

## NOTICE OF SITE PLAN APPLICATION

<b>Project Name:</b> West Park Phase 1 Site Plan		<b>Application:</b> 22205	
<b>Summary:</b> This is a site plan for the development of seven (7) three story apartment buildings containing 102 dwelling units located on R1A of the Norton East Ranch Subdivision Phase 6. This development application includes associated vehicular and bicycle parking, pedestrian pathways, open space, stormwater infrastructure, landscaping, irrigation, and lighting.			
<b>Parcel size:</b> 4.33 acres		<b>Location:</b> South of Vaughn Drive, East of Laurel Parkway, North of West Babcock Street	
<b>Legal Description:</b> Lot R1A of Norton East Ranch Subdivision Phase 6, S09, T02 S, R05 E, Acres 6.63, P.M.M., City of Bozeman, Gallatin County, Montana, according to the official plat J-694 thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. The legal description will be changed upon approval and recordation of the West Park Subdivision Final Plat Application.			
<b>Zoning:</b> R-4	<b>Growth Policy:</b> Urban Neighborhood	<b>Overlay:</b> N/A	
<b>Owner(s):</b> Patrick Eibs, 8FC, LLC, PO Box 11388, Bozeman, MT 59719			
<b>Applicant(s):</b> Tyler Steinway, Intrinsik Architecture, 106 E. Babcock Street, Suite 1A, Bozeman, MT 59715			
<b>Representative(s):</b> Patrick Eibs, 8FC, LLC, PO Box 11388, Bozeman, MT 59719			
<b>City Staff:</b> Nakeisha Lyon, AICP, Associate Planner			
<b>Noticing:</b>	<u>Public Comment Period</u> 01/20/2023 to 02/07/2023	<u>Newspaper Legal Ad</u> N/A	<u>Site Post</u> 01/20/2023
			<u>Adjacent Owners Mailed</u> 01/18/2023
<b>Decision:</b>	<u>Authority</u> Director of Community Development	<u>Decision</u> Within 10 days of close of public notice period	

This application is evaluated against the site plan criteria of Section 38.230.100 of the Bozeman Municipal Code (BMC) and associated standards. Per 38.230.100.B, BMC, approval is granted if all criteria are met.

The public may comment in writing regarding compliance of this application with the required criteria. Comments should identify the specific criteria of concern along with facts in support of the comment. Per 38.250.070.B, BMC, issues not raised during public comment period may not be raised on appeal. During the notice period the City will continue review for compliance with applicable regulations.

Comments may be directed via email to Nakeisha Lyon, [nlyon@bozeman.net](mailto:nlyon@bozeman.net) or [agenda@bozeman.net](mailto:agenda@bozeman.net). Written comments may be directed to: City of Bozeman Department of Community Development, ATTN: Nakeisha Lyon, PO Box 1230, Bozeman, MT 59771-1230. Summary data on this application are available at <https://www.bozeman.net/government/planning/using-the-planning-map>. Select 'Project Documents' and navigate to application 22205. The full application may be reviewed in the City of Bozeman Department of Community Development, Alfred M. Stiff Professional Building, 20 East Olive Street, 582-2260. For those who require accommodations for disabilities, please contact the ADA Coordinator Mike Gray, at 582-3232 (voice), 582-2301 (TDD). **Please reference Application 22205 in any correspondence.**

**See the back of this page for additional information.**

**DEVELOPMENT REVIEW APPLICATION**

*Remember to obtain owner signature on this form prior to uploading with the rest of your submittal*

**PROJECT INFORMATION**

Project Name: West Park Phase 1 Site Plan

Project Type(s): Site Plan SP

Street Address: The property is just east of Norton Ranch Phase 5. This is Phase 1 of the West Park Neighborhood.

