

Policy 3.2. Phased Expansion of the Town Core

As the area designated as the Town Core builds out over time, other adjacent parcels, identified on the Future Land Use Map as “Phase II”, will become suitable for development. Before these parcels annex into the Town Core, the following criteria shall be met.

3.2.1 Contiguous to existing development. Phase II property may be annexed into the Town Core if it is contiguous to existing, platted development.

3.2.2 Capacity of community services. . Phase II property may be annexed to the Town Core if there are adequate public facilities to service the development. Adequate public facilities include:

- Capacity of the Churchill Sewer District to annex new property. The District’s system will be considered adequate to service the annexed property if there is proven sufficient capacity to accommodate expected and ultimate peak flows from the proposed development, or if the capacity is expected to be provided within a designated timeframe to service the proposed development. This information shall be demonstrated prior to annexation of any Phase II property into the Town Core.
- Capacity of the Amsterdam School to serve the expected increase in students caused by an annexation. The number of anticipated students shall be calculated using the most recent statistics for Gallatin County used by either the Amsterdam School, the School Superintendent’s office, or the most recent data provided by the US Census Bureau.
- Availability of water.
- Connection to a road network designed to handle the proposed increase in traffic. Interior subdivision roads alone shall not be considered adequate road connections for Phase II property; any annexations shall be required to connect to collector roads with adequate right-of-way and capacity to carry the increased traffic.
- Fire and emergency service capacity. See Policy __ for a description of policies applicable to adequate fire and emergency service capacity.

If there are not adequate public facilities to service the new development allowed by the annexation, the annexation (and subsequent up-zone) shall not be allowed until those deficiencies are addressed.

3.3.3 Access to a collector road. Phase II property may be annexed if it is served by a collector road. Property only served by an interior subdivision road must obtain access by a road meeting collector standards prior to any annexation.

Policy 3.5 Connections

Multiple points of access will be required to most developments. Additionally, safe, functional connections between neighborhoods, and within residential and commercial areas and public places, will be required for new development.

Benefits of safe, functional connections between neighborhoods between neighborhoods via roads and sidewalks, paths, and trails include the following:

- Having multiple points of access to a neighborhood is important for provision of emergency services;
- Facilitating movement from one part of the community to another via local roads, sidewalks, paths, and trails can reduce congestion on arterial roads and major connectors. It also encourages walking and cycling;
- Connecting neighborhoods promotes a sense of community throughout town;
- Providing multiple connections, including sidewalks and paths, can facilitate safe movement of school children to either of the two schools in the community.

3.5.1 Require Connectivity as a Condition of Development Approval.

Commercial and residential developments must have safe, functional access for vehicles, pedestrians, and cyclists through the site. They should also have safe, functional connections with adjoining developments.

3.5.2 Commit to exploring ways to provide a new sidewalk along Churchill Road and Amsterdam Road.

There are two schools and two churches within the heart of the Town Core. This policy commits the community of Amsterdam/Churchill and Gallatin County to exploring ways to provide a new sidewalk along both Churchill Road and Amsterdam Road to increase pedestrian safety between these public buildings and residential neighborhoods.

3.5.3 Require a connection between Godfrey Canyon Estates and the rest of the Churchill Community to the north.

The Godfrey Canyon Estates subdivision is physically separated from the rest of the Churchill community to the north. New subdivision on the agricultural land between the two developments shall be required to provide a road and pedestrian connection.

3.5.4 Commit to exploring opportunities for a “rails to trails” project along the old railroad right-of-way west of Camp Creek Road.

3.5.5 The community will also explore ways to provide sidewalks and pedestrian opportunities throughout the Amsterdam/Churchill community as needs are identified.

As the planning process proceeds, new connections and pedestrian needs may be identified. This policy commits the community and Gallatin County to explore opportunities to provide any future trail and/or other pedestrian connections that are identified.

3.5.6 Require extension of Kunje Road to the east. Extending Kunje Road to the east provides a transportation route 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, extension of Kunje Road allows appropriate access to Phase II property designated to the north and east of the Churchill North subdivision.

3.5.7 Require a connection between Churchill Road and Camp Creek Road across the Ecton Property. As discussed in Policy 3.1, the Ecton property has an approved preliminary plat. If development plans change, however, this policy requires a connection to be designed with any future development that would connect Churchill Road to Camp Creek Road and provide an alternative east/west route.

3.5.8 Create a connection from Bethel Corner south to Churchill road below Godfrey Canyon Estates.