

September 8, 2008

Gallatin County Planning Department  
311 West Main, Room 208  
Bozeman, MT 59715  
ATTN: Tom Rogers, Gallatin County Planner

Dear Mr. Rogers

On behalf of the Amsterdam/Churchill Community Planning Group (ACCPG), we would like to submit the following comments regarding the Churchill Northeast Major Subdivision. The ACCPG is a community volunteer organization working with the county planning department to address issues of growth and change in the Amsterdam/Churchill area and, ultimately, to draft a community plan for the area. While the community plan is not yet adopted, the proposed development is located in the area designated as the Town Core; we have, through several community meetings, identified several issues of concern we believe should be addressed:

- **Kunje Road extension.** The submitted preapplication for the Churchill Northeast major subdivision shows Kunje Road turning south immediately upon entering the proposed subdivision. We propose that, instead, Kunje Road be extended due east along the northern boundary of the subdivision before turning due south along the eastern edge of the subdivision. This extension serves several purposes:
  - Allows for traffic flow, both neighborhood and emergency services, to move along the edge of the development without requiring the use of several interior streets;
  - Provides a buffer to the agricultural land to the north and the east;
  - Allows for future road access as property to the north and the east are developed. Both properties are located in the Town Core designation and are expected to develop in the next several years; extending Kunje Road allows access to these adjacent developments that would not require use of interior roads of Churchill Northeast.
  
- **Park Space.** While the ACCPG is grateful for the provision of a large park in the center of the proposed development, we are concerned about two aspects:
  - *Parking.* There does not appear to be provisions for parking around the community park. We suggest the developer be required to account for parking in a way that does not rely entirely on on-street parking in this future neighborhood.
  - *Location.* The draft Amsterdam/Churchill Community Plan calls for park space in the northeastern portion of the Town Core to be combined with park space at Manhattan Christian School. While this will require cooperation with the school, the ACCPG recommends the park space in the proposed Churchill Northeast subdivision be re-located adjacent to the school. This could, with Manhattan Christian School's agreement, solve the parking problem discussed in the previous bullet.
  
- **Agricultural Buffer to the North.** There is tillable ground immediately north of the proposed subdivision. The ACCPG recommends the developer engage in discussions with the landowners to the north regarding the possibility of buffering the agricultural land from new residential development. This would be consistent with the buffering the Amsterdam Village project provided to adjacent agricultural property, and would also provide additional space for the existing canal located along the northern lot line. The buffer may be provided by placement of

Kunje Road along the northern boundary of the project and, possibly, parkland adjacent to the road.

- **Lighting District.** The ACCPG recommends the proposed Churchill Northeast subdivision be required to join the Churchill Lighting District.
- **Lighting, Internal.** The ACCPG recommends the proposed Churchill Northeast subdivision be required to have internal subdivision lighting. In order to protect the night sky, however, the group recommends the lighting be downcast and shielded.
- **Sidewalks, Curb, and Gutter.** In order to improve the walkability of the proposed subdivision, as well as the overall Town Core, the ACPG recommends that all streets provide a sidewalks on both sides of the street. In addition, due to the amount of impervious surface to be created by the development, the ACPG also recommends that curb and gutter be utilized on all streets.

Respectfully,