



## GALLATIN COUNTY

### STAFF REPORT

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**TO:** GALLATIN COUNTY COMMISSION

**FROM:** CHRISTOPHER SCOTT, PLANNER

**SUBJECT:** REQUEST FOR A FIVE-YEAR EXTENSION OF THE PRELIMINARY PLAT APPROVAL FOR THE AMSTERDAM VILLAGE MAJOR SUBDIVISION

**HEARING DATE:** OCTOBER 26, 2021

**LOCATION:** GALLATIN COUNTY COURTHOUSE COMMUNITY ROOM 311 WEST MAIN, BOZEMAN, MT

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**REQUEST:**

On September 24, 2021, CTA Land & Development, LLP (Subdivider), submitted an application to the Gallatin County Planning Department requesting a five-year extension of preliminary plat approval for the Amsterdam Village Major Subdivision. This subdivision received preliminary plat approval on November 24, 2015, for a 3 year approval and subsequently received a 3 year preliminary plat extension on October 2, 2018 with the approval expiration date of November 24, 2021. The Subdivider has received Final Plat approval for Phase 1 of the Subdivision on April 17, 2018. Phase I included 20 residential lots and 2 commercial lots. Additionally, Phase 1 has been amended to allow for 20 condominium units with 12 commercial condominium units on Lot 11 and 8 residential condominium units on Lot 12. Phase 2 will contain 16 residential lots and Phase 3 will contain 22 residential lots, which have not received final plat approval yet. The Subdivider is requesting a 5-year extension that would extend the preliminary plat approval period for the last remaining phases to November 24, 2026.

**LOCATION:**

The property is located in the East One-Half (E ½) of the East One-Half (E ½) of the East One-Half (E ½) of Section 14, Township One South (T1S), Range Three East (R3E), P.M.M. Gallatin County, Montana; generally located southwest of the intersection of Amsterdam Road and Churchill Road lying within the established community of Churchill (Subject Property).

**STAFF FINDINGS:**

1. Section 3.M.4. of the Gallatin County Subdivision Regulations establishes the following process and evaluation criteria for requests for extensions of approved preliminary plats:

*At the end of the Preliminary Plat approval period, the County Commission may, at the request of the Subdivider, extend the Preliminary Plat approval for a mutually agreed-upon period of time. At least 30 days prior to the expiration of the Preliminary Plat approval, the Subdivider shall submit a written request for extension of the Preliminary Plat approval. The written request shall be accompanied by responses to the criteria listed below along with supporting documentation. When evaluating the extension request, the County Commission shall consider the following criteria, responses and supporting documentation.*

The Subdivider requests a 5-year extension of the preliminary plat approval period (until November 24, 2026) and has provided an approved five-year extension to their Weed Management Plan (see **Exhibit C**). Attached as **Exhibit A** are the applicant's written responses to the following extension evaluation criteria established under Section 3.M.4.(a.-f.) of the Subdivision Regulations:

- a. *Progress to date in completing or satisfying the required conditions of Preliminary Plat approval.*

Staff Response: See **Exhibit A** for the Subdivider's response. The Subdivider acknowledges that they have received final plat approval for Phase 1 and that lots are able to be sold and developed. Phase 2 roads and ditches are under construction with final grading slated for completion by the end of September 2021.

- b. *Efforts to maintain the property in good condition.*

Staff Response: See **Exhibit A** for the Subdivider's response. The Subdivider acknowledges that Phase 1 lots are sold and developed. The trail system of Phase 1 has been constructed and parkland dedicated. The subdivision has an active property owner's association and active weed management plan both of which will remain active through the preliminary plat extension time period. The Subdivider has provided a new approved 5-year extension on their Weed Management Plan (see **Exhibit C**).

- c. *Duration of the requested extension, and the adequacy of the Subdivider's plan to meet the required conditions of Preliminary Plat approval within the requested extension period.*

Staff Response: See **Exhibit A** for the Subdivider's response. The Subdivider stated within their application that they are requesting a 5-year extension with expiration of the approval to be November 24, 2026.

