

District-Wide Policies

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- 5.1 Fire Protection
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Policy 5.1. Fire and Emergency Services

Ensure continued provision of fire and emergency services.

- 5.1.1 **Explore fire impact fees.** As the community continues to grow, additional population will result in increased calls for service. As demand grows, the all-volunteer system may require partially-paid staff and new equipment. To ensure that existing residents do not bear the burden of servicing new development, the County and the Amsterdam/Churchill community will consider adoption of Fire District impact fees for the Amsterdam Fire District.
- 5.1.2 **Require addressing standards.** All new homes in the Amsterdam/Churchill planning jurisdiction shall have reflective three-inch lettered addresses with offsetting backgrounds plainly visible from the street entrance. The Gallatin County GIS Department shall participate in ensuring this policy is communicated to new homeowners in the Planning Area.
- 5.1.3 **Require sprinklers for large commercial or community structures.**

Policy 5.2. Amsterdam School

The community and Gallatin County should actively explore options to help the Amsterdam School expand as new growth occurs in the Town Core.

The Amsterdam School is the only public school in the Amsterdam/Churchill Planning District. Constructed in 1962 on a 2.9 acre site, the 9,820 (???) square foot school building provides education for grades K-6.

School enrollment has been varied over the past 10 years, but recent development approvals indicate future enrollment could grow significantly. Recent discussions have raised the following issues:

- The School District recently passed a \$1.2 million school bond. The bond was used to construct 4 new classrooms. All of the classrooms are now in use.
- Water for the school is provided by a well, located just east of the school building. A second well will be drilled to meet new arsenic standards. Sewer service is provided by the community system. Recently, changing federal regulations have resulted in a level of arsenic in the water that is higher than acceptable national standards.
- The approved Amsterdam Village preliminary plat has agreed to donate \$1,000 per lot at development proceeds. That voluntary impact fee will only be paid, however, upon approval of final plat.
- City of Manhattan Schools currently educate grades 7-8 from the Amsterdam School District. However, Manhattan will now charge a tuition for these students to be funded by permissible levy.
- The Planning District designates land within the Town Core as appropriate for new development that will create neighborhoods similar to those already in place. These new neighborhoods will, as they build out, send an increasing number of students to the School District.

In light of these issues, the following policies are suggested:

- 5.2.1 Amsterdam School District has prepared a School Facilities Inventory, as part of the planning for the Amsterdam Village development, to prepare for new students. The School District should continue this work and develop a school facilities Master Plan, including infrastructure, utilities, and service requirements projections.
- 5.2.2 Amsterdam School District should work with the Gallatin County School Superintendent to ensure an annual discussion with the Board of County Commissioners regarding the status of the school and growth in the area.
- 5.2.C Amsterdam School District should request a voluntary school impact fee from new residential development. Additionally, major subdivisions shall provide a school mitigation plan to discuss impacts on the Amsterdam School and potential solutions.
- 5.2.D New development in the Amsterdam/Churchill area should confer with the Amsterdam School District to discuss mitigation measures.

Policy 5.3 Community Decay Ordinance

In order to preserve the scenic qualities and natural environment of the area, the small town and rural atmosphere, and the property values of area residents, the development standards designed to implement the Amsterdam/Churchill Community Plan will contain standards addressing community decay.

5.3.1 Draft development standards addressing “community decay”.

The development standards intended to implement the Amsterdam/Churchill Community Plan will include standards addressing “community decay”. These standards will regulate, control, and prohibit conditions that contribute to community decay within the planning area. Interpretation of this policy shall be consistent with

“Community decay” is a public nuisance created by allowing rubble, debris, junk or refuse to accumulate resulting in conditions that are injurious to health, indecent, offensive to the senses or which obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property.

A “Nuisance” means anything which is injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property. A “Public Nuisance” means a nuisance, which affects, at the same time, an entire community or neighborhood or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal. A nuisance does not include anything which is done or maintained under authority of a statute, nor does it include the normal operations of an agricultural or farming operation that have been in operation longer than the complaining residents and/or establishments.

Material that may constitute community decay includes, but is not limited to, bricks, concrete, wood, cardboard, paper, pallets, tires, dead animals/animal parts, dirt, demolition waste, junk vehicles, wrecked trailers, iron, metal, machine parts, appliances, and barrels. Community decay does not include normal farming, ranching or other agricultural operations, or apply to a farm, ranch, or other agricultural facility, or any appurtenances, thereof, during the course of its normal operation. Specifically, the following standards will be adopted:

- A. Refuse, including general household trash whether bagged or loose, discarded furniture, appliances, broken toys, etc.) shall not be allowed to accumulate outside. Residents shall provide for routine garbage pickup, or otherwise ensure garbage is hauled away in a timely manner (generally within 30 days).

- B. Residents shall not engage in any activity that causes noxious odors to spread beyond the property line (examples stockpiling dead animals at a processing facility, or auto body painting). All farming and ranching activities are exempt.

Policy 5.4 Local Water Quality District

In order to help investigate options for treating several of the arsenic issues that have arisen in the last couple of years, as well as helping individual landowners with their water quality issues, the Amsterdam/Churchill community will explore annexing into the Gallatin County Local Water Quality District.