Legal Description: LOTS R1A-R1D OF NORTON EAST RANCH PHASE 6 - LOCATED IN THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER AND NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY, Site Plan Application for 102 Multi-Family Dwelling Units

Description of Project: \_\_\_\_\_

Current Zoning: R-4 Residential High Density District

Existing Use: Undeveloped

Proposed Use: Residential

Gross Lot Area: 4.33

Number of Buildings: 7

Type and Number of Dwellings: 102

Building Size (SF): 104130

Non-Residential Building Size (SF): 0

Building Height (ft): \_\_\_\_\_

Affordable Housing (Y/N): No

Departure/Deviation Request (Y/N): No

Zoning Verification Expedited (Y/N): No

**PROPERTY OWNER**

Company Name: BFC, LLC

Name: Patrick Eibs

Full Address: PO Box 11368, Bozeman, MT 59719

Email: peibs9@yahoo.com

Phone: (406) 539-1366

**APPLICANT**

Company Name: Intrinsic Architecture

Name: Tyler Steinway

Full Address: 106 E Babcock Suite 1A, Bozeman, Montana 59715

Email: tsteinway@intrinsicarchitecture.com

Phone: (406) 220-8210

## NOTICE OF PUBLIC MEETINGS FOR A MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

<b>Project Name:</b> West Park Neighborhood Subdivision Preliminary Plat		<b>Application:</b> 22178		
<b>Summary:</b> A major subdivision application requesting permission for the subdivision of 40.83 acres into four (4) developable lots zoned R-4, one (1) city park lot, and two (2) open space lots, easements, and associated rights of way. The site is located south of Vaughn Drive, East of Laurel Parkway, and North of West Babcock Street				
Additionally, the applicant is requesting four subdivision variances related to the following code sections: BMC 38.400.010.A.1 - Relation to undeveloped areas, BMC 38.400.010.A.2 - Relation to developed areas, and BMC 38.400.010. - Block Length. These subdivision variances are related to the extension of Cascade St. to the eastern boundary of the property, the extensions of Water Lily Dr. to W. Babcock St. on the southern boundary, and block length between the existing Cottonwood Rd and the proposed Pond Lily Dr. along West Babcock Street.				
<b>Parcel size:</b> 40.83 acres		<b>Location:</b> South of Vaughn Dr., East of Laurel Pkwy, & North of W. Babcock St.		
<b>Legal Description:</b> Lots R1A, R1B, R1C, and R1D of Norton East Ranch Subdivision Phase 6, S09, T02 S, R05 E, Acres 6.63, P.M.M., City of Bozeman, Gallatin County, Montana, according to the official plat J-694 thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. The legal description will be changed upon approval and recordation of the West Park Subdivision Final Plat Application.				
<b>Zoning:</b> R-4		<b>Growth Policy:</b> Urban Neighborhood		<b>Overlay:</b> N/A
<b>Owner(s):</b> Patrick Eibs, 8FC, LLC, PO Box 11388, Bozeman, MT 59719				
<b>Applicant(s):</b> Tyler Steinway, Intrinsik Architecture, 106 E. Babcock St., Suite 1A, Bozeman, MT 59715				
<b>Representative(s):</b> Greg Stratton, Kilday & Stratton, 2880 Technology Blvd W., Suite 271, Bozeman, MT 59719				
<b>City Staff:</b> Nakeisha Lyon, AICP, Associate Planner				
<b>Noticing:</b>	<u>Public Comment Period</u> 01/20/2023 to 02/28/2023	<u>Newspaper Legal Ad</u> N/A	<u>Site Post</u> 01/20/2023	<u>Adjacent Owners Mailed</u> 01/18/2023
<b>Advisory Boards:</b>	The Community Development Board will conduct a public meeting on the application on Monday, February 6, 2023 at 6:00 p.m. in the Commission Meeting Room in Bozeman City Hall, 121 North Rouse Avenue, Bozeman, MT. The meeting is also available via WebEx. A link will be provided with the agenda.			
<b>Decision:</b>	<u>Authority and Decision:</u> The City Commission will conduct a public meeting on the application on Tuesday, February 28, 2023 at 6:00 p.m. in the Commission Meeting Room in Bozeman City Hall, 121 North Rouse Avenue, Bozeman, MT. The meeting is also available via WebEx. A link will be provided with the agenda.			