- d. *Significant changes in the vicinity of the Subdivision that have occurred or are planned to occur within the requested extension period, and whether those changes require a modification in the mitigation of impacts.*

Staff Response: See **Exhibit A** for the Subdivider's response. The Subdivider maintains residential homes will be constructed in the approved Phase 1 portion of the subdivision and that there are no significant changes that would require additional mitigation of impacts.

- e. *Planning and provision of public facilities and services in the vicinity of the Subdivision, and whether the requested extension period results in the disruption of those facilities and services.*

Staff Response: See **Exhibit A** for the Subdivider's response. The Subdivider assert that the request for an extension should not disrupt any existing or planned public facilities.

- f. *Impacts to public health, safety and general welfare.*

*Staff Response:* See **Exhibit A** for the Subdivider's response. The Subdivider claims that the request should not result in an impact to public health, safety and general welfare.

2. Section 3.M.4. of the Subdivision Regulations also requires that any mutually agreed upon extension must be in writing and dated and signed by the Subdivider or the Subdivider's authorized agent and by the County Commission, and that more than one extension may be requested. The applicant has completed the County's standardized Extension Agreement form, which is prepared for County Commission signature and date (See **Exhibit B**).

If the County Commission approves the request, the preliminary plat approval period will be in force November 24, 2026.

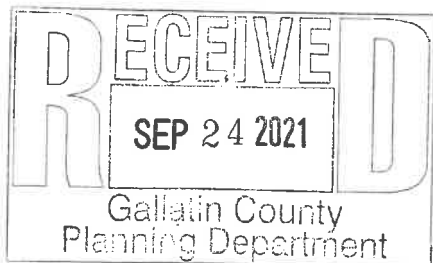
#### **STAFF SUGGESTED ACTION:**

The County Commission shall consider the criteria established in Section 4.N.c. of the Subdivision Regulations, and the Subdivider's responses and supporting documentation and make a determination whether or not to grant the requested five-year extension.

Attachments:                   Exhibit A - Extension Request Evaluation Criteria  
   Exhibit B - Unexecuted Extension Agreement  
   Exhibit C – Approved Weed Management Extension

CC: CTA Land & Development, LLP, 411 E. Main Street, Ste. 101, Bozeman, MT 59715  
Nicole Olmstead [nicoleolmstead@cushingerterrell.com](mailto:nicoleolmstead@cushingerterrell.com)

\\gccfs00\planning.sys\Development Review\Projects\Subdivision\S2022-021 Amsterdam Vilage Prelim. Plat  
5yr.Ext\AmsterdamVillage-5yr.2EXT.RPT.doc



### GALLATIN COUNTY

#### Subdivision Preliminary Plat Extension Application

1. Applicant Name CTA Land & Development, LLP
2. Subdivision Name Amsterdam Village Major Subdivision
3. Date Subdivision Received Preliminary Plat Approval November 24, 2015
4. Expiration Date of Preliminary Plat Approval or Any Granted Extension November 24, 2021
5. Duration of Requested Preliminary Plat Extension Five (5) Years
6. Subdivision Location (common) Intersection of Amsterdam Road and Churchill Road, Churchill MT
7. Subdivision Location (legal) East On-half (1/2) of the East One-Half (E1/2) of the East one-Half (E1/2) of Section 14, T1S, R3E, PMM Gallatin County MT
8. Subdivision Type 

<u>Single-Family</u>	Multi-Family
Condominium	Commercial/Industrial
Other	
9. Total Number of Lots 38 single family lots
10. Total Acreage 59.463
11. Current Land Use Undeveloped agricultural land
12. Zoning District/Designation NA
13. Prior Preliminary Plat Extensions October 2, 2018 Preliminary Plat Extension
14. Property Owner Name CTA Land & Development, LLP  
 Address 411 E Main Street STE 101 Phone \_\_\_\_\_  
 City Bozeman State MT Zip 59715  
 Email waynefreeman@cushingterrell.com
15. Applicant/Preparer/Agent Name Nicole Olmstead  
 Address 411 E Main Street Phone 406.922.7128  
 City Bozeman State MT Zip 59715  
 Email nicolelmstead@cushingterrell.com
16. Surveyor/Engineer Name Ron Isackson, PE  
 Address 411 E Main Street STE 101 Phone 406.922.7170  
 City Bozeman State MT Zip 59715  
 Email ronisackson@cushingterrell.com

