

RESOLUTION NO. 2009 - 06

**A RESOLUTION OF THE GALLATIN COUNTY PLANNING BOARD
RECOMMENDING ADOPTION OF THE
AMSTERDAM/CHURCHILL COMMUNITY PLAN AND FUTURE LAND USE
MAP AS A REVISION TO THE GALLATIN COUNTY GROWTH POLICY**

This Resolution was introduced by the Gallatin County Planning Department, moved by Board Member Amsden and seconded by Board Member Seifert. The Resolution was adopted 6:0 (one abstention)

WHEREAS, in April 2003, the Gallatin County Commission adopted the Gallatin County Growth Policy pursuant to §76-1-6 MCA as a comprehensive plan to guide land use and development outside of the County's existing citizen petitioned "Part 1 zoning districts"; and

WHEREAS, pursuant to §76-1-6(4)(a) MCA, the Growth Policy may include neighborhood plans;

WHEREAS, in the summer of 2007, landowners in the Amsterdam/Churchill area approached the Planning Department and County Commission with the request to initiate a process develop a specific community plan for the area (the Amsterdam/Churchill Community Plan) as an amendment to the Growth Policy pursuant to §76-1-602 MCA through §76-1-604 MCA;

WHEREAS, the Amsterdam/Churchill Community Plan has been drafted as a result of significant public participation over the course of two years; and

WHEREAS, the jurisdictional area of the Amsterdam/Churchill Community Plan will include:

Township 1 North Range 3 East

Sections 31 - 36 = All

Township 1 North Range 4 East

Section 31 = All

Township 1 South Range 2 East

Section 24 = SE ¼; S ½ of the NE ¼; NE ¼ of the NE ¼;

Section 25 = All

Township 1 South Range 3 East

Sections 1-36 = All

Township 1 South Range 4 East

Sections 6-7 = All;

Sections 18 – 19 = All;
Section 20 = W ½;
Section 28 = SW ¼;
Sections 29 – 33 = All;
Section 34 = All west of the centerline of River Road

Township 2 South Range 3 East

Sections 1-12 = All;
Section 13 = All north of the centerline of Norris Road;
Section 14 = All north of the centerline of Norris Road;
Section 15 = All north of the centerline of Norris Road;
Section 16 = All;
Section 17 = N ½;
Section 18 = All;
Section 19 = All north of the centerline of the Norris Road;
Section 21 = All north of the centerline of Norris Road;
Section 22 = All north of the centerline of Norris Road

Township 2 South Range 4 East

Section 3 = All west of the centerline of River Road;
Sections 4 – 9 = All;
Section 10 = All land west of the centerline of Norris Road with the exception of a parcel described in the Clerk and Recorder's Office at Tract C-1 of Certificate of Survey 2513A;
Section 17 = All north of the centerline of Norris Road;
Section 18 = All north of the centerline of Norris Road.

WHEREAS, Section 9.2 of the Gallatin County Growth Policy establishes specific criteria to be weighed in consideration of proposed amendments to the Growth Policy; and

WHEREAS, §76-1-604 MCA requires revisions and amendments to an adopted Growth Policy to follow the same process as adoption of a Growth Policy; and

WHEREAS §76-1-603 MCA requires the Planning Board to forward a resolution recommending the proposed growth policy to the County Commission; and

WHEREAS, after notice was mailed to all landowners within the proposed planning area on November 2, 2009, and posted Bozeman Daily Chronicle on November 22, 2009 and in the Belgrade News on November 20, 2009 the Gallatin County Planning Board reviewed the Amsterdam/Churchill Community Plan.

NOW THEREFORE BE IT RESOLVED:

1. The Gallatin County Planning Board finds the Amsterdam/Churchill Community Plan to substantially comply with the goals and objectives of the Gallatin County Growth Policy;

2. The Gallatin County Planning Board finds the Amsterdam/Churchill Community to substantially comply with the criteria of Section 9.2 of the Growth Policy, specifically:
 - The land use categories in the Amsterdam/Churchill Community Plan adequately provide for a variety of uses within the plan jurisdiction; and
 - The amendment constitutes an overall improvement to the Growth Policy by comprehensively providing policies guiding growth in the Amsterdam/Churchill area; and
 - The land use categories in the Amsterdam/Churchill Community Plan accurately reflect existing land use patterns within the plan jurisdiction;
 - The Amsterdam/Churchill Community Plan provides for the efficient provision of infrastructure within or adjacent to areas which already have services available; and
 - The Amsterdam/Churchill Community Plan encourages growth in areas which already have an existing traffic system, and provides policies for the improvement of necessary road and traffic infrastructure as the area grows; and
 - The Amsterdam/Churchill Community Plan adequately addresses the livability of the area, as well as the health and safety of residents by providing policy for water and sewer infrastructure, protection of agricultural operations, the Fire District, and the Amsterdam School; and
 - The Amsterdam/Churchill Community Plan is compatible with future land uses and intensities contained in the Growth Policy by directing the majority of new growth adjacent to the existing town site of Amsterdam/Churchill, an identified unincorporated community by the Future Land Use Map of the Growth Policy, where more specific planning is encouraged by the Section 10.1 of the Growth Policy, and by providing for infrastructure options to facilitate that growth;
 - The Amsterdam/Churchill Community Plan is consistent with the overall intent, goals, and strategies of the Growth Policy, specifically Section 1.2 and the goals and objectives contained in Chapter 3 of the Growth Policy;
 - The Amsterdam/Churchill Community Plan furthers the goals and strategies of the Growth Policy by providing more neighborhood-specific policies as called for in Section 10.1 of the Growth Policy; and
 - The Amsterdam/Churchill Community Plan specifically calls for infrastructure strategies to community facilities and public infrastructure, specifically water and sewer, road and transportation, school, and Fire District.
3. The Gallatin County Planning Board finds the procedural requirements of §76-1-602 through §76-1-604 MCA have been met;
4. The Gallatin County Planning Board adopts the Staff Findings from the November 24th, 2009 Staff Report;

5. The Gallatin County Planning Board finds the Amsterdam/Churchill Community Plan and Future Land Use Map Amendment to the Growth Policy meets the criteria of Section 9.2 of the Gallatin County Growth Policy and is consistent with the goals, policies, and intent of the Gallatin County Growth Policy, and therefore approves the Resolution of Intent recommending adoption of the attached Amsterdam/Churchill Community Plan to the Board of Gallatin County Commissioners. The County Commission shall consider a resolution of intention to adopt the Amsterdam/Churchill Community Plan and Land Use Map on December 8, 2009.

Dated this 24th day of November 2009.

GALLATIN COUNTY PLANNING BOARD

Kerry White, Chairman