This application is evaluated against the Subdivision Preliminary Plat requirements of sections 38.220.040, 38.220.050, 38.220.060, and 38.240.130 of the Bozeman Municipal Code and associated standards. Per 38.240.130. A.5.b., BMC, approval or conditional approval may be granted if the City Commission determines all criteria are met.

The public may comment orally at the public meeting or in writing at or prior to the public meeting regarding compliance of this application with the required criteria. Comments should identify the specific criteria of concern along with facts in support of the comment. Per 38.250.070.B, BMC, issues not raised during public comment period may not be raised on appeal. During the notice period, the City will continue review for compliance with applicable regulations. The full application is available at: <https://www.bozeman.net/departments/community-development/planning/project-information-portal>. **Select 'Project Documents' and navigate to application 22178** to view the full application. Digital access is also available at the Community Development Department at 20 E. Olive Street, Bozeman, MT

Comments may be directed via email to Nakeisha Lyon, [nlyon@bozeman.net](mailto:nlyon@bozeman.net) or [agenda@bozeman.net](mailto:agenda@bozeman.net). Written comments may be directed to: City of Bozeman Department of Community Development, ATTN: Nakeisha Lyon, PO Box 1230, Bozeman, MT 59771-1230. For those who require accommodations for disabilities, please contact the ADA Coordinator Mike Gray, at 582-3232 (voice), 582-2301 (TDD). **Please reference Application 22178 in any correspondence.**

**See the back of this page for additional information. This summary is informational only. Details are subject to change during the project review process.**

**BOZEMAN**<sup>MT</sup>

Community Development

**DEVELOPMENT REVIEW APPLICATION**

*Please remember to obtain owner signature on this form prior to uploading with the rest of your submittal. (Digital signature acceptable.)*

**PROJECT INFORMATION**

Project Name:	<u>West Park Neighborhood Preliminary Plat</u>
Project Type(s):	<u>Subdivision - Preliminary Plat PP</u>
Street Address:	<u>the property is just east of Norton Ranch Phase 5. The north east property at the intersection of Babcock and Laurel Parkway.</u>
Legal Description:	<u>LOTS R1A-R1D OF NORTON EAST RANCH PHASE 5 - LOCATED IN THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER AND NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, CITY OF BOZEMAN, GALLATIN COUNTY.</u> <u>A Preliminary Plat application to subdivide these existing restricted lots.</u>
Description of Project:	<u></u> <u></u> <u></u>
Current Zoning:	<u>R-4 Residential High Density District</u>
Existing Use:	<u>Undeveloped</u>
Proposed Use:	<u>Residential</u>
Gross Lot Area:	<u>1776119.2</u>
Number of Buildings:	<u>0</u>
Type and Number of Dwellings:	<u>0</u>
Building Size (SF):	<u>0</u>
Non-Residential Building Size (SF):	<u>0</u>
Building Height (ft):	<u></u>
Affordable Housing (YN):	<u>No</u>
Departure/Deviation Request (YN):	<u>No</u>

**PROPERTY OWNER**

Company Name:	<u>BFC, LLC</u>
Name:	<u>Patrick Elbs</u>
Full Address:	<u>P.O. Box 11308, Bozeman, MT 59719</u>
Email:	<u>peibsk9@yahoo.com</u>
Phone:	<u>(406) 539-1368</u>

**APPLICANT**

Company Name:	<u>Intrinsic Architecture</u>
Name:	<u>Tyler Steinway</u>
Full Address:	<u>106 E Babcock Suite 1A, Bozeman, Montana 59715</u>
Email:	<u>tsteinway@Intrinsicarchitecture.com</u>
Phone:	<u>(406) 220-8210</u>