


GALLATIN COUNTY

To: Amsterdam/Churchill Community Planning Group
From: Warren J. Vaughan, County Planning 
Date: April 9, 2009
RE: Meeting April 13, 2009

Just a reminder that we have a meeting this **Monday**, April 13, at 7 pm at the **Bank**. Following is the agenda.

As I'm still recovering from ACL surgery, I haven't had time to type up changes to our policies. We will continue to work on our Town Core policies from last time.

AGENDA April 13, 2009

- **Quorum/Attendee Count**
- **Approval of the Minutes**
- **Committee Reports - Open**
- **Continued Discussion on Town Core Policies**
- **Next meeting time and needs**

Adjournment

Policy 3.3. Residential Neighborhoods

The Amsterdam/Churchill community and Gallatin County will use development standards to protect the character of its existing residential neighborhoods. Additionally, Amsterdam/Churchill and Gallatin County will promote safe, walkable neighborhoods by requiring sidewalks, curb and gutter, and street lighting in new residential developments.

Many of the existing neighborhoods in the Amsterdam/Churchill core have existing covenants. Development standards will be adopted reflecting the protections of those existing covenants. Additionally, those development standards will protect community values by prohibiting bars, strip clubs, and casinos. *-gambling*

3.3.1 Adopt development standards identifying residential areas within the Town Core. The development standards designed to implement the Community Plan will designate land use categories that separate commercial areas of higher intensity from existing and future residential areas in order to mitigate potential land use conflicts caused by potentially incompatible uses.

3.3.2 Allow residential uses and limited live/work uses, such as home occupations and home-based businesses, within delineated residential area.

Within those areas designated as residential, commercial uses will be confined to low-impact live/work units such and home occupations and home-based businesses. Generally, those uses will be defined as uses whose primary use is residential in nature, with business uses being conducted by the resident and a small number of employees on site.

3.3.3 Encourage safe, walkable neighborhoods and improve neighborhood functionality and design by requiring sidewalks, curb and gutter, and street lighting in certain new residential developments.

In order to improve the pedestrian experience and improve neighborhood design in the residential neighborhoods of Amsterdam/Churchill, major subdivisions within the core with lots at a greater density than 1 unit per acre shall be required to provide a sidewalk in front of all lots, curb and gutter, and street lighting. New residential development may be required to join the existing lighting district currently in existence. All lighting should meet the lighting standards described in Policy XXX. *use average 1 acre lot or grand no septic*

3.3.4 Establish basic design standards for new buildings within the Town Core.

In order to ensure that the design features that make current neighborhoods within the Town Core attractive for residents continues as the area develops, development standards adopted for the Town Core will ensure new neighborhoods have basic height limitations and setback requirements. Additionally, the development standards adopted for the

Town Core will ensure new neighborhoods are of the same quality as existing neighborhoods by requiring new structures to have permanent foundations and meet basic roof pitch requirements.

Policy 3.4 Commercial Areas

Designate commercial areas within the core.

Many Amsterdam/Churchill residents work in local businesses. The Amsterdam/Churchill community recognizes that compatible commercial businesses can add to the convenience of the community by providing jobs and services in close proximity to residential neighborhoods. The Amsterdam/Churchill community will adopt a future land use map designating commercial districts within the community corresponding with the land use categories of Policy 3.1. Additionally, the following standards will be adopted:

3.4.1 Allow for a variety of commercial uses.

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3.4.2 Require lighting standards for new commercial uses.

Visibility of the night sky is an important element of rural Amsterdam/Churchill. The Amsterdam/Churchill community and Gallatin County will adopt development standards ensuring that additional commercial development will meet lighting standards designed to preserve visibility of the night sky. Those standards include requiring shielded and downward-facing lighting that does not expose neighboring properties or adjacent roadways to unshielded lighting.

3.4.3 Require landscaping for new commercial development and construction.

Landscaping for commercial uses is an important element of retaining an attractive community. Development standards will be adopted requiring any new commercial construction (excepting agricultural construction) to plant new landscaping adjacent to roadways and neighboring properties.

3.4.4 Require commercial solid waste areas to be screened.

Development standards will be adopted requiring commercial solid waste areas to be screened from public roads and adjacent properties either by fencing, landscaping, or the commercial building itself.

3.4.5 Require road mitigation of high-traffic uses.

Many commercial uses generate as much as or more traffic than new subdivision. The development standards adopted to implement this plan will require high-traffic uses to mitigate impact on access roads. Mitigation measures could include improving road standards, paving, or stop signs or other traffic control measures.

*add Franchise business
Signage*

3.4.6 Site Design. The development standards and land use map will require the use of frontage roads in the rear of properties connecting structures and properties, deep lots, landscaped buffers, and other site planning tactics along the primary access road to ensure that strip development is discouraged. Additionally, the development standards will encourage parking lots and other impervious surfaces to be placed along the rear or side of structures.