

RESOLUTION NO. 2010 - 010

**A FINAL RESOLUTION ADOPTING 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 Commissioner Murdock, and seconded by Commissioner White. The Resolution was adopted unanimously.

WHEREAS, in April 2003, the Gallatin County Commission adopted the Gallatin County Growth Policy pursuant to §76-1-604 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, The Gallatin County Commission's Growth Policy Implementation Program recognizes neighborhood plans are one of the most important methods to implement the Gallatin County Growth Policy; and

WHEREAS, pursuant to §76-1-601(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- 11 = A;
Section 12 = All excluding the SW ¼;
Section 13 = All north of the centerline of Norris Road in the N ½ excluding a parcel described in Deed 126-472;
Section 14 = All of the W ½ north of the centerline of Norris Road;
Section 15 = All north of the centerline of Norris Road;
Section 16 = All;
Section 17 = All in the 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 excepting Tracts 1, 2, and 3 of Certificate of Survey 1190F;
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, the Gallatin County Planning Board held a public hearing on November 24th, 2009 and approved a resolution (6:0) recommending the Gallatin County

Commissioners approve the Amsterdam/Churchill Community Plan and Future Land Use Map as an amendment to the Growth Policy; 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 and 29, 2009 and in the Belgrade News on November 20, 2009 the Gallatin County Commission reviewed the Amsterdam/Churchill Community Plan on December 8, 2009 and

WHEREAS, on December 8, 2009, the County Commission unanimously approved a Resolution of Intention (Resolution 2009-162) to adopt the Amsterdam/Churchill Plan and Future Land Use Map as a revision to the Gallatin County Growth Policy; and

WHEREAS, notice of passage of the Resolution of Intent was given on December 13 and 20, 2009 in the Bozeman Daily Chronicle.

NOW THEREFORE BE IT RESOLVED:


1. The Gallatin County Commission 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 Plan 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. Specifically:
 - Goal 3.1.1 is met calling for upgrades to the Churchill Sewer District, as well as encouraging discussions about central water;
 - Goal 3.6.1 is met by directing the majority of growth into the Town Core, and by calling for an open-space development pattern in Rural Amsterdam/Churchill;
 - Goal 3.7.1 is met by clearly establishing rural, commercial, and agricultural areas and by detailing policies for each;
 - Goal 3.8.1 is met by identifying land use categories in the Town Core and establishing policy guidelines for the drafting of zoning standards addressing commercial and industrial development;
 - Goal 3.9.1 is met by establishing policy related to gravel pits;
 - Goal 3.11.1 is met by directing the majority of growth into the Town Core and preserving the agricultural lands in the rural area;
 - Goal 3.12.1 is met by identifying numerous connections throughout both the Town Core and Rural Amsterdam/Churchill to be constructed as the area builds out;
 - Goal 3.13.1 is met by establishing policy for community water, community sewer, the Amsterdam Rural School, and the Amsterdam Rural Fire Department;
 - Goal 3.13.2 is met by directing the majority of growth into the Town Core where existing services can be extended at an efficient rate and cost;
 - Goals 3.15.1 and 3.15.2 are met by establishing policies directing the majority of growth into the Town Core and protecting the agricultural base of Rural Amsterdam/Churchill; by detailing standards which will be adopted requiring residential development in Rural Amsterdam/Churchill to cluster development in a historical development pattern; by calling for zoning standards to protect canals and ditches and buffering of agricultural operations; by exempting family transfers from any future zoning standards; and by formally recognizing the right to farm and ranch in the Amsterdam/Churchill area.
- 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 Commission finds the procedural requirements of §76-1-602 through §76-1-604 MCA have been met;
 4. The Gallatin County Commission adopts the Staff Findings from the December 8th, 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 to approve the attached Amsterdam/Churchill Community Plan and Future Land Use Map as a revision to the Gallatin County Growth Policy.

Dated this 19th day of January, 2010.

GALLATIN COUNTY COMMISSION



Joe P. Skinner, Chairman

ATTEST:



Charlotte Mills, Clerk and Recorder