17. **Preliminary Plat Extension Submittal Requirements** (a check mark indicates item included)

Weed Management Plan approved by the Gallatin County Weed Control District and valid for the full duration of requested extension

Completed Gallatin County Subdivision Regulation Preliminary Plat Extension Evaluation Criteria (attached)

Completed Agreement for Extension of Preliminary Plat (attached)

Application Fee and a complete digital copy of the application materials (no file greater than 20 MB)

Applicant's Signature Nicole Olmstead  Digitally signed by Nicole Olmstead  
DN: E=NicoleOlmstead@cushingterrell.com, CN=Nicole Olmstead, OU=Users, OU=Bzmn, DC=ctagroup, DC=net  
Date: 2021.09.22 16:07:11-06'00' Date 9.22.2021

Property Owner's Signature   Digitally signed by Zack Graham  
Date: 2021.09.24 10:07:18-06'00' Date 9.24.2021

## Preliminary Plat Extension Evaluation Criteria

Please respond in writing to each of the following questions and provide supporting documentation where necessary.

- i. *Progress to date in completing or satisfying the required conditions of Preliminary Plat approval.*

Phase I has received final plat approval and lots are available for sale and developed. Phase II roads and ditches are under construction with final grading slated for completion by the end of September 2021.

- ii. *Efforts to maintain the property in good condition.*

Phase I lots are sold and developed. The trail system for Phase I has been constructed and parkland dedicated. The subdivision has an active property owner's association and an active weed management plan both of which will remain active through the preliminary plat extension time period.

- iii. *Duration of the requested extension, and the adequacy of the Subdivider's plan to meet the required conditions of Preliminary Plat approval within the requested extension period.*

The requested extension for preliminary plat is November 24, 2026, five years from the expiration date of November 24, 2021.

- iv. *Significant changes in the vicinity of the Subdivision that have occurred or are planned to occur within the requested extension period, and whether those changes require a modification in the mitigation of impacts.*

Residential homes have been constructed in Phase I. There are no significant changes that would require additional mitigation of impacts.

- v. *Planning and provision of public facilities and services in the vicinity of the Subdivision, and whether the requested extension period results in the disruption of those facilities and services.*

The request should not disrupt any existing or planned public facilities.

- vi. *Impacts to public health, safety, and general welfare.*

The request should not result in an impact to public health, safety and general welfare.



AGREEMENT FOR EXTENSION OF PRELIMINARY PLAT

FOR Amsterdam Village Major SUBDIVISION
(name of subdivision)

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_, 2021, by and between CTA Land & Development with address of 411 E Main Street STE 101, Bozeman MT, 59715 as applicant and subdivider ("Subdivider") of Amsterdam Village Major Subdivision and Gallatin County, Montana ("County").

WHEREAS, the Subdivider prior to submitting an application for final plat meeting the conditions of preliminary subdivision approval allowing the final platting of Amsterdam Village Major Subdivision ("Subdivision"), approved by the County Commission on November 24, 2015; amended on N/A; and extended on October 2, 2018 to November 24, 2021;

WHEREAS, on \_\_\_, 2021 the Subdivider requested extension of the Subdivision and it is the intent and purpose of the Subdivider to extend the conditional preliminary plat conditions for a period of 5 years;

WHEREAS, §76-3-610(1), Mont. Code Ann., provides that conditional preliminary plat approval maybe valid for a period for three years and at the end of this period the governing body may, at the request of the subdivider, extend its approval for a mutually agreed-upon period of time. Any mutually agreed upon extension must be in writing and dated and signed by the members of the governing body and the subdivider or subdivider's agent. The governing body may issue more than one extension.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. Subdivision Description. This Agreement pertains to and includes that property, which is designated and identified as East On-half (1/2) of the East One-Half (E1/2) of the East one-Half (E1/2) of Section14, T1S, R3E, PMM Gallatin County MT, located in Gallatin County, Montana.

