

To: Amsterdam/Churchill Steering Committee  
From: Warren Vaughan, County Planning  
Date: 2/4/08

RE: Results from January 22 meeting

Attached are the results from our January 22 meeting. Approximately 85 residents participated (more than our kickoff!), and we've got about 13 pages of responses. I have sorted responses into the main topics and separated them out according to the type of tool. As to be expected, there is a lot of overlap. I think we've got some good direction and can begin talking more specifically over the next few weeks about how to get some of these things done.

## Small-Town Values, Rural Character, Quality of Life

### Partnerships:

#### *Transportation Issues*

- Trails and bike paths
- Help emergency services working on roads for accessibility
- Roads
- Improvements to Amsterdam/Churchill Roads
- Upgrade roads
- Community/Dept of Transportation (development pays for better roads)
- Churchill Road - Dept of Transportation - widen the road
- work with state on sidewalks
- Separate entrance to subdivisions
- Road improvements
- Dept. of transportation - sidewalks? streetlight?
- Local groups, MDT, County road dept

#### *Water Issues*

- Pure water
- DEQ - water, water quality
- Public water
- Public water
- Water vs. space

#### *Conservation Easements*

- Conservation Easements
- Cooperative groups, land trusts

#### *Other*

- What do the farming families need?
- People in a certain zone should have the final say on what is allowed
- work with property owners for addition of a park
- partnership with the Christian system
- State and county
- Advisory board to present to county
- 1/4 acre to 1 acre lots
- TDR
- School system

## **Investments/Commitments:**

### *Transportation Issues*

- Sidewalks and crosswalks
- Better sidewalks system (safety for all people)
- Sidewalks
- Curbs
- Sidewalks in each new development
- Sidewalks
- sidewalks on Churchill road
- Sidewalks and paths
- Sidewalks

### *Water Issues*

- Central water and sewer
- Look into water, possible costs
- Public water and sewer
- Explore public water
- Public water
- Water and sewer district in high density
- Public water

### *Parks and Community Issues*

- Trails and bike paths
- Larger parks
- Park/open space
- Parks, paths, and sidewalks
- Swimming pools, tennis courts, skating rinks
- Investments in community centers and organizations

### *Other*

- Growth assists costs to schools and fire dept/law enforcement
- Infrastructure improvements and assessment
- street lighting retrofitted
- Lighting

## **Requirements:**

### *Transportation Issues*

- Traffic control improvements
- Trails and bike paths
- New development with streetlighting, wider roads
- Curb and gutter, sidewalks
- What density before you require curbs, gutters, and sidewalks?
- Require sidewalks in development
- Sidewalks

- Sidewalks
- Road improvements

#### *Parks*

- Lot limitations, require open space and parks
- Parks and open space
- Central community parks

#### *Canals/Ditches*

- Setbacks from canals
- Canal setbacks

#### *Land Use Compatibility*

- Designate areas residential and commercial
- Zoning standards for land use compatibility
- Regulations on bars and casinos
- Hide dumpsters
- Low signs
- Use requirements to prevent devaluing neighboring property
- Landscaping required for businesses
- Shops- should match homes
- Limit animal/pet uses
- No bars, casinos
- No bars no strip clubs
- no bars and casinos
- noise pollution
- No casinos, no bars
- Noise
- Commercial - Amsterdam to Camp Creek, staying with main thoroughfares

#### *Water/Sewer*

- Central water and sewer
- Groundwater pumping

#### *Cluster Development*

- Cluster development
- Cluster development
- Cluster homes

#### *Other*

- Density control
- Planning/zoning requirements
- Impact fees
- Use and density standards
- Use and density standards

- No mobile home parks
- Churchill - town: 1/3 lot minimum, 1 acre lot minimum
- Require lights in new development
- Development standards

### **General Comments:**

#### *Compatibility*

- Limit hours of business
- Limiting hours of businesses
- buffers, fences
- Strict covenants on all new developments
- Keep high density away from single-family development
- Forbid junkyards and junker cars on properties

#### *Other*

- Do we need an RID for paving of roads in subdivisions?
- Setbacks from road centers
- Minimum street widths in new subdivisions
- quality of people
- Don't restrict landowners to the point where they strangle themselves
- I'm all for zoning 1 by 1 all the smaller farmers, or inheritances will sell out. The nicer and more valuable you can make the land the better

