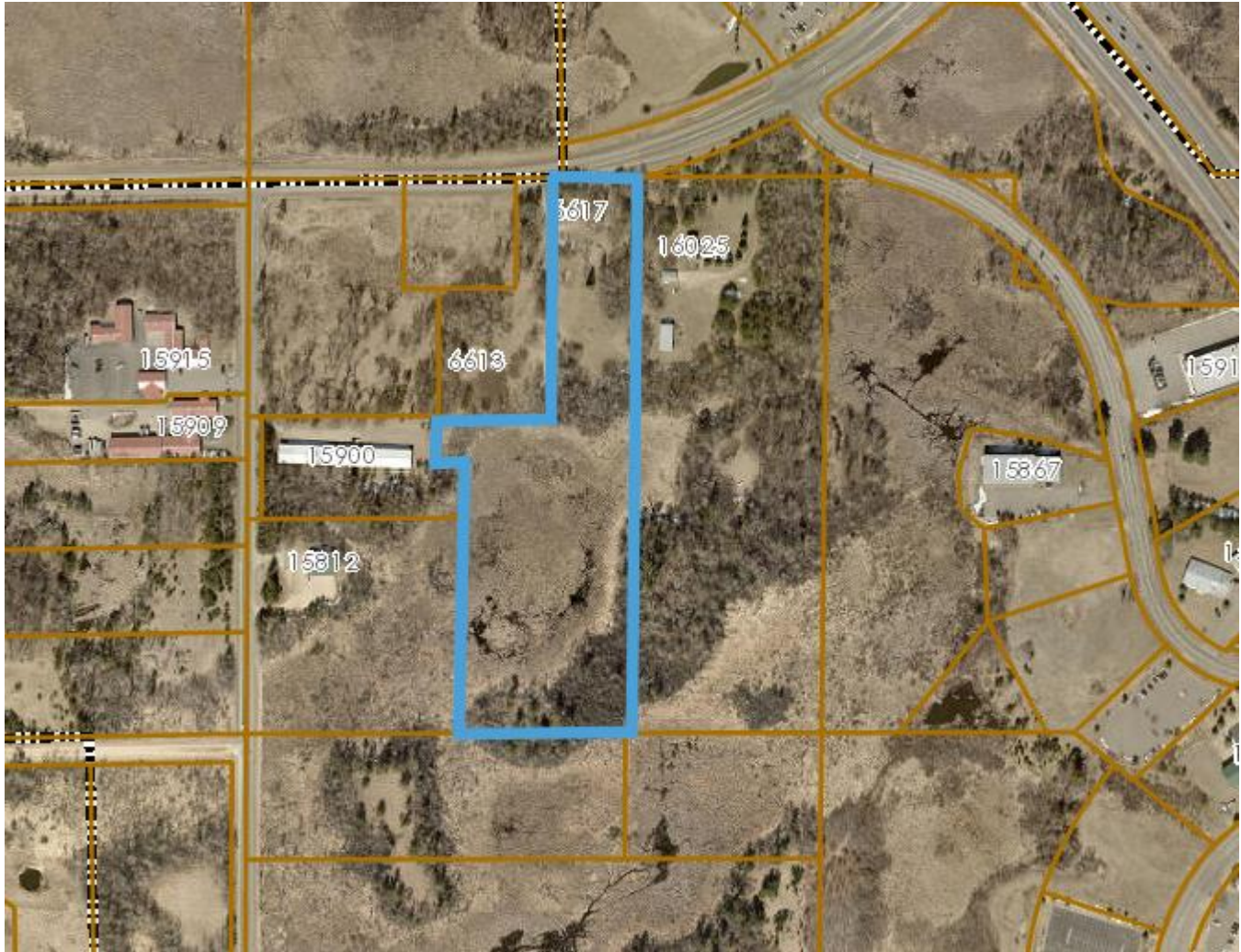
Project Area One – PID 40310504



The City received a request to add the outlined property in the image above to the hunting map to be allowed for archery only hunting. The property owner has signed off on the request. The subject property is 12.37 acres in size and is zoned c-2, Regional Commercial. The subject property is vacant is comprised mainly of wetlands. Larger tracts of land are adjacent to the subject property which are either vacant or contain a single home. The one exception to this is the old Party World building adjacent to the subject property to the southeast. This tract is adjacent to the tract of land to the west which was added to the “Archery Hunting Only” zone in August. The request has been reviewed in conjunction with the police department.

Staff recommends that this property be added to the “Archery Only” zone on the 2025 hunting map.

Project Area Two – 6617 Pine Beach Road



The City received a request to add the outlined property in the image above to the hunting map to be allowed for archery only hunting. The property owner has signed off on the request. The subject property is 9.5 acres in size and has split zoning on it with Commercial/Industrial on the north half and Medium Density Residential on the south half. The subject property is vacant and is comprised mainly of wetlands with some upland on the north end. Larger tracts of land are adjacent to the subject property which are either vacant or contain a single home. The one exception to this is the mini storage building adjacent to the subject property to the west which is not staffed and has minimal traffic. This tract is adjacent to the tract of land to the east which was added to the “Archery Hunting Only” zone in August. The request has been reviewed in conjunction with the police department.

Staff recommends that this property be added to the “Archery Only” zone on the 2025 hunting map.

Project Area Three – 8216 Industrial Park Road



The City received a request to add the outlined property in the image above to the hunting map to be allowed for archery only hunting. The property owner has signed off on the request. The subject property is 2.1 acres in size, however, only the northerly .67 acres is being requested for hunting. The subject property is located within the City’s primary industrial park and is zoned I, Industry Office. The property is developed with an active business and is adjacent to other properties developed with active businesses to the east, west, and south. The property to the north is owned by BNSF Railroad and is brownfield site meaning it has contaminated soils. There are no other larger tracts of land adjacent to this request that currently allow hunting.

The request has been reviewed in conjunction with the police department. The police department has an agreement with BNSF to charge trespassers in this area. The Police department also has safety concerns being that this is in an active business area.

Staff recommends that this property remain as “No Hunting” on the 2025 hunting map.

Recommendation

Staff recommends that the Planning Commission review the Hunting Map Amendment options and recommend specific map amendments to the City Council.

Specifically, staff recommends that Project Area 1 and 2 be added to the “Archery Only” hunting zone and Project Area 3 remain as “No Hunting” on the 2025 Hunting Map.

Attachment

1. 2024 City Hunting Map