2. Extension of Conditional Preliminary Plat Approval. Upon request of Subdivider, the conditional preliminary plat approval for Amsterdam Village Major Subdivision is extended for a period of 5 years from November 24, 2021 until November 24, 2026.



3. **Completion of the Improvements.** On or before November 24, 2026, the Subdivider shall complete all improvements, public and private, required by the conditional preliminary plat approval as amended.  
*(month & day)* *(year)*

4. **Governing Law.** This Agreement shall be construed according to the laws of the State of Montana.

5. **Changes of Law.** Any reference to laws, ordinances, rules, or regulations shall include such laws, ordinances, rules, or regulations as they have been, or they may hereafter, be amended.

6. **Time of Essence.** Time is of the essence in the performance of all terms and provisions of this Agreement.

7. **Assignment.** It is expressly agreed that the Subdivider shall not assign this Agreement in whole or in part, without prior written consent of the County.

8. **Successors.** This Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective heirs, successors, and assigns.

9. **Notices.** All notices in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (1) when delivered in person on a business day at the address set forth below or (2) on the third day after being deposited in the United States mail, for delivery by being properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below.

Notices to the County shall be addressed to, and delivered at, the following address:

Gallatin County Commissioners  
311 West Main, Room 301  
Bozeman, MT 59715

Notices to the Subdivider shall be addressed to, and delivered at, the following address:

Wayne Freeman, CTA Land & Development LLP  
411 E Main Street STE 101  
Bozeman MT 59715

With a copy to:

Nicole Olmstead  
nicoleolmstead@cushingterrell.com

By notice complying with the requirements of this Section, each party shall have the right to change the address or addresses or both for all future notices and communications to such party, but no notice of a change of address shall be effective until actually received.

10. **Enforcement.** The parties hereto may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation: specific performance, enforce or compel the performance of this Agreement; provided, however, that the Subdivider agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the County or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

11. **Amendments.** All amendments to this Agreement shall be in writing and shall be approved by the Subdivider and the County.

12. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

13. **Authority to Execute.** The County and the Subdivider hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the County with respect to the approval of this Agreement and agree not to challenge this Agreement or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right. The County hereby warrants and represents to the Subdivider that the persons executing this Agreement on its behalf have been properly authorized to do so by the County Commissioners. The Subdivider hereby warrants and represents to the County (1) that it is the record owner of fee simple title to the Subdivision, (2) that it has the right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth herein and to bind the Subdivision as set forth herein, (3) that all legal action needed to authorize the execution, delivery and performance of this Agreement have been taken, and (4) that neither the execution of this Agreement nor the performance of the obligations assumed by the Subdivider hereunder will (i) result in a breach or default under any agreement to which the Subdivider is a party or to which it or the Subdivision is bound or (ii) violate any statute, law, restriction, court order, or agreement to which the Subdivider or the Subdivision is subject.

14. **Filing.** The Subdivider shall have this Agreement filed in the office of the Gallatin County Planning and Community Development.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

**SUBDIVIDER:**

**COUNTY:**

By \_\_\_\_\_  
Its Managing Partner

BOARD OF COUNTY COMMISSIONERS  
GALLATIN COUNTY, MONTANA

\_\_\_\_\_  
, Chairperson

\_\_\_\_\_  
, Commissioner

\_\_\_\_\_  
, Commissioner

**ATTEST:**

\_\_\_\_\_  
, Clerk and Recorder  
Gallatin County, Montana



Gallatin County Weed District  
903 North Black  
Bozeman, MT 59715  
406.582.3265  
www.gallatin.mt.gov  
weeddistrict@gallatin.mt.gov



September 20, 2021

CTA Land & Development  
411 E. Main Street, Ste. 101  
Bozeman, MT 59715

Dear Property Owner,

The 5 year Weed Management Plan Extension for Amsterdam Village Major Subdivision is approved and is valid from **9/20/2021 – 9/20/2026**. If a Memorandum of Understanding is not obtained from our office by **9/20/2026**, another extension to the WMP is required.

