



# Gallatin County Open Lands Program

## MEMO

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**TO:** Gallatin County Commission  
**FROM:** Sean O’Callaghan, Open Lands Coordinator  
**RE:** FY-22 “Other Eligible Project” Applications  
**MEETING DATE:** April 26, 2022

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- 1. Background.** For Fiscal Year 2022, the Gallatin County Commission allocated 18.75% of available Open Space Levy money, or approximately \$391,031 for the “Other Eligible Projects” category in the form of grants through the Open Lands Program. Projects in this category must be related to land acquisition, capital improvements, and maintenance projects that support the purpose of the Gallatin County Open Space levy. Applicants must demonstrate how a proposed project is related to the provision of recreation, protection of water quality of streams and rivers, management of growth, or protection of wildlife areas.
- 2. Application Submittal and Review Process.** The deadline for submittal of applications was 5:00 p.m. on March 18, 2022. The Open Lands Board met on March 28, 2022 and heard brief presentations from applicants. On April 11, 2022 the Open Lands Board met, reviewed project scores, and made funding recommendations to the County Commission on the four applications submitted during the FY22 application window.

Applicant	Project Title	Brief Description	Request	Total Project Cost	Request as Total % of Project Cost	% Funding from Other Sources
City of Bozeman	Burke Park (Peet’s Hill) Expansion & Improvement Project	Acquisition of 12 acres at south end of Burke Park (Peet’s Hill)	\$100,000	\$1,624,728	6%	94%
Gallatin County Parks	Gallatin County Regional Park Protected “Quiet Area”	Construction of tree-lined, landscaped area at Regional Park	\$40,000	\$65,000	62%	38%
Montana Endurance Academy	Snowmaking for Gallatin County Regional Park Ski Trails and Sledding Hill	Acquisition of snowmaking equipment for use at Regional Park	\$100,000	\$150,000	67%	33%
Run Dog Run	Anderson Dog Park Fetch Field & Trail Repair Project	Improvement to off-leash dog park and Regional Park including development of fetch field and trail reconstruction	\$32,900	\$68,750	48%	52%

3. **Eligibility Requirements.** To be eligible for funding, projects must be located in Gallatin County and meet the following minimum requirements:
- Projects are limited to land acquisition, capital improvements, and maintenance projects that support the purpose of the Gallatin County Open Space levy. Applicants must demonstrate how a proposed project is related to the provision of recreation, protection of water quality of streams and rivers, management of growth, or protection of wildlife areas. Conservation easements are not eligible for funding under this category.
  - Projects must provide a tangible and compelling public benefit or provide public access, preferably both. If not located on public land or land dedicated to public use, public access must be in the form of a long-term easement or land use license granting public access.
  - **Projects must score a minimum average score of 60 points to be eligible for funding.**
  - Applicants are limited to public agencies, non-profit organizations, and property owners' associations.
  - Projects must be in compliance with the applicable jurisdiction's planning documents (e.g. growth policy, neighborhood plan, zoning regulation, transportation plan, trails plan, etc.)
4. **Evaluation Criteria.** Applications are reviewed against the following criteria:
1. ***The extent to which the proposed project supports the overall purpose and intent of the Gallatin County Open Space Levy.***  
 Explanation: The purpose and intent of the Gallatin County Open Space Levy is to support the provision of recreation, water quality of streams and rivers, management of growth, or protection of wildlife areas. Projects that do a better job explaining how they support the overall purpose and intent of the Gallatin County Open Space Levy will be scored higher by Open Lands Board members than projects that don't support the purpose and intent as well.
  2. ***The degree to which the proposed project results in a tangible and compelling public benefit, either to publically accessible land or to a public resource (e.g. water quality, wildlife, etc.).***  
 Explanation: Projects funded by the Open Space Levy are expected to provide a meaningful public benefit, either to publically accessible land, or to a public resource. Projects that are perceived as resulting in the greatest public good will be viewed more favorably. Applications will be scored based on how well they can describe and communicate the projects public benefit relative to other applications in the same application cycle.
  3. ***Degree to which the investment of public dollars in the proposed project will provide a lasting impact.***  
 Explanation: Open Space Levy funding is a limited resource, and Gallatin County wishes to see these dollars used in a manner that will provide a lasting benefit for County residents. Applicants are expected to describe the anticipated lifespan of a project and the lasting legacy that will be created through investment of public funding. As such, projects related to real estate acquisition or improvements thereon will generally score higher than requests to fund equipment. Use of equipment funded through this program must be narrowly restricted to purposes that support the program.
  4. ***Degree to which the proposed project supports community objectives as established in documents adopted by the community (i.e. the extent to which the proposed project***

*complies with the community’s adopted growth policy, neighborhood plan, zoning regulation, transportation plan, trails plan, etc.).*

Explanation: Communities establish goals, policies, and regulatory requirements through adoption of a variety of documents (e.g. growth policies, neighborhood plans, zoning regulations, transportation plans, parks and trails plans, capital improvement plans, etc.) Projects that can articulate how they support and comply with these community objectives will be scored higher by Open Lands Board members than projects that cannot.

**5. Degree to which the investment of Open Space Levy funding is leveraged with funding from other sources.**

Explanation: Leveraging funds from this program with other sources of both public and private funds is important. Projects are scored based on the percentage of funding for the total cost of the project that comes from other funding sources.

**5. Open Lands Board Scores:** The Open Lands Board scores are shown in the below table. These scores represent a correction to the scores submitted by the OLB members because the submitted scores contained math errors.

