


GALLATIN COUNTY

To: Amsterdam/Churchill Steering Committee

From: Warren J. Vaughan, County Planning 

Date: April 7, 2008

RE: Next Steps

Attached you will find the results of our March 17th meeting. In general, the results were positive and it appears those that showed up are ready for us to get on with it. With this in mind, I've attached quite a bit of information to show what much of our next steps will look like.

As I said at the meeting, the most immediate step we can take is to begin writing zoning standards. I have attached elements of development standards addressing each of our applicable "action items". First, however, I have attached a skeleton version of a zoning regulation so that everyone understands what goes into it. It's a legal, binding document, and I want everyone to have a clear idea of what that looks like.

Within the draft version of the code, I have placed most of the pertinent sections that would get filled out. Each section corresponds to an action item and can be traced back to the larger themes expressed during the first two meetings.

Keep in mind that this is an implementation strategy for the plan; the plan will contain more strategies, such as sidewalks and community water, that will take much longer.

1. Adopt a land use and zoning map designating a core growth area designed to direct growth into and adjacent to existing town. Proposed growth area comprised of one mile buffer around existing center of town. Zoning standards will assign density within the core.

TO DO:

- Create existing land use map. This will allow us to identify areas of current residential use vs. commercial use.
- Discuss densities of existing subdivisions and how those densities should apply to new development within the core.
- Discuss uses allowed through covenants in existing subdivisions and how those could translate to allowed uses within the core.

2. Adopt standards protecting canals and ditches.

SEE ATTACHED

3. Adopt zoning standards requiring buffer widths between new development and existing agricultural operations.

SEE ATTACHED

4. Implement zoning standards requiring new development outside of the core to cluster development in an open space development pattern.

SEE ATTACHED

5. Adopt zoning standards to prohibit bars, casinos and sexually-oriented businesses.

Most of the existing core of Churchill already has covenants. I have put together a general compilation of uses allowed in those covenants to use as a template for the zoning code. These uses would apply to property beyond the confines of the individual subdivisions and ensure that new development met those standards.