**Requirements for Final Plat:**

- Implement this Weed Management Plan
- Document all weed control activities - *see checklist on back page (all are required)*
- Provide a copy of the required covenants regarding Noxious Weed control
- Obtain a Memorandum of Understanding with the Weed District

Required covenants regarding Noxious Weed control can be found in Section 6 Part O of the Gallatin County Subdivision Regulations and are posted on our website ([www.gallatin.mt.gov](http://www.gallatin.mt.gov)).

This Weed Management Plan is a binding agreement between the landowner and the Gallatin County Weed District (MCA 7-22-2152). **Failure to provide documentation of annual weed control will be considered a breach of agreement and may result in denial of the Memorandum of Understanding from our office.**

Sincerely,

A handwritten signature in black ink, appearing to read "John Ansley".

John Ansley  
Gallatin County Weed District

## Required Documentation

### Year 1

- Name of person or business that treated the land (applicator)
- Contact information for the applicator
- Date(s) and type of treatment
  - Chemical: Trade name and rates of herbicide used
  - Mowing: Dates mowed
  - Bio Control: Provide details
- Noxious Weed species treated
- Total acres treated and a map of area treated
- Seed mix and seeding rates used
- If contracted, a copy of the invoice
- If self-treated, a copy of receipts for herbicides purchased

### Year 2

- Name of person or business that treated the land (applicator)
- Contact information for the applicator
- Date(s) and type of treatment
  - Chemical: Trade name and rates of herbicide used
  - Mowing: Dates mowed
  - Bio Control: Provide details
- Noxious Weed species treated
- Total acres treated and a map of area treated
- Seed mix and seeding rates used
- If contracted, a copy of the invoice
- If self-treated, a copy of receipts for herbicides purchased

### Year 3

- Name of person or business that treated the land (applicator)
- Contact information for the applicator
- Date(s) and type of treatment
  - Chemical: Trade name and rates of herbicide used
  - Mowing: Dates mowed
  - Bio Control: Provide details
- Noxious Weed species treated
- Total acres treated and a map of area treated
- Seed mix and seeding rates used
- If contracted, a copy of the invoice
- If self-treated, a copy of receipts for herbicides purchased

**The Memorandum of Understanding may be denied if all the documentation is not received with the MOU application.**



Gallatin County Weed District  
 903 North Black  
 Bozeman, MT 59715  
 406.582.3265  
 www.gallatin.mt.gov  
 weeddistrict@gallatin.mt.gov

Date Received 9-17-2021

**SUBDIVISION NOXIOUS WEED MANAGEMENT AND  
 REVEGETATION PLAN EXTENSION**

<b>LANDOWNER</b>	
Name: <u>CTA Land &amp; Development</u>	
Mail Address: <u>411 E Main Street, STE 101</u>	
City: <u>Bozeman</u>	
State: <u>MT</u>	ZIP: <u>59715</u>
Phone(s): <u>406.556.7100</u>	Email: <u>nicoleolmstead@cushingterrell.com</u>
<b>ENGINEERING FIRM (If Applicable)</b>	
Firm Name: <u>Cushing Terrell</u>	Engineer: <u>Ron Isackson, PE</u>
Email: <u>ronisackson@cushingterrell.com</u>	Phone: <u>406.922.7107</u>

**Requirements for Subdivision Weed Management Plan Extension approval include:**

- Brief cover letter stating current and future uses of the property and reason for extension
- Plat map detailing distribution and species of noxious weeds present
- Documentation of prior weed management activities (*see page 2 for a list of required documents*)
- Completion of this Plan
- Written contract with commercial applicator (*if contracting weed control*)
- Review fee: \$150 for Minor (1-5 lots) or \$300 for Major (≥ 6 lots)

