

**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.