OPEN LANDS BOARD OEP RANKING TOTALS	FISCAL YEAR FUNDING CYCLE										TOTAL SCORE	AVERAGE SCORE
	2022											
	AMI SAYER	HENRY KAMERMAN	RUSS KAMERMAN	JENNIFER ERICKSON	ANDY EPPLER	BILL GUZA	PATTI DAVIS	Joe Axtell	VACANT			
City of Bozeman	100	100	100	100	100	100	100				700	100.00
Gallatin County	82.5	92.5	75	30	68	70	70				488	69.71
Montana Endurance Academy	62.5	82.5	65	30	60	54	20				374	53.43
Run Dog Run	80	70	82.5	35	90	90	95				542.5	77.50
APPLICATION NAME	FUNDING REQUESTED	% of Project Cost	FUNDING RECOMMENDATION				FY21 FUNDS AVAILABLE					
City of Bozeman	\$100,000.00	6%	\$100,000.00				\$ 391,031.00					
Gallatin County	\$40,000.00	62%	\$40,000.00									
Montana Endurance Academy	\$100,000.00	67%	\$0.00									
Run Dog Run	\$32,900.00	48%	\$32,900.00									
							FUNDS REMAINING					
							\$ 218,131.00					
TOTAL REQUESTED	\$272,900.00	NA	\$172,900.00									

**6. Open Lands Board Recommendations:** The Open Lands Board provided favorable funding recommendations for the City of Bozeman, Gallatin County Park, and Run Dog Run applications. The Open Lands Board did not recommend approval of the Montana Endurance Academy Application. A summary of Open Lands Board comments on each application are provided below, presented in the ranked order of the averaged scores:

- **City of Bozeman - Burke Park (Peet’s Hill) Expansion & Improvement Project (\$100,000)**
  - This project was ranked the highest of the four applications by all seven Open Lands Board members that participated in the scoring. After the scores were corrected for math errors, the project received an averaged score of 100.
  - Board members felt that a very strong application was submitted for this project, and it satisfied the evaluation criteria in an exemplary fashion.

- Board members acknowledged that this project presented a very rare opportunity to protect a community resource, and it has been a very collaborative effort.
- The Open Lands Board recommended approval of this project (7:0)
- **Run Dog Run - Anderson Dog Park Fetch Field & Trail Repair Project (\$32,900)**
  - This project ranked second highest of the four applications submitted during this application cycle.
  - Board members recognized this is a very heavily utilized amenity at the regional park.
  - Board members thought that this was a great project and strong application with funding leveraged from other sources but noted that additional investment is needed at the dog park to protect resources.
  - The board member who voted in opposition expressed disagreement with funding a project for dogs in the County.
  - The Open Lands Board recommended approval of this project (6:1)
- **Gallatin County Parks - Gallatin County Regional Park Protected “Quiet Area” (\$40,000)**
  - Board members were supportive of the concept of the application but thought that additional financial detail and design detail from a landscape professional should be provided before project funding is approved.
  - Board members questioned the utility of a “quiet area” in such close proximity to the dinosaur playground, which arguably is one of the noisier areas at the regional park.
  - The application materials did not address the fourth evaluation criteria and there were questions about how this project would comply with the master plan for the regional park.
  - The board member who voted in opposition to the project questioned whether these funds would be better utilized at other parts of the regional park that need more attention.
  - The Open Lands Board recommended approval of this project (6:1)
- **Montana Endurance Academy - Snowmaking for Gallatin County Regional Park Ski Trails and Sledding Hill**
  - The averaged score for this application was 53.43 points, and according to the program rules, **projects that score less than 60 points are not eligible for funding.**
  - The third evaluation criteria for the program is “the degree to which the investment of public dollars in the proposed project will provide a lasting impact.” The explanation of that criteria goes on to disclose that “projects related to real estate acquisition or improvements thereon will generally score higher than requests to fund equipment.” The project is related to the funding of equipment and it isn’t leveraged very much with funding from other sources.
  - Board members expressed concern about the high cost of the equipment relative to the 1-year warranty provided by the manufacturer. This made the Board question the lifespan and durability of the equipment relative to the investment of public dollars.
  - Board members also expressed concern about water usage related to the snowmaking project – there was no information provided concerning the physical or legal availability of the water necessary to implement the project.
  - Board members acknowledged the public usage of the new cross country skiing amenities at the Regional Park, but had concerns about the cost of the project relative to the minor extension of the season (a couple of weeks at either end of the season).

**REQUIRED ACTIONS OF THE COUNTY COMMISSION:**

A. **Sample Motions.** The role of the County Commission in this instance is to make a decision on awarding of funding for projects that submitted applications. The Commission's decision should be supported by the average project scores, minimum eligibility requirements, and evaluation criteria. The following sample motions have been provided by Planning Department staff:

- **Sample Motion for Approval:** Having reviewed and considered the application materials submitted by applicants, project eligibility requirements, and evaluation criteria, I move to award funding approval for the (*insert project name*) in the amount of (*insert funding amount*), subject to future approval of a grant awards agreement.
- **Sample Motion for Denial:** Having reviewed and considered the application materials submitted by applicants, project eligibility requirements, and evaluation criteria, I move to deny funding for the (*insert project name*).

**Application for Gallatin County Open Space Levy Funding**  
**“Other Eligible Projects” Category**

1. **Project Name:** Burke Park/Peet's Hill Expansion and Improvement Project
  
2. Please give a brief description of your project: \_\_\_\_\_  
Funding is requested to match the City of Bozeman and Gallatin Valley Land Trust's  
purchase of 12 acres of land adjacent to the County at the south end of Burke Park. The  
overall 1.6 million dollar project includes the acquisition completed in January 2022,  
design and installation of scenic overlook and seating areas with trails on Peet's Hill, trail  
extensions and ADA improvements to integrate the new property with the design of the  
larger park and to improve connections to the County lands immediately south of the new  
parcel.
  
