

**22345 Rest Home Informal  
12/16/22 Follow Up Notes**

The following items and clarifications were discussed during the 12/16/22 meeting with members of City Staff. This document was prepared by GroundPrint, LLC.

**a. Transportation Network –**

- i. The City of Bozeman does **not** want to see Oak Park Drive connect to Durston Road. Oak Park Drive should terminate at the future alignment of Aspen Street. Pedestrian/bicycle connections are desirable to continue south to Durston Road.
  - ii. The City is open to different approaches to Oak Park Drive including a partial (less than 60 feet) local street right-of-way dedication and/or utilizing an affordable housing incentive for a “Yield Street” (see 38.380.030).
  - iii. A more centralized east/west pedestrian corridor should be considered. Alternatively, a sidewalk in the 30-foot sewer easement can satisfy the block break requirement but an additional pedestrian path (can be narrower) should be connected to the existing 10’ pedestrian easement in Walton Homestead Subdivision.
- b. The County is considering the pros and cons of **subdividing** the Rest Home from the vacant portion of the property. Would there be any known issues with a 2-lot minor subdivision?
- i. Subdivision certainly may be considered; however, splitting the lot would have implications on entitlement timing and some zoning standards such as setbacks. Easements would likely be needed across both properties.
- c. Any there any **off-site public infrastructure requirements** that would be tied to development of this site?
- i. None have been identified at this time; however, traffic, water, sewer, etc. engineering reports will be required and may identify additional required off-site improvements at that time.
- d. While there are two public street frontages planned to be adjacent to the site, the County is planning for additional **tertiary access** through the Rest Home site? What site alterations to the Rest Home would be required in this case?
- i. The City is open to new development connecting a drive access to and through the existing Rest Home parking lot. Some modifications to the existing parking lot will be needed to ensure safety.
- e. We understand that the triplex rowhomes could be developed either with sprinklers and shared services OR without sprinklers and with individual services. Is there **flexibility for spacing of water and sewer** in this second option?
- i. Yes, there is some flexibility for rowhomes in this scenario; there is less flexibility with separation requirements between water/sewer services and the franchise utilities.