## **Agricultural Heritage and Wide-Open Views**

### **Partnerships**

#### *Conservation Easements/TDR's*

- Work with county on conservation easements
- TDR's
- TDR
- Open space bond issue
- Conservation easements, cooperatives
- Expand conservation easements
- Conservation easements/TDR's
- Conservation easements

#### *Other*

- Water
- Improve roads, walks, and paths
- Keeping the people and town together, not spread out

### **Investments/Commitments**

### *Conservation Easements/TDR's*

- Open space area
- TDR's
- TDR's
- Open space bonds
- Cluster homes
- Easements - support bonds for agricultural easements - adequate compensation to landowners so its attractive

### *Other*

- Keep growth in certain areas
- Water districts
- Planning groups
- City/planning area
- Improvement districts
- Planned growth
- Planned commercial area
- Density
- Time

### **Requirements**

#### *Cluster Development*

- Require cluster design for all development
- Cluster housing
- Require cluster through planning and zoning
- Cluster on density development
- Cluster development; require 70% open space
- Keep cluster development around A/C to preserve agricultural land

#### *Water Issues*

- Community well on new development
- Groundwater withdrawal requirements

#### *Parks*

- Parks
- Recreation areas with new growth

#### *Density Limitations*

- density
- Density regulations

#### *General*

- Lot limitations, setbacks, developments attached to developments
- Setbacks from canals

- Setbacks from streams, etc.
- Development standards

### **General Comments**

- Divide into sectors and have representatives for each sector
- Want open space but don't want to limit farmers rights
- Too late?
- Farmers who keep their land as open space should be compensated
- Development of a pet trail to cope with the influx of pets in subdivisions
- Central water
- Be flexible with cluster development for rural areas

## **Infrastructure**

### **Partnerships**

#### *Transportation Issues*

- County and State looking at interchanges down the road
- Roads: Churchill, Amsterdam, Cameron Bridge
- Roads
- Bike path on Amsterdam Road
- No new development until you can get traffic through Belgrade
- Bike baths
- Upgrade roads
- MDT and Gallatin County
- Churchill road
- Sidewalks
- Churchill Road/County partnership; also on Amsterdam Road
- Improve Churchill road
- Walking trails
- Roads - work with state on shoulders and widening roads; turning lanes
- Sidewalks
- Improve roads and add more roads to move traffic better
- Sidewalks
- MDT guardrails
- State or county
- Improving highway
- Sidewalks on Churchill/Amsterdam road
- MT dept of Highway and county roads
- Highway project
- Partner with state for road improvements

### *Sewer/Water Issues*

- Public water
- Community water
- Community water
- Public water
- Public water system
- Sewer and water
- public water system

### *Other*

- Lighting
- Cluster
- Fire dept fill sights and standardization
- sewer/water/fire/schools

### **Investments/Commitments**

#### *Transportation Issues*

- Sidewalks
- Walking paths
- Better streets, better sidewalks
- Widen Churchill and Amsterdam roads
- Sidewalks
- Bike paths and sidewalks

#### *Water issues*

- Invest in community water/sewer
- Public water
- Sewer/water
- Water
- Public water systems, hydrants and sewer
- Water sewer roads

#### *Other*

- Water, parks, maintenance, lighting
- Zip code - post office
- Applies only to a small sector of entire area
- Sewer
- Post office

### **Requirements**

#### *Transportation Issues*

- Curb and gutter
- Sidewalks in new high density subdivisions



- Sidewalks
- Road connections
- Interstate access important!
- some older roads (Camp Creek, Prairie) need connecting
- New roads need to be paved

#### *Water/Sewer Issues*

- Public water
- Water and sewer updates
- Sewer improvements

#### *Emergency Services*

- Fire ponds in areas close to houses
- Fire fill sites and standardized fire protection

#### *Other*

- Roads, sidewalks, tighten covenants
- More lighting
- Well-planned growth
- Zoning
- Local input so developments know and are aware of pre-planned needs
- Require walking trails, water systems, utility studies
- Development standards

#### **General Comments:**

- Roads are not designed to handle amount of traffic
- new interstate access west of Belgrade
- Amsterdam Road is a huge problem now and will only become worse.
- An interchange west of Belgrade is a necessity

