

Subj: **RE: ACCPG 9-28-09 miNUTES**  
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Carol, see below for suggested amendments to both Policy 3.1 and Policy 3.5.5 (it used to be 3.5.6 but was misnumbered). The new language is underlined.

**Policy 3.1, Category D.** This property is located east of the Churchill North subdivision and north of the Manhattan Christian School. This parcel is suitable for a large-lot development pattern (1/2-acre parcels) similar to Churchill North, with options for limited multi-family. The grid network of the Churchill North development to the east should be extended into this property. Development standards written for this category will be similar to those in Category A. The Valley Ditch is located in the northwest portion of the property and new development shall mitigate any impacts on the ditch. As described in Policy 3.5.5, Kunje Road should be extended, and constructed to collector road standards, to provide a route around the outside of the Town Core for both emergency service vehicles and general traffic. This road extension will take pressure off interior subdivision roads of Churchill North and this parcel, as well as provide access to Phase 2 properties. Additionally, as described in Policy 3.2.3, this property should provide multiple points of access, using collector road standards, to the Phase II properties to the north and east.

**3.5.5 Require extension of Kunje Road to the east and south.**

Extending a collector road east from Kunje Road and south to Flying Eagle Way provides a road routing traffic around the Churchill Town Core for both general traffic and emergency service vehicles that does not use the interior subdivision roads of the Churchill North subdivision. Also, any development in this area should comply with Policy 3.2.3 and Policy 3.5.8 and provide a collector-road connection to Phase II properties north and east of the Town Core.

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