

Section III – Part P Review Agency Responses

TO: GALLATIN COUNTY PLANNING DEPARTMENT; CHRIS SCOTT, PLANNER

FROM: AMSTERDAM/CHURCHILL COMMUNITY PLANNING GROUP

SUBJECT: AMSTERDAM VILLAGE MAJOR

DATE: JULY 7, 2014



The Amsterdam/Churchill Community Planning Group (ACCPG) has been asked for review and comments on the referenced application, please note that ACCPG has been idle for the past months. This request is appreciated as the community has worked on passing guidelines when land use changes occur. Please feel free to contact either Walt Sales (570-2128) or Tim VanDam (581-3626) with questions or concerns. Thank you again for the opportunity for overview and comments.

Comments on Pre-application Submittal letter from CTA to Gallatin County Planning Department, June 6, 2014.

1.d. True the area is not zoned, but work from the ACCPG has been passed in terms of planned growth and draft regulation worked on. We would like the applicant to follow the guidelines set forth in the document.

7. We would like to address the need for fire protection infrastructure put in place. As the town core grows, the public safety demands also increase, giving logistic restraints on a volunteer force and basic needs for protection to the community. The possibility of connection to water supplies of existing fire systems should be looked at and easements provided for future plans or possible improvements that need explored.

8. The Valley Ditch is located downgrade from the natural slope of the proposed subdivision. In times of the past, the Valley has accumulated water runoff from the area to be subdivided. A runoff and retention plan must address how it will protect the Valley with water quality and quantity concerns that land use changes influence. The plan should also include for follow up maintenance to protect from silt and vegetation problems that may get overlooked.

General comments to Amsterdam Village Subdivision-Pre-application Submittal

- With the recently completed sidewalk work in the area, a plan showing how the new development will allow a safe connection to both existing and future needs. As proposed in drawings, sidewalks on both sides of street would be desired.
- Trails in the open space/park that allow existing and future needs.
- Marked crosswalks on Churchill road need to be applied.
- Landscaping of open space to allow for view-shed protections.
- Height restrictions on building (single story adjacent to Churchill road) and signage need reviewed.
- Weed management plan for open space/park and interim lot build-out.
- The impact of adding another major development using exempt wells as the water source will be an issue of concern to the nearby residents, as we have seen elsewhere in the county. A water constraints plan, regarding the increase of wells in the area should help mitigate this issue. This can be done many ways from landscaping, watering schedules and use of existing water rights.
- The location of the development borders an agricultural area, it is desired that the “farming/ranching” activities are expressed and buyers are notified what this may mean to their new location.

Gallatin County Survey Review Comment

the park lot(s) will be developed or contain stormwater drainage provisions (detention ponds), then they may also be subject to review. If the park lot(s) are completely undeveloped, then no review is required as long as an appropriate exemption is used on the plat [ie. "no development" exemption ARM 17.36.605(2)(a)]. (dlm)



Gallatin County, Montana

Road, Bridge, & Junk Vehicle Departments

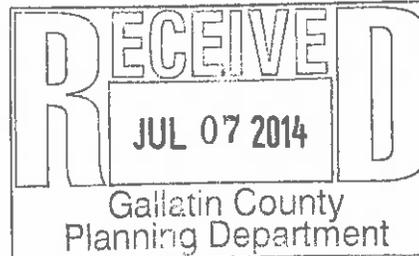
205 Baxter Lane West; Bozeman, MT 59718

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www.gallatin.mt.gov

July 7, 2014



Gallatin County Planning
Gallatin County Courthouse
311 W. Main
Bozeman, MT 59715

ATTENTION: Mr. Christopher Scott, Planner

Re: Village at Amsterdam MaSub Pre-Application

After review of the foregoing subdivision, I provide you with the following comments:

The County GIS office must approve all road names for interior subdivision roads.