## **Increased local control**

#### **Partnerships**

- County with county for local oversight board
- Commission
- No Harleys ever
- Residents should have the final say in zoning. Split zoning with Belgrade.
- Develop representative steering committee - one from Churchill and one from rural area
- County hearings local
- Control
- Different community plan groups
- Oversight board
- Churchill/Amsterdam incorporation, or at least check into requirements

- Advisory board subcommittee
- Zone, make things nice and presentable

### **Investments**

- Planning Committee
- Invest as neighbors in improvements we need or desire
- I think that most people should have to keep extra storage in sheds or fenced-in areas
- Advisory board subcommittee
- Community planning committee
- Incorporation? Not at this time. Concerns are increased cost... can some issues be handled with zoning?
- Invest in expanded law enforcement and fire protection; enforce speed limits

### **Requirements**

- Local input and control on density and land use
- committees, public meetings
- Development standards
- Cluster housing
- Control density
- Zoning
- Trail systems/public access
- Setbacks

### **General Comments**

- Advisory committee

## **Agriculture and Rural Lifestyle**

### **Partnerships**

- Partner with county on conservation easements
- With Open Lands Board
- Roads that are suitable for agriculture
- Profitability of TDR's vs. conservation easements
- Facilitate ag use: wider roads for machinery movement
- Less density in agricultural areas
- Partner with open lands board
- Very important

### **Investments**

- Try to keep our small town
- Specify allowance for family transfers

- Prevent unwanted businesses from coming to Churchill

### **Requirements**

#### *Cluster Development*

- Cluster development
- Cluster development

#### *Family Transfers*

- Family transfers
- Allow family transfers!
- Large percentage of open space; set minimum open space
- Clustering - some flexibility - one cluster or more

#### *Other*

- Developers must fence subdivisions between farms and new development
- local control in land use
- Substantial setbacks
- Set back development from water
- Density
- TDR's
- Need to keep AG roads open to farmers
- Keep agriculture healthy and positive in a growing area
- Look at density standards

### **General Comments**

- Make fair and equitable - with potential for development.
- No casinos
- No casinos
- No bars
- Be flexible so as to not restrict a small farmer from subdividing rocky ground to make money, if they can't make money farming
- Cluster to keep open space

## **Community Values**

### **Investments/Commitments**

- Investment in building community volunteerism: community centers? Community organization?
- Stewardship - water, space
- Flexible development standards - eliminate crap
- Renovation of existing structures and development

- Park space, commons, town square
- Parks
- Lucky Lil's away from churches

### **Requirements**

- No bars, casinos, strip clubs, franchises
- Christian values - no bars or clubs
- No franchises
- No casinos
- No bars
- No franchise businesses - locally owned
- No billboards
- No casinos, no "vices" businesses
- No casinos
- No alcoholic establishments
- setbacks
- Density - TDR - cluster requirements
- Developers must meet with neighborhood planning committee in advance of public hearings
- Require planning meetings with all development

### **General Comments**

- Billboards, certain types of businesses, incorporation? Noise pollution?
- Values is a hard thing to put into planning and regulations
- Keep single family existing lots as single-family homes

## **General Comments**

- I think you need to keep in mind the smaller places (farms) that cannot be farmed and make a living. What do they do with the land if they can't sell it or build on it?
- Like planning, not too rigid to restrict farmers who are having a tough time making a profit to pursue alternatives
- Favor cluster development within a farm in this situation
- Rural developments should be clustered
- May mean poor farm land (rocky) should be free to develop at higher density than good farmland
- We want family transfers exempt
- Are family transfers okay?
- Do we need an RID to pave roads in subdivisions?
- Do we need to develop a pet trail to cope with the influx of pets in subdivisions?
- What can be done about the traffic congestion on Amsterdam Road?
- What compensation system can be developed to compensate farmers for conservation easements?

- Farmers need to be compensated for keeping open space
- I want to be able to subdivide my farm if I want to, and so does Eileen!
- I want to be able to subdivide my farm
- We need county-wide infrastructure (roads, sewer, water) to handle future growth
- Traffic in and out of Belgrade is ridiculous
- Priorities: 1) water (requirements), 2) conservation easements (partnership) 3) roads suitable for ag and residential growth (partnership)
- Discussion points:
  - Where is water going to come from?
  - Parks and recreation areas within Churchill proper?
  - What will this look like in 40 years? What it looks like now. Based on both above, what will future hold?

## Participants

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88. Jodi Hausen (Bozeman Chronicle)