**PRELIMINARY PLAT EXTENSION REQUEST (*check appropriate box*)**

- 3 Year
- 5 Year

# Required Documentation of Prior Weed Management Activities

## Year 1 2019

- PPYC Spray & Age
- Melissa Bradford, 477 Dan Road, Manhattan MT 59741, 406. 580.0465
- Date(s) and type of treatment
  - Chemical treatment dates: 5.29.2019
  - Chemical: Cimarron plus 1/2 oz per acre  
Grazon Next 32 oz per acre  
R11 16oz per acre
  - Mowing: NA
  - Bio Control: NA
- Noxious Weed species treated: See Map
- Total acres treated and a map of area treated: See Invoice
- Seed mix and seeding rates used: NA
- If contracted, a copy of the invoice: Invoice attached
- If self-treated, a copy of receipts for herbicides purchased: NA

## Year 2 2020

- PPYC Spray & Age
- Melissa Bradford, 477 Dan Road, Manhattan MT 59741, 406. 580.0465
- Date(s) and type of treatment
  - Chemical treatment date: 6.18.2020
  - Chemical: Cimarron plus 1/2 oz per acre  
Grazon Next 32 oz per acre  
R11 16oz per acre
  - Mowing: 8.11.2020
  - Bio Control: NA
- Noxious Weed species treated: See Map
- Total acres treated and a map of area treated: See Invoice
- Seed mix and seeding rates used: NA
- If contracted, a copy of the invoice: Invoice attached
- If self-treated, a copy of receipts for herbicides purchased: NA

## Year 3 2021

- PPYC Spray & Age
- Melissa Bradford, 477 Dan Road, Manhattan MT 59741, 406. 580.0465
- Date(s) and type of treatment
  - Chemical treatment date: 5.25.21
  - Chemical: Cimarron plus 1/2 oz per acre  
Grazon Next 32 oz per acre  
R11 16oz per acre
  - Mowing: NA
  - Bio Control: NA
- Noxious Weed species treated: See Map
- Total acres treated and a map of area treated: See Invoice
- Seed mix and seeding rates used: NA
- If contracted, a copy of the invoice: Invoice attached
- If self-treated, a copy of receipts for herbicides purchased: NA

## PROJECT DESCRIPTION

Project name: Amsterdam Village Major Subdivision

Physical address: Intersection of Amsterdam Road & Chruchill Road, Churchill MT

Legal description: T1S N/S R3E EW Sec14 1/4 E1/2 1/4 E1/2

Number of lots: 38

Total acres in project: 59.463

Total road miles in project: \_\_\_\_\_

## PROJECT OVERVIEW

### Describe what the intentions are for developing this property:

The Amsterdam Village Major Subdivision is proposed in 3 phases. Phase I contains 20 residential lots and 2 commercial lots; Phase II contains 16 residential lots and Phase III contains 22 residential lots and a 25 acre open space tract.

Phase I has recieved Final Plat approval and lots have been developed. Applicant is requesting a preliminary plat extension for Phases II & III.

## NOXIOUS WEED MANAGEMENT

### NOXIOUS WEED SPECIES ON PROPERTY (*identify on plat map with weed inventory*):

Map attached

### METHOD OF WEED CONTROL YOU INTEND TO USE (*mark all that apply*):

CHEMICAL  MECHANICAL  CULTURAL  BIOLOGICAL

Describe specific control measures and timing of control for 3/5 years. If using herbicides, include type of herbicide and rates. Attach additional pages if necessary (*all such pages are hereby incorporated by reference*).

See attached contract with PPY spraying

**ESTIMATED COSTS OF WEED CONTROL FOR 3/5 YEARS (specify cost for each year):**

Who will complete work:  Self  Contracted

Contractor name (if applicable) PPY Spraying

*If hiring a contractor, a written contract with that contractor is required. Please provide a copy of this contract.*

*When applying herbicides, use the proper equipment and safety measures. Read and follow the herbicide label!*

Year	Herbicide/Applicator Cost	Cultural/Mechanical Cost	Biological Cost
1	\$165 per acre		
2	\$165 per acre		
3	\$165 per acre		
4	\$165 per acre		
5	\$165 per acre		
<b>Total</b>	Changes as homes are constructed		

**REVEGETATION**

Are any disturbances planned? Yes  No

If yes, complete the following revegetation section.