A detailed signage and drainage plan shall be submitted to the county road office for approval, prior to the start of any construction. This plan should specifically address the requirement for road name signs to be installed at all intersections, as well as STOP sign(s) at all intersections with county maintained roads. STOP signs and other regulatory or warning signs may also be needed on some internal roads, and this should be addressed in the plan. All signage must conform to the Manual on Uniform Traffic Control Devices (MUTCD), Millennium Edition.

Encroachment permit(s) must be obtained from the county road office for any access points to county maintained roads, Amsterdam Road. Proof of approved permits shall be provided for any access to state maintained highways, Churchill Road. Additionally, all internal lots will be limited to one driveway access. Each access must be at least seventy-five (75) feet from the nearest intersecting county road.

A "no access" strip is required along all lot boundaries that border county or state maintained roads, except for approved interior subdivision road access. Exception to this will only be made for lots that do not border an internal subdivision road. Access to lots falling under this exception will require further review and the obtaining of an encroachment permit from the county road office.

Subdivision standards require that any development over six (6) lots must have a second access; therefore a second access shall be required. The access shall be a public easement constructed to county standards.

There exists unsubdivided land to the south and west of this development. It appears that adequate access exists to said land.

All interior roads must be built to county paved standards, and have a sixty (60) foot right of way, dedicated to the public, unless other county road standards apply.

All cul-de-sacs shall be built to county standards and acceptable to the local Fire District.

A detailed traffic study shall be prepared to identify off-site traffic impacts the development will have on the following existing county roads or state highways: Amsterdam Road and Churchill Road, including any turn lanes required for increased traffic at intersections affected by this subdivision. The study will be used to identify primary and secondary access roads, as well as collectors and arterials in the area of impact. Findings from this study may result in the need to have additional right-of-way along certain county maintained roads dedicated to the public.

A pre-construction meeting shall be scheduled with the County Road Department prior to the start of any construction.

All roadwork shall be built to Montana Public Works Standard Specifications (Current Edition), inspected and certified by a licensed engineer. Such inspection and certification must be provided to the county road office in writing. Final approval will not be given until this documentation is received.

For all proposed development onsite and offsite road improvements a two (2) year written warranty from the contractor shall be required. This warranty must be submitted to the county road office prior to final approval. Striping must be included after the paving of any county maintained roadway.

A "Homeowners Association" shall be formed for the maintenance of all interior roads. A copy of the Homeowners Association by laws are required to be submitted to the County Attorney's office prior to final approval.

Thirty (30) feet of Amsterdam Road south of centerline shall be dedicated to the public for the entire length of the development. Any right of way requirements for Churchill Road shall be reviewed by the Montana Department of Transportation.

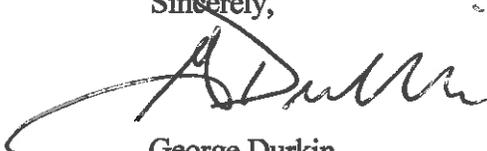
Pedestrian facilities shall be installed per Gallatin County Subdivision Regulations Section 7.J.

A waiver of right to protest the creation of future RIDs shall be required for any improvements to the intersection of Amsterdam and Churchill Roads.

All areas of the public right of way disturbed during construction activities must be sodded or reseeded.

When this development is formally submitted for preliminary review, further conditions may apply.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Durkin", with a long, sweeping underline that extends to the left.

George Durkin
County Engineer



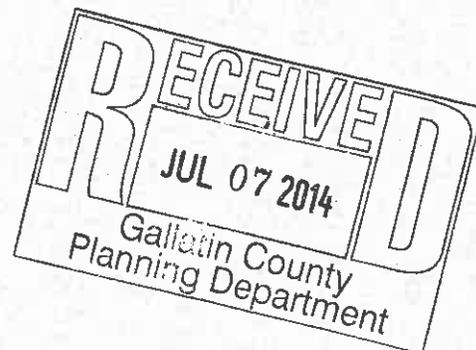
Gallatin County Superintendent of Schools

"Promoting a lifetime of learning"

Mary Ellen Fitzgerald

July 7, 2014

Christopher Scott
Planning Department
311 West Main Room 209
Bozeman, MT 59715



Dear Christopher:

The Amsterdam School District #75 has been asked to submit comments on any potential impacts the Amsterdam Village Major Subdivision No.2 will have on the school district.

