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
• 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 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

1. Gail Weidenaar  5970 Amsterdam Road
2. Carl Vandermolen  56 Park Plaza Road, Bozeman, MT 59715
3. Scott Vandermolen  56 Park Plaza Road, Bozeman, MT 59715
4. Ray Neville  12000 Camp Creek Road
5. Del Kamerman  8560 Kimm Road
6. Grace Dyk  8030 Churchill Road
7. Liz Flikkema
8. Scott Kimm
9. Cindy Elliot  6560 Amsterdam Road
10. Jack Vandermolen  6875 Amsterdam Road
11. Rita Vandermolen  6875 Amsterdam Road
12. Alvin Flikkema  3010 Churchill Road
13. Don Carlson  110 Flying Eagle Way
14. Kevin Veltkamp  7855 Churchill Road
15. Jeff Kershner  12720 Camp Creek Road
16. Steve Vandyken  4939 Amsterdam Road
17. Kris Vandyken  4939 Amsterdam Road
18. Kelly Pohl  PO Box 7021 Bozeman, MT 59771
19. Bill Cok  25025 Norris Road
20. Cathy Dawe  7580 Churchill Road
21. Robin Swanson  6120 Monarch Drive
22. Mel Dyk  89 Fairhaven St
23. Wilbur Dyk  6095 Pleasant
24. Gary Flikkema  3505 Cameron Bridge Road
25. Bev Flikkema  3505 Cameron Bridge Road
26. John Kamps  9550 Vincent Road
27. Joyce Flikkema
28. Willi Logterman  11831 Churchill Road
29. Leroy Logterman  11831 Churchill Road
30. Marc Seifert  Po Box 222, Belgrade, MT 59714
31. Dean Sybesma  8205 Churchill Road
32. Eleanor Dehartigh  6275 Shady Rest
33. Mary Jo Cole  4165 Stagecoach Trail
34. Peter Anderson  25971 Norris Road
35. Evert Weirda  13707 Camp Creek Road
36. Jackie Flikkema  5173 Linney Road
37. John DeBoer  6590 Stagecoach Trail Road
38. David Venema  5801 Highline Road
39. Barbara Dykema  4393 Wooden Shoe Road
40. Ranger Dykema  4393 Wooden Shoe Road
41. Erika Braaksma 6701 Dyk Road
42. Jason Kimm 5480 Linney Road
43. Joan Alberda 12565 Churchill Road
44. Bill Alberda 12565 Churchill Road
45. Peter Blanksma 25750 Norris Road
46. Kathryn Hainsworth 12735 Camp Creek Road
47. Mike Ovenell 6405 Leonard Street
48. Mark Kimm 6260 Kimm Road
49. Charlie Pipal 158 Quiet Water Way
50. Harold ___ 7735 Churchill Road
51. Peter Alberda 7761 Churchill Road
52. Dick Dykema 76 Green Pasture Drive
53. Gert Dykema 76 Green Paster Drive
54. Milo Todd 24884 Norris Road
55. Dwight Dyk 170 ___
56. Vicki Van ___ PO Box 373
57. Ken VanDyken 4939 Amsterdam Road
58. Bob Kamp 6393 Shanna
59. Tim Dyksterhouse 6055 Century Drive
60. Loren Alberda 24728 Norris Road
61. Charlon Alberda 24728 Norris Road
62. Doug Dyk 6161 Amsterdam Road
63. Dave Hoekema 6845 Canal Road
64. Jim Potts 8670 Churchill Road
65. Keith Venema 66 Midway
66. Robert Urich 2445 Stagecoach Trail
67. Todd Kitto 118 Keri Street
68. Tim VanDam 7350 Churchill Road
69. Gene Bennett 7430 Churchill Road
70. Darlene Dyk 6151 Churchill Road
71. Sylvia Ypma 8225 Churchill road
72. Jim Veltkamp 6040 Twilight Court
73. Ethel Dykstra 412 Pine
74. Sid Sykstra 412 Pine
75. Clifford Alberda 13001 Churchill road
76. Marylin Alberda 13001 Churchill Road
77. Fay Smit 6145 Pleasant Street
78. Leon Smit 6145 Pleasant Street
79. Bernard Cole 6134 Twilight Court
80. Gary Paulson 3150 Churchill Road
81. Carol Weidenaar 4670 Amsterdam Road
82. Glen Flikkema 6095 Century Dr
83. Walt Sales 3900 Stagecoach Trail
84. Brenda Darby 6850 Camp Creek Road
85. Mike Darby 6850 Camp Creek Road
86. Elinor Vanderark 7085 Skyline Drive
87. Michael Tucker (Belgrade News)
88. Jodi Hausen (Bozeman Chronicle)