3. **Budget Information:**  
Amount of Funding Requested: \$100,000  
Total Project Cost: \$1,624,728  
Amount requested as percentage of total project cost: 6.2%  
Funding sought/secured from other sources: \$1,309,728 secured  
Do you anticipate requesting future funds to complete project: yes
  
4. **Applicant Contact Information:**  
Name: Addi Jadin, Park Planning and Development Manager  
  
Phone: 406-582-2908  
  
Email: ajadin@bozeman.net  
  
Mailing Address: City of Bozeman  
Parks and Recreation Department  
PO Box 1230  
Bozeman, MT 59771

5. **Property Owner Contact Information:**

Name: City of Bozeman c/o Jeff Mihelich, City Manager

Phone: 406-582-2306

Email: jmihelich@bozeman.net

Mailing Address: \_\_\_\_\_

PO Box 1230

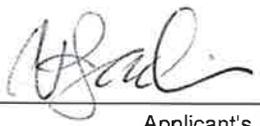
Bozeman, MT 59771

\_\_\_\_\_

If multiple property owners attach contact information on separate sheet.

**On Separate Sheet(s) Provide the Following:**

- 6. Narrative addressing evaluation criteria (see pages 3 and 4 of application packet for additional information).
- 7. Describe proposed timeline for project and any work already completed on the project.
- 8. Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.
- 9. Please attach any supporting documents, maps, pictures, letters of support, etc. that may be useful in the initial evaluation of your proposal.
- 10. Provide 15 copies of your completed application and supporting documentation and one digital copy.

I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.	
	<u>3/10/22</u>
Applicant's Signature	Date
	<u>3/14/22</u>
Property Owner's Signature (If different than Applicant)	Date

## 6. Narrative addressing evaluation criteria.

The expansion of Burke Park from its current south boundary on Peets Hill to the County line meets the purpose and intent of the Gallatin County Open Space Levy and results in a tangible and compelling public benefit. The specific property for which funding is requested has a history of recreational use due to a narrow trail easement held by the City of Bozeman. When improvements are added and it is well-integrated into the existing City park, recreational use of the property will expand not only in terms of the park's area, but with new features appealing to a wider group of people. The trails will now lead to two new passive recreational features—one is a new seating area in a prominent junction at the top of the Peets Hill; the other is a scenic overlook with interpretive signage celebrating our natural geography. The seating area will also come to life with donor recognition elements honoring the over 600 individuals who contributed to the project and grantors as applicable. With these new features and ADA access improvements, more people will be welcomed into the park to experience this rare in-town panorama of mountain views and celebrate the public-private partnership that has been expanding for decades at Burke Park.

As noted in GVLТ's grant application to the City of Bozeman (attached) and in public letters, this property has been well-maintained as an open space by the previous owners. Due to leashing requirements and the narrow trail corridor, the vegetation is lush and many animals are still found there. These important traits have been considered in the improvements proposal which uses a small footprint to keep people and pets within focused areas. Targeted restoration and trail work within the existing parkland may also be employed to create natural, vegetative barriers and focused corridors to minimize recreational impacts. Although this newly acquired parcel does not contain any streams and rivers within its boundary, Burke Park now forms a mile-long backbone above Bozeman Creek. The protection of this additional land from development into perpetuity will help to maintain water temperatures and water quality as the creek enters the increasing hardscapes of downtown Bozeman.

And all of this public benefit is being realized at a reasonable cost to the local government and thus, the residents of Gallatin County. As noted in the City of Bozeman Commission Resolution 5353 (attached), the purchase price for the property was below the appraisal value. The appraisal value itself was set at a rate comparable to the city's appraisal for undeveloped parkland applied to new developments which is significantly below the market rate for land within the City. The extremely successful funding campaign by the Gallatin Valley Land Trust and the organization's contributions make up over half of the project cost. If awarded, the Gallatin County Open Lands funding amounts to 6.2% of the total project or 8.2% of the \$1.225 million purchase price for which this grant request is made. The City's contribution has been 30% of the total project so far (\$485,000) with another 20% (\$315,000) plus financing costs committed within two years. If awarded funding through the Gallatin County Open Lands Levy, the City's remaining commitment would be reduced proportionately. Over the next 16 months, City staff will continue to seek further funding from other sources such as the Montana Land and Water Conservation Fund.

The City of Bozeman staff and commission have committed to this project for a variety of reasons including those outlined above. In addition, expansion of the park and installation of new features supports several of our community objectives. The project is clearly in compliance with our 2007 Parks, Recreation, Open Space and Trails Plan and the Burke Park Master Plan (PROST) that outlines the consolidation of parkland and expansion of trail connections as two primary recommendations. The City of Bozeman's 2020 Climate Plan calls for restoration efforts to improve carbon sequestration and states "The City will promote the installation and maintenance of greenways along bike and walking paths and incentivize the connection of habitat corridors as development and redevelopment occurs." The project partnership and funding proposal contribute to the cross-cutting objective of the City's Strategic Plan to expand public engagement through public-private partnerships and public agencies collaboration and the design emphasis on improving and diversifying access and activities within the new and existing parcel contributes to the creation of a safe, healthy and welcoming community.

Ultimately, the *significant* public support for this project gave the City the confidence to invest from the cash-in-lieu of parkland funding and to commit to securing additional funding within two years. With over 650 different donations spread across the valley and the Country, we know that Burke Park is a treasured area enjoyed by all of us. As stated in the GVLТ application attached:

*Even more impressive than the financial commitments were the stories we heard from the community. We heard from couples who had first dates, engagements and weddings on Peets Hill. We heard from staff who work at the hospital and use the trails along Peets Hill for a much-needed recharge. We heard from youth cycling groups and cross-country running teams. We heard about 4th of July Fireworks, solar eclipses, and sunsets. Families shared memories of sledding, teaching their children to ride a bike and walking the family dog. We heard from seniors who live at the Knolls and Aspen Point; the park is where they move daily and stay connected to community.*

We feel strongly that this investment will benefit the community at large, not only the City of Bozeman and County neighborhoods immediately adjacent, and we look forward to sharing this project with the County Open Lands Board and County Commission.

