

February 12, 2008 at 7:00 pm
School Growth Committee Meeting

Call to Order

Public Comment

New Business

Discussion with John Dunlap about growth in Gallatin Gateway

Old Business

Discussion of getting started with a needs assessment

Adjournment

Special Meeting of Trustees, Gallatin Gateway School District #35

Date: February 12, 2008

Time: 6:30 pm

Place: Gallatin Gateway School Multipurpose Room

Members Present: Nikki Robbins

Committee Members Present: Sandra Hart
John Vincent
Doug Marshall
Leah Olsen
Ann Prescott

Others Present: John Dunlap, Developer

Call to Order

The meeting was called to order at 7:10 pm

John Vincent introduced John Dunlap as a developer that he has worked with on House Bill 831 which requires developers to do a hydro geological assessment on the land to be developed before the county approves the project.

John Dunlap explained his background. Has been buying and selling real estate in Gallatin County for 9 years. Most of his projects have been entry level residential units and senior units. He has come to understand regulations and policies through his experiences with development. He explained his frustration with county's top down procedure for approving subdivisions which is not based on available resources (water, sewer, roads, schools, fire departments law enforcement). The county has historically passed subdivisions without consideration of whether or not these resources can handle the growth or even if these resources exist. This leaves school districts in the balance. He believes the availability of these resources should drive development; this would be a bottom up instead of a top down approach. This approach would allow communities to forecast growth.

He explained he has property south of Blackwood Road. He has done a Hydro geological Assessment on his property to understand his water resources. He has ideas of putting some of his land into conservation easements and using some of it to provide water for nearby developments.

He spoke of the real estate market in Gallatin County. He stated that in the past several years it has been a speculating, artificial market and it is now correcting itself. At present there is 9.2 years of lot inventory. This is calculated at the growth rate Bozeman has seen

over the past 5-6 years. He stated that even though House Bill 831 is in effect there is still land being developed under the category of Exempt Well, which is a domestic use well on a single piece of property.

Leah Olson asked about Four Corners Sewer. Mr. Dunlap explained the complexities involved in that sewer district.

Doug Marshall asked about the demand in Gateway for development. Mr. Dunlap felt that inevitably G.G. will see growth - how is unknown, when is unknown, but how it will take shape can be controlled. He felt that the opportunity for development is not there right now but eventually every thing east of the Gallatin River in the whole Gallatin Valley will be developed and our school will be affected.

There was discussion on whether or not Gallatin Gateway should incorporate and or have a water and sewer district.

Mr. Dunlap's Ideal vision for this valley is for a Treatment Facility similar to Bozeman's located around Four Corners.

Nikki Robbins asked if the school should wait to address our sewer deficiencies until a sewer plant is build so we can tap into that. He explained that we should address our sewer concerns now but use piping that eventually be tapped into a centralized sewer system. There was discussion on the school, fire department, community center, and Stacey's working together to solve our current sewer problems. Mr. Dunlap recommended that we do not form a Sewer District to do this, forming a sewer district could require a lot more work and hoops to jump through. We could simply work together to create a sewer system that would work for all of us.

The group explained to Mr. Dunlap our plans for creating a needs assessment for the school. He thought it was a great idea. He thought that if a developer came in he could pay for 20% of the costs and the school could form a Special Improvement District that would take out a bond through the county which could be paid back by future incoming developers.

Meeting adjourned at 9pm.