**MANDATORY REVEGETATION REQUIREMENTS:**

Areas disturbed during subdivision development (road construction, pond construction, service/utility/gas/electric/telephone line installation) shall have a layer of topsoil redistributed onto disturbed areas. Disturbed areas must be seeded to an appropriate grass seed mix for the site. During the first and second years of grass establishment, areas seeded to grass shall be mowed as appropriate to prevent weed seed development and dispersal.

**PLANNED DISTURBANCES (mark all that apply):**

Utility/Service line  Pond  Road  Park  Trail  Central septic  Other (list type)

Describe in detail the revegetation to mitigate all disturbances that will occur on this property. List type and amount of seed/sod, seeding methods and timing, and fertilization. Attach additional pages if necessary (all such pages are hereby incorporated by reference).

Native grass seed from Circle S Seed at 10 lbs per acre plus 2 lbs per acre of annual rye for good cover



**ESTIMATED COSTS OF REVEGETATION FOR 3/5 YEARS (specify cost for each year):**

Who will complete work:  Self  Contracted

Contractor name (if applicable) PPYC Spray & Age

Year	Revegetation Cost
1	25,000
2	25,000
3	25,000
4	25,000
5	25,000
<b>Total</b>	<b>152,000</b>

**GRAVEL SOURCE (Complete this section if using an outside supply of gravel)**

List source of gravel/pit run/road mix/topsoil/etc. brought on-site for disturbance mitigation and/or construction.

Name of gravel pit: Topsoil was on site. Gravel was hauled in

Location: Knife River Pit, Belgrade Montana

Contact person: Wes Hargrove H&H Transport 406.581.3844

**\*Be aware that gravel sources and topsoil may contain noxious weed seeds; therefore, we recommend using a source that is actively controlling noxious weeds on their property, consistent with an approved Weed Management Plan.**

# STATUS

APPROVED  NOT APPROVED

RECOMMENDATIONS AND/OR CONDITIONS: Noxious weeds shall be properly treated by July 15 of each year with a follow-up treatment in the fall by October 15 of each year (if needed).

Additional terms and conditions apply – see attached

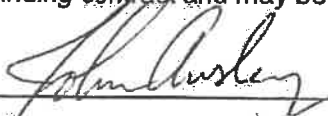
This Noxious Weed Management and Revegetation Plan ("Plan") is a binding agreement between the Gallatin County Weed District ("District") and the LANDOWNER. The Plan applies to the project and entire property identified above. The Plan is effective upon approval by the District Board ("Board") for \_\_\_ years from the date of approval, or until the property's ownership changes, or until a new Plan is entered.

By entering this Plan, LANDOWNER agrees that the Board or its Representatives shall have the right to revise this Plan as necessary to effectuate the purposes of the Gallatin County Noxious Weed Management Plan or Montana County Weed Act. LANDOWNER agrees that the Board or its Representatives may inspect the property prior to granting approval of the Plan and, if approved, may perform such reasonable inspections as necessary to determine compliance with this Plan.

By entering this Plan, LANDOWNER recognizes that noxious weeds exist on the property, and that failure to abide by the terms of this Plan is a violation of the Montana County Weed Act. LANDOWNER waives any statutory requirement for the District to inspect the land, and the District may enforce the violation upon giving 10 day notice to comply with the Plan.

Prior to final plat approval of any phase of the subdivision, LANDOWNER shall comply with all requirements of the approved Plan. All areas of the property shall be, prior to final plat approval, sufficiently controlled for noxious weeds and sufficiently re-vegetated, as determined by the District. In addition, LANDOWNER shall provide documentation of annual weed control and all re-vegetation work as required by the District to demonstrate that the Plan has been sufficiently implemented. LANDOWNER recognizes that the approval of any requests for extensions or of final plats may be denied or delayed if noxious weeds have not been properly controlled.

LANDOWNER agrees that this Plan is supported by good valid consideration and this Plan constitutes a *binding contract* and may be enforced as such.