## **7. Describe proposed timeline for project and any work already completed on the project.**

GVLТ started working on this project in June of 2021 after learning that a piece of land adjacent to Burke Park was coming up for sale. The first step was to work with their board to make an offer on behalf of the City of Bozeman and people of the Gallatin Valley in anticipation of the City's financial commitment. Given the quick timeline, GVLТ also commenced due diligence to prepare for the eventual property acquisition by the City as described in their attached application letter. The City Commission approved the project on December 14, 2022 including

the City's funding commitment authorized in Resolution 5353 and directed City staff to work with GVLТ to prepare for the closing which occurred January 2022.

Future phases of the project will commence in 2022 starting with design refinement and Burke Park Master Plan Amendment at City Commission. Trail work is expected to commence during the summer of 2022 and the new seating area and overlook will be completed by the fall of 2023.

**8. Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.**

As the property is now under City ownership, all maintenance responsibilities, including but not limited to weed management, trail maintenance and dog waste removal, will fall on the City and will be funded through the Parks and Trails District. It is anticipated that the City and Gallatin Valley Land Trust will have a separate donor-recognition agreement to outline terms of maintenance for certain elements of the seating and overlook areas. GVLТ may also choose to support trail maintenance with volunteer events.

**9. Please attach any supporting documents, maps, pictures, letters of support, etc. that may be useful in the initial evaluation of your proposal.**

The following materials have been attached in Section 3:

1. Conceptual Designs for Improvements (trails, scenic overlook, seating area with donor recognition features)
2. Burke Park Vicinity Map
3. Excerpts from December 14, 2021 City of Bozeman Commission Packet for Gallatin Valley Land Trust Project Application:
  - o City of Bozeman Parks and Recreation Staff Memo
  - o GVLТ Application Letter
  - o Project Cost Estimate
  - o Summary of Public Engagement and Letters of Support
  - o Public Comment Letter
4. City of Bozeman Resolution 5353 Authorizing Project Funding
5. Gallatin Valley Land Trust Support Letter

The City of Bozeman is able to provide other land acquisition documents as requested.

**10. Provide 15 copies of your completed application and supporting documentation and one digital copy.**

Application was submitted Friday, March 18 to the Gallatin County Planning Department.

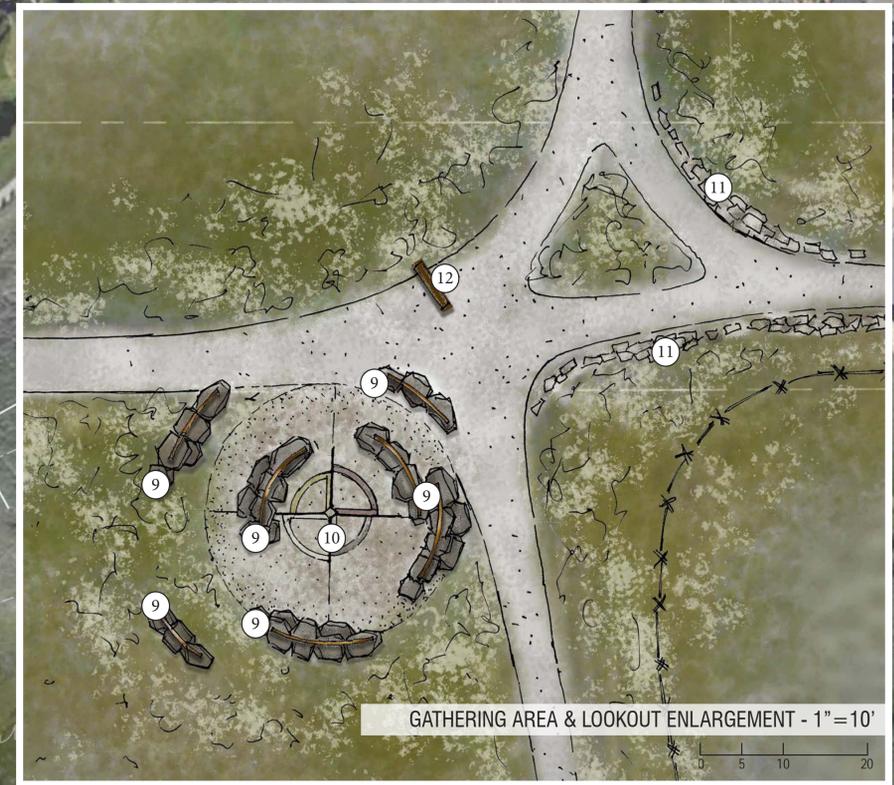


**PLAN KEY NOTES:**

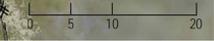
- ① GATHERING AREA & LOOKOUT
- ② RIDGE PROMENADE
- ③ LOOKOUT
- ④ MAIN PARK SIGN
- ⑤ RECLAMATION AREA
- ⑥ BOULDER SEATING
- ⑦ PARKING
- ⑧ EXISTING, IMPROVED TRAIL

**GATHERING AREA KEY NOTES:**

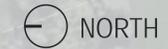
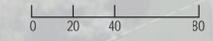
- ⑨ MOUNTAIN RANGE VIEW FINDER & BOULDER BENCH
- ⑩ MEDICINE WHEEL
- ⑪ DONOR RECOGNITION WALL
- ⑫ MAIN PARK SIGN

