CTA

May 10, 2011

Gallatin County Planning Dept
Gallatin County Courthouse
311 West Main, Room 108
Bozeman, MT 59715
Attn: Warren Vaughn

RE: Neighborhood Planning/zoning for Ecton Ranch Subdistrict
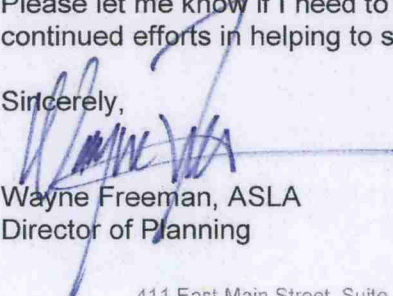
Dear Warren:

Thank you for the opportunity to meet this morning to discuss the latest proposed language for the Churchill-Amsterdam zoning efforts now focused on the town core area more specifically the Ecton Ranch Subdistrict. In general we are in agreement with the language proposed today with one significant exception.

As discussed, the current language seems to imply that the entire boundary defined as the Ecton Ranch Subdistrict would require an entire master plan be developed for the full 330 plus acres within the Subdistrict. Currently these parcels are held by two entities, Starfire Corporation (Cindy Elliot) and The Village at Amsterdam, LLC (CTA). While the original and current plat for this entire parcel was to be developed as one piece and jointly designed should this development plan be altered, both parties would likely do so independently. In short, we do not wish to be required to develop a master plan for a much greater parcel of land if our intention is to only develop our 78 acres particularly if we do not own the other tract of land. I would think the reverse would also be the same for the property currently held by Starfire Corporation.

As indicated, we have developed numerous scenarios for the 78 acre tract of land under our ownership. Each concept holds to the principals of the initial plan and those conditions, including connectivity, outlined in the proposed zoning language for the Ecton Ranch Subdistrict. However, it seems unnecessary to require one entity to create a master plan for the other property. In fact, I have never in 26 years in the business seen this language in land use or zoning ordinances.

Please let me know if I need to further comment on this issue and thank you for your continued efforts in helping to shape the Churchill-Amsterdam area.

Sincerely,

Wayne Freeman, ASLA
Director of Planning