  
\_\_\_\_\_  
(Signature of Weed Board Chairman/Representative)

John Anstley  
\_\_\_\_\_  
(Type/Print name of Chairman/Representative)

9-20-2021  
\_\_\_\_\_  
(Date)

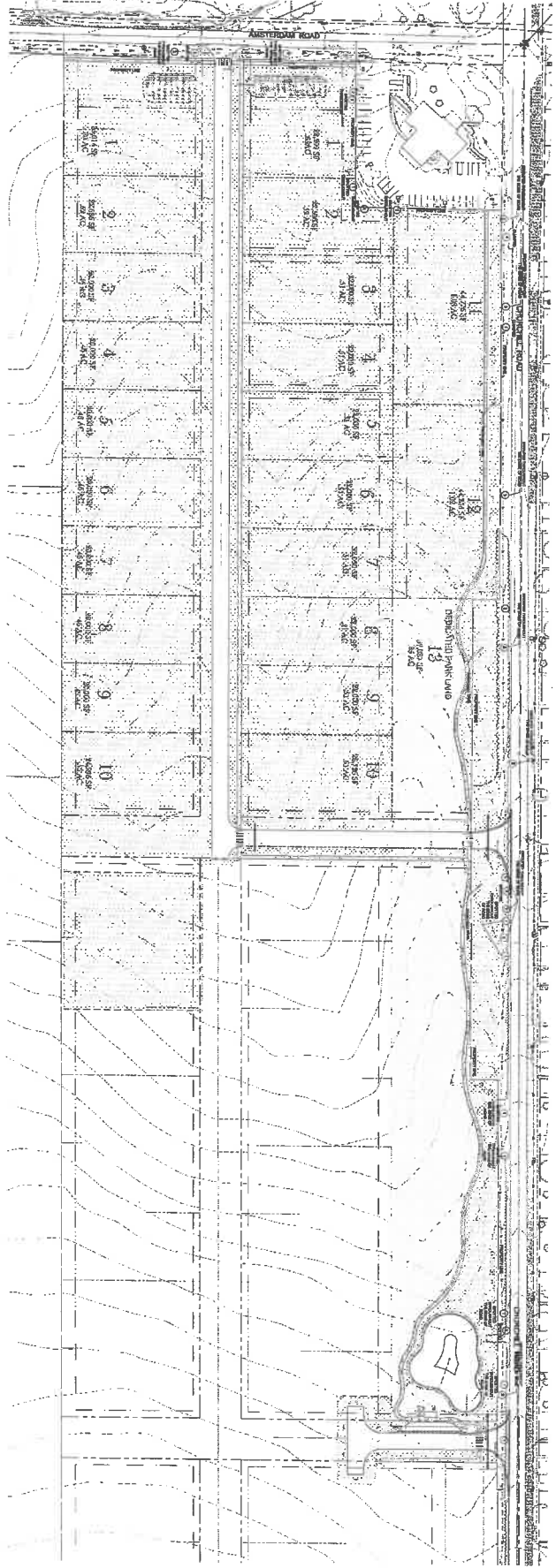
  
\_\_\_\_\_  
(Signature of Landowner)

Wayne Freeman  
\_\_\_\_\_  
(Type/Print name of Landowner)

9/14/2021  
\_\_\_\_\_  
(Date)



WWW.CTACORPORATION.COM  
531.343.3320



X  
L100  
OVERALL LANDSCAPE PLAN  
1"=40'  
NORTH

<b>LEGEND</b>	<b>END</b>
① CANON TITLE	PROPERTY LINE
② WESTERN BALKERY	LOT LINE
③ FIELD PENINCROSS	EXISTING CONTOURS
④ TANSY	PROPOSED CONTOURS
	UPLAND TUSE MAX
	FESCUE/TUSE MAX
	DETENTION MAX
	POND MAX
	TPOAL

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

OVERALL LANDSCAPE PLAN  
**L100**

60 LOT SUBDIVISION  
GALLATIN COUNTY, MONTANA  
**AMSTERDAM VILLAGE**

0 5/17 1 ALL RIGHTS RESERVED  
CONSTRUCTION DOCUMENTS  
6/20/21  
DRAWN BY: J. GORTERKAMP  
CHECKED BY: J. GORTERKAMP  
APPROVED BY: J. GORTERKAMP

DATE PLOTTED: 06/20/21 10:00 AM