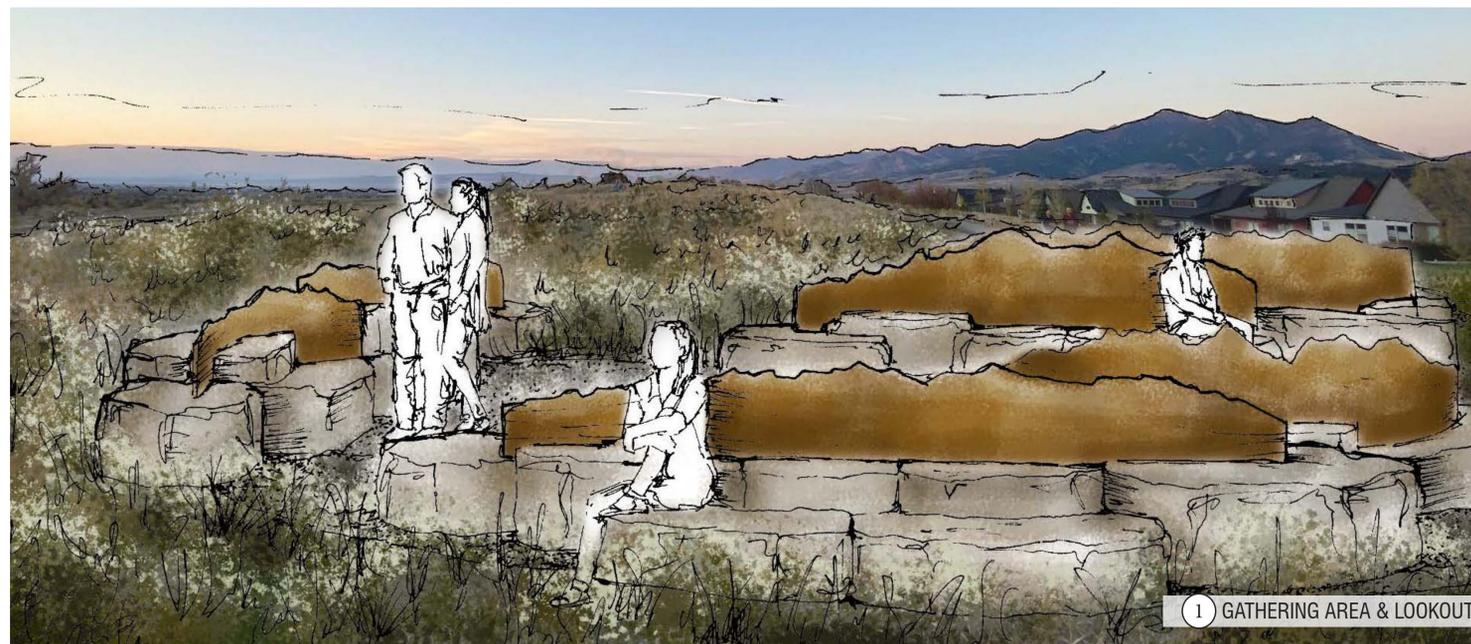
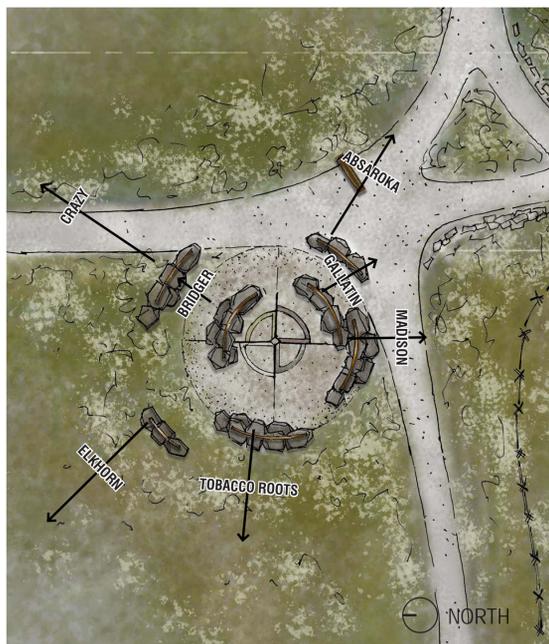


GATHERING AREA & LOOKOUT ENLARGEMENT - 1"=10'

