

## Standards for Canals/Ditches

Adopting these standards can be done through both subdivision regulations and through zoning. Be aware that zoning is the most comprehensive way of addressing the issue, as zoning will apply to existing lots and to new uses as well as new subdivision. Without getting into the actual administrative code language, this is what the standards would do:

- Require new subdivision or commercial construction next to an existing irrigation system to contact the canal/ditch company prior to approval;
- Acknowledgment by developer of contact with the canal company;
- Require all irrigation ditches/canals to be shown on a site plan/plat;
- Prohibit channeling of storm water or snowmelt runoff into an irrigation system without written consent of the canal company;
- Require a setback from the centerline of any canal/ditch for new construction. This setback would set a baseline that the developer and canal company could change (both increase or decrease, depending on the situation) pending written approval by the canal company;
- Approval by a canal company before any irrigation system is altered by development;
- Require new subdivision to place irrigation systems in open space or park land rather than within the boundaries of any new lots; ← *Smaller lots*
- New development will need to address water rights prior to approval.

## Buffering New Development Adjacent to Agricultural Operations

The same rule applies here as to the canals/ditches standards: zoning versus subdivision regulations. Again, I think adopting any standards through zoning would get the job done more quickly.

This requirement would require a setback - say 50 or 100 feet - between the lots in a new subdivision and an existing agricultural operation. The point of the buffer would be to avoid nuisance complaints, problems with dogs getting loose, conflicts between late night haying, spraying, etc., conflicts between the sounds and smells of dairies and residential development, etc.

## Sidewalks on Churchill Road - Grants

This is going to take a strong commitment on your part. We will need to contact all the lot owners along the road, and we will need to talk with representatives of Montana Department of Transportation. Specifically, we can start with Rob Bukvich of the Bozeman office of MDT.

*DOT + the county - Mapping for 3-17-08  
Grants - Community's*

### **A Commitment to Continuing the Conversation**

This is going to be up to you. A good place to start is by forming a non-profit organization.

Glen- *IF we give the people something they want it's easier to get something they don't want.*

*Curbs, gutters, sidewalks  
New Subdivision*

The Planning Department is currently advising the Planning Board and County Commission to amend the subdivision regulations to require curb, gutter, sidewalks, and/or trails in all new developments where a majority of the lots are less than 1 acre in area. The hearing dates are scheduled to begin this week, but will likely be up for adoption in April or May. Some key points to the new policy are:

- Sidewalks shall be installed in both sides of the road;
- Sidewalks shall be separated from the road by a four-foot boulevard and be a minimum of four feet in width;
- HOA's will be responsible for maintenance;
- Sidewalks will be constructed one of two ways: either the developer will do it prior to final plat, OR the developer can relegate construction to individual lot owners;
- In lieu of sidewalks, developers may construct trails that are accessible to all lot owners (this is less expensive for developers, but will result in a functionally different trail system).

*Questions for the Steering Committee:*

- What do you think about the possibility of constructing trails in lieu of sidewalks?
- Would you be willing to write a letter to the planning board and commission supporting the proposed amendments? This is the most immediate way of getting these standards adopted, and a letter to the Board/Commission will greatly facilitate this.

*5's = 2-2's  
Vote*

**Parks and Trails**

*To sub divide*

I have spoken with Ted Lange over at the Gallatin Valley Land Trust and he would be willing to help facilitate a community event regarding parks and trails. The earliest date possible would be the week of March 17th. One option would be to invite Gene Townsend, mayor of Three Forks, to speak for approximately 30 minutes before turning the evening over to small-group work.

**Transportation Planning**

I have brought a several large maps of the core area. One of the things we need to do tonight is look over maps and begin talking about necessary roads/connections.

*\* You are basically telling us what you want  
& don't have -*