

Ultimate Outcomes

- Maintained Agricultural Heritage and Wide-Open Views
- Efficient, Functioning, and Affordable Infrastructure
- Increased Local Control of future growth and change
- Maintained Agricultural and Rural Lifestyle
- Maintained and strengthened Community Values

What we need to do to get there

Questions to be answered over time (that may lead to intermediate outcomes):

- 1) Should the community incorporate? What would it cost? What is the time frame and process? What are the benefits vs. drawbacks?
- 2) What would it take to form an official water district and tie all systems, existing and new, into it?
 - a. Should the existing sewer district be combined with a new water district?
- 3) Does the community need to creating a physical Master Plan for at least the core area (By a Professional Planner)? And how would we pay for it?
 - a. Existing roads (minor to major) vs future roads (minor to major)
 - b. Intersection locations, traffic control, signals, cross walks...
 - c. Utility corridors and easements for (water, sewer, power, phone...)
 - d. Design like you have below: density, signage, landscaping, residential vs commercial vs industry, parks, paths, etc.
- 4) What role will the non-profit play?
 - a. Membership?
 - b. By-laws?
 - c. Voting?
 - i. Quorum?

Intermediate outcomes and strategies to achieving the ultimate outcomes:

- 1) Adopt community plan setting policy direction
- 2) Adopt zoning regulation
- 3) Form non-profit to continue exploring big questions as discussed above

Projects and Policies

- **Non-profit/Group Issues**
 - Officers
 - Membership
 - By-laws
 1. Voting, quorums, etc.
- **Town Core**
 - Finalize boundary
 1. What other information do you need to make this decision?

- Design – Big Picture
 1. Land uses
 1. New commercial areas? Do you want to designate a Main Street area (remember that Amsterdam Village is providing a “central square”) ?
 2. Where should your new residential neighborhoods go, and what do you want them to look like?
 3. Public spaces (Churches, schools, retirement home) – how will areas around these grow? If there are changes to these areas, what should those changes look like? Do you want to designate more areas for public spaces? What should go in these spaces?
 2. Density – what kind of neighborhoods do you want in the Town Core? Is the existing density okay? Would you like more? Less? Keep in mind that density affects how the neighborhood works...
- Design in Town Core – Specifics:
 1. Sidewalks
 2. Curb and gutter?
 3. Alleys?
 4. Lighting?
 1. Where is the existing lighting district?
 2. Should new development join the existing lighting district?
 5. Landscaping for new development (at least commercial)?
- Churchill NE subdivision?
 1. Do you want to comment on:
 1. The park?
 2. Roads (specifically Kunje)?
 3. Lighting?
 4. Sidewalks?
 5. Buffering b/w this development and agricultural land to the north?
- Comments on Windmill Acres subdivision?
 1. Connection between Godfrey Canyon and Churchill is at stake
- Roads – what roads need to be extended/connected within the Town Core?
- Architectural standards – are you interested in these?
- Sidewalk project – Churchill Road; Camp Creek Road
- Rails-to-trails along Camp Creek Road
- Water tower?
- **Rural**
 - Finalize outer boundary
 1. Large landowner letter, feedback
 2. If no feedback, then what?
 - Density – what’s fair in the rural areas?
 - Canals and ditches
 - What types of uses should be allowed?
 - TDC/TDR program – do you want to participate in the County’s program?
 - Clustering – what standards?

- Buffering between agriculture and residential development – how big should it be?
- Telephone lines – what control do we have?
- Mailboxes – ditto on control
- **Infrastructure**
 - *Sewer*
 1. Status
 1. Existing Capacity
 1. Hank Dyksterhouse, Dave Crawford
 2. Possible expansion to the system:
 1. Upgrade requirements
 2. Upgrade cost
 3. Upgrade timeline and process
 4. how to pay, hook up fees to new users, increase fees of existing users, fee schedule per type of user
 2. Need to understand what the new Amsterdam Village sewer system/district brings to the table
 3. Discussion of possible impact fee
 4. Possible policies
 1. Requirement that ALL new development hook into sewer district?
 2. Requirement that, if they do, a facilities inventory be done and improvements detailed?
 - *Water*
 1. What information do we need to begin making decisions?
 2. Policy options:
 1. Anything goes?
 2. Write policy stating that new development must design pipe so that it could hook up to something in the future, if it ever happens?
 3. Actively begin moving toward a water district?
 1. Talk with CTA about their process and the possibility of combining efforts with other developments? (Warren, Jim, and Cindy)
 2. Talk with Churchill NE about the same
 3. Water rights
 1. New development of +35 gpm / 10-AF need water rights (legislative changes)
 2. Find an existing water right (s) holder who wants to cooperate with the “district” in developing new uses of water
 - *Fire Department*
 1. Convert Dave Hoekema’s suggestions into formal policy
 2. Planning and legal people need to discuss the idea of breaking the rural area into service districts
 - *Roads*
 1. Traffic counts and capacity on existing roads

- 2. Partnerships with MDT
 - 1. What are they willing to do on Churchill Road?
 - 3. Specific road connections
 - 1. Major/minor roads
 - 2. Lighting along roads?
 - 3. Bike Lanes?
 - 4. Connections within core
 - 5. Connections outside core
 - *Parks/trails/sidewalks*
 - 1. Rails-to-Trails
 - 2. Sidewalk on Churchill Road
 - 3. Sidewalk on Camp Creek Road
 - 4. Large park somewhere? How to provide? Where to require?
 - *Schools*
 - 1. Need some type of supporting statement in the plan.
 - 2. Staff issues?
 - 3. Fire safety issues (for Amsterdam School)
- **Public outreach**
 - Newsletter
 - Belgrade news
 - 1. WV and Walt have regular contact
 - Large landowner meetings
 - 1. We haven't gotten much response; what next?
 - Phone tree/doorknocking
 - Website
 - Community events – what next?
 - Take advantage of existing events:
 - 1. Harvest festival
 - 2. Fire Department breakfast
 - 3. School open house
 - 4. Danhoff Chevy appreciation
- **Adoption Process**
 - Public outreach (see bullet point)
 - Planning Board
 - County Commission
- **Zoning**