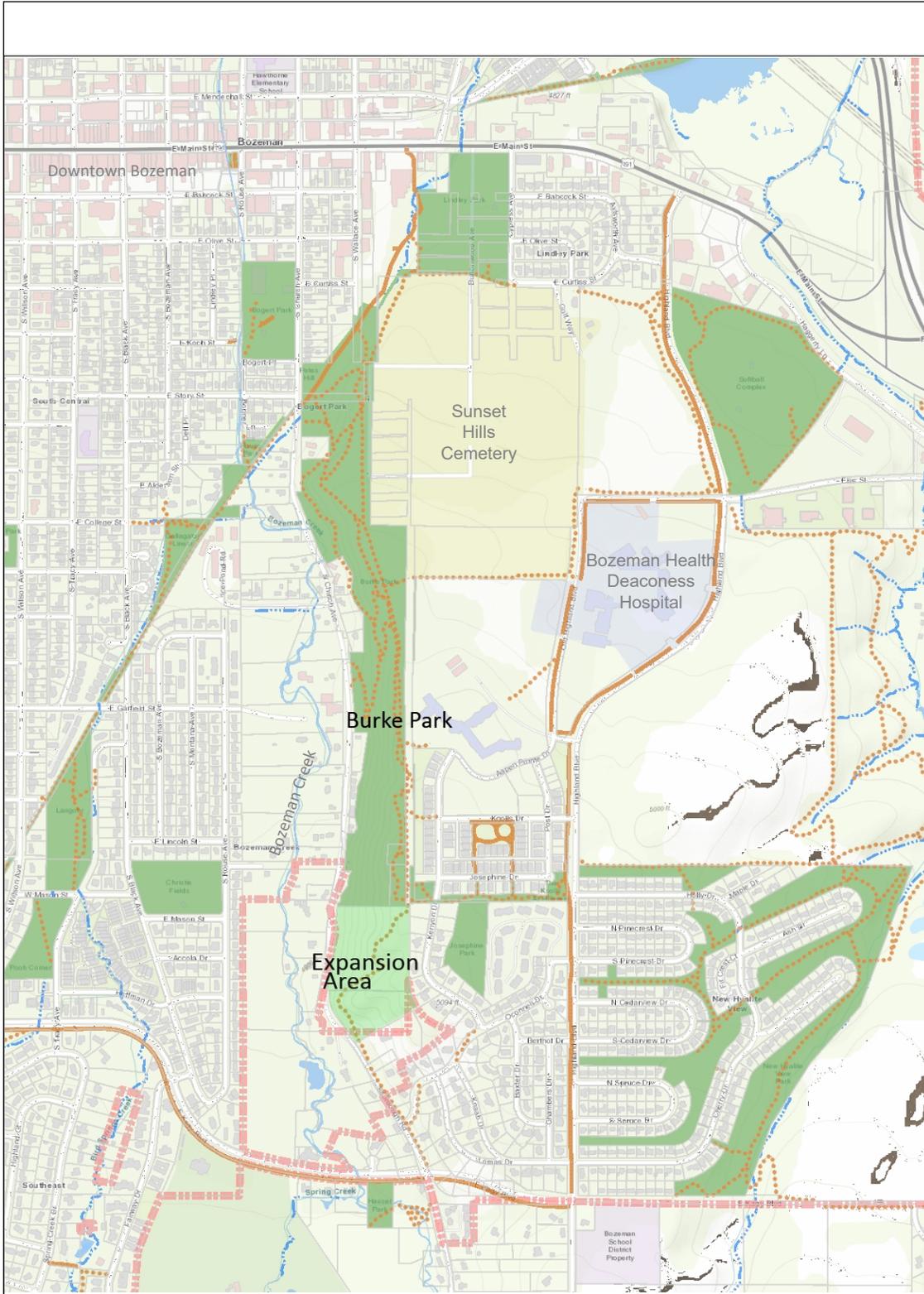


# PEETS' HILL





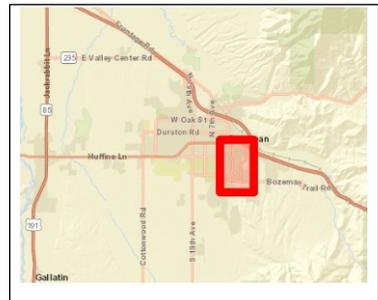
# PEETS' HILL



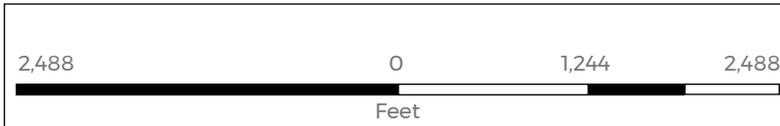
## Legend

- Trails
  - Paved Paths
  - Gravel Paths
- Parks
- City Limits
- Streams
- Lakes

## Location



Created By: Addi Jadin  
Created For: Burke Park/Peet's Hill Expansion and Improvement Project



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



# Memorandum

**REPORT TO:** Recreation and Parks Advisory Board

**FROM:** Addi Jadin, Park Planning and Development Manager  
Mitch Overton, Director of Parks and Recreation  
Chuck Winn, Assistant City Manager

**SUBJECT:** Burke Park/Peet's Hill Expansion and Improvement Proposal and Resolution 5353 Gallatin Valley Land Trust Application for Cash-in-lieu of Parkland Funds for Phase I Property Acquisition Matching Funds

**MEETING DATE:** November 4, 2021

**AGENDA ITEM TYPE:** Citizen Advisory Board/Commission

**RECOMMENDATION:** Approve the Burke Park/Peet's Hill Expansion and Improvement Proposal and Resolution 5353 Gallatin Valley Land Trust Application for Cash-in-lieu of Parkland Funds for Phase I Property Acquisition Matching Funds

**STRATEGIC PLAN:** 6.5 Parks, Trails & Open Space: Support the maintenance and expansion of an interconnected system of parks, trails and open spaces.

**BACKGROUND:** The Gallatin Valley Land Trust has submitted a proposal to the City to purchase and install improvements on 12 acres at the south end of Burke Park/Peet's Hill. The proposal includes an initial application for \$485,000 of cash-in-lieu of parkland (CILP) funding to cover purchasing and closing costs associated with the land transaction that would allow direct transfer of the property to the City of Bozeman. Additional phases of the project will include improvements as outlined in the grant application including expansion of the trail system, overlooks, a gathering/gateway area and donor recognition. As described in the proposal letter, GVLT requests that the City's funding for the project be applied to the property acquisition. In addition to the initial \$485,000 payment, an additional amount of \$315,000 plus financing costs is to be paid to GVLT within 2 years. Possible funding sources for the additional land acquisition costs include cash-in-lieu of parkland, grants, cash-in-lieu of parkland, and donations.

The aforementioned proposal allows the property acquisition to move forward on GVLT's negotiated closing date in January 2021 with direct transfer of the property to the City, ensures CILP funding is available for other projects throughout the improvement phases, and allows GVLT to retain funding from their donors for property improvements.