Amsterdam is a rural school that has more than doubled in enrollment the past eight years with the present enrollment of 166 students in grades K-6. With the development of the 56 residential lots in Amsterdam Village, the school could anticipate a minimum of 15 students. The formula used to determine the expected children in a subdivision is the number of units multiplied by .28. This is not a great number, but our existing school has reached capacity.

This proposed subdivision will have an impact on the Amsterdam District as well as the Manhattan Elementary School District #3 which educates our seventh and eighth graders. The Manhattan School District and Amsterdam School District have an agreement by which Manhattan provides educational services to those seventh and eighth grade students residing in the Amsterdam School District. For the 2013-14 school year, that number was 43 students. Amsterdam reimburses Manhattan for tuition, transportation and other costs of \$1871.59 per student.

Any growth in the Amsterdam-Churchill area of both large and small scale projects will impact our school district. A school district's budget and its ability to raise bonds for construction are at the direction of the taxpayers living within the district boundaries. Construction, the hiring of new staff, and instructional materials are supported through the increased taxes of our residents. In the event the voters do not support the necessary growth of the school, Amsterdam likely would not meet minimum accreditation requirements and maintain the type of educational excellence provided for the last ninety years.

Thank you for including us in the process.

Charles Pipal
Chairman of the Board

Sincerely,

Mary Ellen Fitzgerald
Gallatin County Superintendent

AMSTERDAM

Amsterdam Rural Fire District

7170 Churchill Road
Manhattan, MT 59741



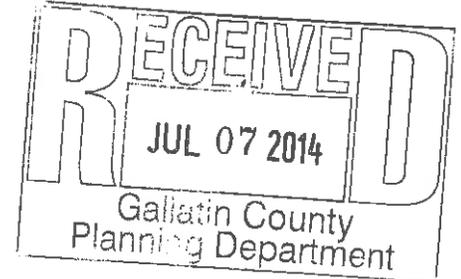
FIRE DEPARTMENT

Phone: (406) 282-7945

Email: amsterdamfire@hotmail.com

July 4, 2014

Gallatin County Planning Department
Attn: Chris Scott
311 W. Main Street
Bozeman, MT 59715



Dear Chris,

We are in receipt of your request to provide comments on the pre-application of the proposed Village at Amsterdam Major Subdivision (referred to as Via Verda Ranch Subdivision in 2006 it appears).

The proposed fire protection plan **does not** meet the requirements of Appendix I of the Gallatin County Subdivision Regulations for Major Subdivisions over 50 lots. We have been informed that the Applicant intends to submit a request for a variance pursuant to Section 13 of the Regulations. We have requested a written statement and the facts supporting the need for the variance from the Applicant, however as of the date of this letter, we have not received the requested information and therefore cannot comment on the variance at this time.

The Amsterdam Fire Department recommends the fire protection plan be drafted in accordance with Appendix I of the Gallatin County Subdivision Regulations and submitted with the preliminary plat application. We would recommend the existing Leonard Street be connected to the subdivision for access and stubbed out to the west subdivision boundary to accommodate future expansion. The new main north/south road through the subdivision is recommended to be extended to connect with the Leonard Street access and continue on to the south boundary of the subdivision. We would also recommend moving the proposed locations of the fire hydrants on main road (north/south) through the proposed subdivision to the road's intersection with Amsterdam Road, the center access road intersection, and the Leonard Street intersection. In addition, all hydrants lines are recommended to be stubbed out to the west boundary of the subdivision to allow for future expansion to the west.

If the fire protection plan conforms to the requirements of Appendix I for Major Subdivisions over 50 lots and the above recommendations are met, the Amsterdam Fire Department has no objection to the proposed development. We look forward to working with you and please contact me if you have any questions at (406) 282-7945.

Sincerely,

Todd Kitto
Fire Chief