

To: Amsterdam/Churchill Steering Committee
From: Warren Vaughan, County Planning
Date: May 19, 2008
Re: To-Do List for Getting to Adoption

The following tasks are needed to get the Community Plan ready for adoption:

- **Core map boundary.** We are getting closer every week and hopefully can wrap it up soon. Keep in mind that we can use the “phased” approach – as certain areas develop and others areas become appropriate for development, map amendments can be requested to change the zoning. Landowners should keep in mind that those amendments will not be approved until certain requirements for the phasing are met (i.e., other areas have been developed to 75%, for example), so we need to make sure our criteria are clear.
- **Chapter 4 - Specifics within the core.** We need to focus on the details within the core. Those details don’t have to be completely specific for the plan, but they do need to give clear guidance for the zoning (which will definitely be specific). Some of those things are:
 - *Policies 4.1, 4.2 and 4.3 - Neighborhoods.* Two things: we need to think about protecting our existing neighborhoods AND what type of new neighborhoods we want as the core grows. Specifically, we need to focus on the following:
 - *Design.* We have identified elements such as sidewalks, curb and gutter, and lighting, but we need to look more closely at different design elements such as alleys and setbacks. Do you like the Settlement subdivision? What about Churchill North?
 - *Uses.* We need to decide, generally, where future land uses are going to be. Do we want commercial generally oriented around the main intersections where its located already? Do we want people to have commercial opportunity along Churchill Road? (Keep in mind that I’m talking about primary commercial use, not home-based businesses...)
- **Chapter 6 - Infrastructure.** We need to identify basic infrastructure needs for a few things, such as:
 - *Fire Department.* Get specific policies from the fire department regarding future development within the core. This could include:
 - Key and necessary road connections
 - Building height (ladder height)?

- Basic info on when the building would need to be expanded or relocated, and where that might be?
 - *Roads*. We need to identify some basic road improvements and connections that could be made either when development happens, or which could possibly be targeted with impact fee money (not too likely, but okay to get on wish list).
 - *Sewer*. This is going to depend on the Sewer Board. Ideally, we'd get specific needs from them.
- **Chapter 5 - Rural Amsterdam/Churchill (Large Landowners)**. Walt and I have put together a very basic power point explaining the differences between the County's countywide system and the community approach. Given the weather and schedules, we will try and meet within the next few weeks. Specifically, I'd like to focus on the following:
 - *Policy 5.1 – Density and Clustering Options*. Two meetings ago we talked about mirroring the County's proposed density and clustering options. Keep in mind that, generally, the County's program (keep in mind, when you read about all the restrictions, that the entire point of the County's program is to direct growth into areas with infrastructure, to prevent further fragmentation of the landscape, and reduce pressure on existing farms):
 - *Base Density*. Base density = 1 lot per 160 acres AVERAGE. This means that if you have 640 acres, you get four lots. Those four lots can be distributed on any lot size you want (i.e., 1 twenty acre piece, 1 forty acre piece, one 160 acre piece, and one 420 acre piece), but you only get four.
 - *Cluster provision*. If you cluster your development on 10% of the site (and leave 90% preserved in perpetuity), then you get a density bonus of 1 per 40 acres (again, if you have 640 acres, you'd get 16 units, but they need to be on 64 acres, and 576 acres would be preserved).
 - Development is clustered in a "node". You can have more than one node IF you have more than 10 units. 10 or less units must be in one node.
 - The rural cluster provision uses a scoring system that could be adopted by AC if you wanted. I have attached that scoring system to this memo – we don't need to get into the depths of it, but please go over it to have a very basic understanding. We need to decide if we're going to simply use this, or if we want to come up with simpler criteria of our own.
 - *Policy 5.2.2 – Open space buffer between farm land and new development*. You need to decide how this works – what purpose would the buffer serve? What is the minimum needed to be effective? Should there be landscaping in the buffer?
 - *Policy 5.4 – Allow multiple uses*. I'd like to get a basic understanding from some of the Ag people in the group of what types of uses generally happen on a typical

farm. We don't need to get really specific here, but we also don't want to box ourselves in before we even get to the zoning.