**CILP Balance:**  
The current unallocated balance for cash-in-lieu of parkland grants is

approximately \$890,000. The phase 1 grant of \$485,000 amounts to approximately 54% of the current balance and if approved, the remaining balance would be \$405,000. Staff recommends that the existing 58 CILP funding sources under \$10,000 be applied to this project and the balance to be withdrawn from the remaining CILP funds. The balance of projects under \$10K is approximately \$140K.

**Future Phases:**

Future phases of the project will include refinement of proposed improvements, Burke Park Master Plan Amendment, grant applications by City staff, grant applications by GVLTA, and completion of City financing. Preservation and restoration of existing wildlife and native plant species will be considered during the amendment to the park master plan. Additionally, amendments to [Section 8.02.080 Bozeman Municipal Code](#) regarding animal restraint requirements for the newly acquired parcel will be considered at that time. Until a code amendment is completed, dogs would be required to be on leash within the newly acquired parcel.

**UNRESOLVED ISSUES:** Future funding sources and amounts for future project phases will be determined at the time of subsequent phases of the project and will be based on availability of cash-in-lieu of parkland , grants received, and other unidentified funding sources.

Under the current proposal, the final cost to the City is unknown. By limiting City funds to acquisition costs, the land trust may finance the City's portion until it is paid including financing costs. Terms of financing are unresolved.

Expansion of the restraint-free area at Burke Park will be considered during future phases of the project.

**ALTERNATIVES:** Per Recreation and Parks Advisory Board or Commission decision.

**FISCAL EFFECTS:** The Cash-In-Lieu of Parkland balance of \$805,000 will be reduced to \$320,000 if the initial grant request for \$485,000 is approved.

November 1, 2021

Bozeman City Commission  
Recreation & Parks Advisory Board  
415 N Bozeman Ave.  
Bozeman, MT 59715



Dear City Commissioners and RPAB Members,

Gallatin Valley Land Trust (GVLТ) is pleased to present the attached Cash-in-Lieu of Parkland application that would provide essential funds to complete the “Protect Peets’ Final Piece” parkland acquisition and improvement project. If approved for full funding, this project will permanently protect 12 new acres as a City Park and would expand Burke Park (also known as “Peets Hill”) by 30%. This is a “once-in-a-lifetime” opportunity and quite possibly our last chance as a community to come together to protect the last large parcel on Peets Hill. GVLТ is currently under contract to acquire the property; however, the timeline is tight. We have until January 18, 2022 to secure funds and complete the purchase.

Earlier this fall, GVLТ launched a fundraising campaign for a portion of the acquisition costs and associated due diligence, project management and improvements. Even more impressive than the financial commitments were the stories we heard from the community. We heard from couples who had first dates, engagements and weddings on Peets Hill. We heard from staff who work at the hospital and use the trails along Peets Hill for a much-needed recharge. We heard from youth cycling groups and cross-country running teams. We heard about 4th of July Fireworks, solar eclipses, and sunsets. Families shared memories of sledding, teaching their children to ride a bike and walking the family dog. We heard from seniors who live at the Knolls and Aspen Point; the park is where they move daily and stay connected to community.

The total cost of this project is \$1.6 million. GVLТ is requesting that the City of Bozeman invest \$800,000 in this project which will provide a 1:1 match of the \$800,000 dollars that GVLТ has already secured through private donations. All of the City funds will go directly towards purchasing the property. As the project budget details, we are proposing a multi-phase funding request from the City that includes a Phase I Acquisition request of \$485,000 from the Cash-in-Lieu of Parkland fund, with future funding sources from the City yet to be finalized.

We have received overwhelming public support for this project in the form of more than 650 individual donors, spread out across Bozeman, and beyond. Our community rallied around the cry to “Protect Peets’ Final Piece.” Now we are asking you to consider allocating money designated specifically for park acquisition to expand Peets Hill, to preserve the trails, the wildlife habitat and the scenic qualities that make this place a top attraction in Bozeman.

Thank you for considering our application and we look forward to presenting additional information and answering questions at the upcoming public meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chet Work".

Chet Work  
Executive Director

• P. O. Box 7021 • Bozeman, MT 59771 •  
• 406-587-8404 • [www.gvlt.org](http://www.gvlt.org) •

## **Overview of Project and Request**

Gallatin Valley Land Trust (GVLТ) invites the City of Bozeman (City) to partner on the acquisition of 12 acres of undeveloped land on Peets Hill and to protect it forever as a City park. The privately-owned property is located directly south of Burke Park and is contiguous with the existing park boundary. This project would permanently protect the last large parcel on Peets Hill and would increase the size of Burke Park by nearly 30%. The 12-acre property was listed for sale on the open market in July and GVLТ narrowly secured a purchase agreement which allows until January 18, 2022 to complete the acquisition.

The total cost for the project is approximately \$1,600,000 which includes property acquisition, restoration and improvements. GVLТ is requesting \$800,000 from the City of Bozeman that would go directly towards the purchase price for the property. GVLТ has secured an additional \$800,000 through private fundraising that will match the City's investment in this project. Ideally, all \$800,000 of City funds would be available before closing of escrow on January 18, 2022. If that is not possible, GVLТ will pursue bridge financing to cover the gap in City funding and could structure the transaction as an installment sale as follows:

- **First installment: \$485,000 from Cash-in-Lieu:** With respect for other City priorities, this application requests \$485,000 through the Cash-in-Lieu of Parkland fund which is only a portion of the total funds required to close on the property. These funds would go directly towards the purchase of the property.
- **Second installment: \$315,000 from other City funds:** In order to provide the City with additional time, the remaining \$315,000 (plus financing costs) could be scheduled over the next 24 months. During this time, the City could determine how to best acquire and allocate these additional funds. GVLТ would secure bridge financing to cover the gap.

