

January 12, 2009

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

Dear Mr. Scott

On behalf of the Amsterdam/Churchill Community Planning Group (ACCPG), we would like to submit the following comments regarding the Windmill Acres Minor 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 a primary issue of concern we believe should be addressed:

The property requesting development is between the Godfrey Canyon Estates development to the south and the rest of the Churchill community to the north, an area identified as in the Town Core and appropriate for town-style development by the planning process. Right now, all traffic in Godfrey Canyon Estates (both pedestrian and vehicle) must use Churchill Road (a state highway) to access the rest of the Churchill community to the north, including two schools and two churches.

Over the course of the planning process this past year, a connection between Godfrey Canyon Estates and the rest of the Churchill community was identified as necessary to help create better connection and traffic flow through the area. While the property being subdivided is an awkward piece given its topography, this is an opportunity that will be lost if a connection is not provided. We appreciate the trail connection the developer has offered as it will begin to create a connection for school kids and others to get to school without using Churchill Road, but we also request a road connection be made available to the south. The following roads in the Sara Terrace Subdivision to the north could be extended: Bellevue Street, Pleasant Street, and Shady Rest. The Godfrey Canyon Estates development was designed to connect to the property to the north immediately between it and the proposed Windmill Acres (both De Ville Avenue and Skylark Drive provide access); requiring the proposed Windmill Acres development to provide a connection to the south would be key to tying unconnected areas within the Churchill community together.

Respectfully,

The Amsterdam/Churchill Community Planning Group

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*Walt Sal*      *Tom Van Dorn*      *[Signature]*  
*Zet Mink*      *[Signature]*      *Cindy Elliot*  
*[Signature]*      *[Signature]*      *Evilva Brashen*  
*[Signature]*      *[Signature]*      *Carol Widenmark*  
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Walt Sales  
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