**Current Request from CIL: \$485,000**

## **Background**

In late June of this year, we, the board and staff of GVLТ, learned that 12 acres of undeveloped land on the south end of Peets Hill were about to be listed for sale on the open market. This property has been on GVLТ's radar for many years because it is directly adjacent to one of Bozeman's most beloved parks - Burke Park aka Peets Hill. We recognized that purchasing this property represented a "once-in-a-lifetime" opportunity to expand the park and buffer the existing parkland from encroaching development. Given the current real estate market and rapid development in the area, we also knew that we had to act quickly and decisively to have any chance of competing with other offers. Not surprisingly, within 24 hours of the property being listed, multiple offers had come in, including one from GVLТ. After a few tense weeks of uncertainty, GVLТ secured a purchase agreement for the property amidst a handful of developers and competing bids. Our agreement includes a 6-month term to close on the property, which gives us until mid-January to complete property investigations, and raise funds. If we are unable to secure the necessary funds by mid-January, the property will be re-listed and will likely sell for residential development. There may already be a back-up offer in place.

In the early 1990s, GVLТ, the City of Bozeman and the Burke Family partnered to protect the original 40+ acres that created Burke Park. The property was originally owned by the Peets

family who allowed the community to use the property for many years, which is why it is also known locally as “Peets Hill”. GVLT facilitated the acquisition with the Burke family and the property was eventually purchased by the City of Bozeman as parkland. In the original transaction, the Burke family held onto two development lots on the top of Peets Hill. In 2008, GVLT and the City of Bozeman again partnered with the Burke Family to acquire those parcels to ensure that the upper portion of Peets Hill would remain open to the public and not impaired by residential development.

The current 12-acre property under consideration is the last large parcel on Peets Hill. It consists of native grasslands and shrubs that provide habitat for a diversity of birds and small mammals. The property provides spectacular views of the City of Bozeman and beyond. The property has an existing trail across it that provides trail connectivity from the top of Peets Hill to Sourdough Rd/South Church. This popular trail sees an average of 163 users per day and has a high of 247 users per day according to a trail counter located along the trail. Though the existing trail easement is somewhat secure, its location is not. The existing trail easement specifically allows the trail to be moved anywhere on the property to accommodate homes, roads, utilities and other infrastructure. A provision is even made for termination of the easement should the City of Bozeman not accept the trail corridor as fulfillment of development requirements should the property be subdivided and developed.

Additionally, GVLT sees opportunities to improve the existing trails on the property and enhance the parkland with expanded trails and natural lookouts providing spaces for quiet reflection of nature and taking in the spectacular views. GVLT has already hosted preliminary design and feasibility meetings with landscape architects to brainstorm community interests and needs for parkland improvements. There was consensus that improvements should be minimal to reflect the natural beauty of the land, and also incorporate inclusive design for people with disabilities, language translation, and educational opportunities around Native American history. GVLT sees an opportunity to rehabilitate the existing trail tread to provide a smoother, more stable surface and create more sustainability to reduce erosion and improve drainage. Proposed enhancements and much needed maintenance to the existing trail would be covered entirely by GVLT private fundraising efforts.

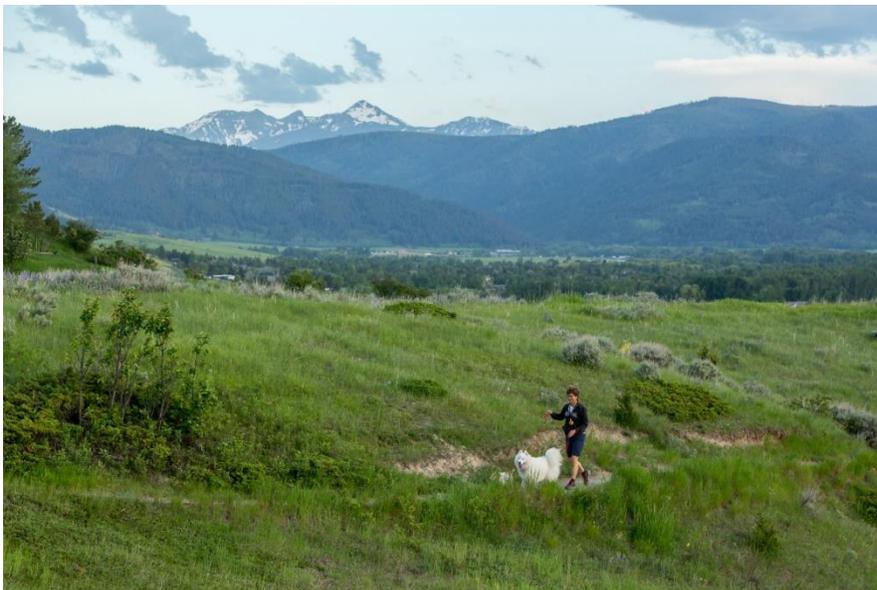
### **Budget**

Please see the attached detailed budget. Many of the budget items related to property investigations (e.g. title review, environmental site assessment, survey, etc.) have already been incurred by GVLT as we have been completing necessary property investigations to keep the transaction moving forward. GVLT has also committed \$60,000 in earnest money to secure the purchase agreement. As you can see in the attached budget, GVLT is covering all of these costs and providing them as a match to the requested funds from City of Bozeman. Because our contract on the property is extremely short, we have had to move quickly to take advantage of this opportunity.

**Phase I: Property Acquisition** – The negotiated purchase price for the property is \$1,225,000 and the closing date is January 18, 2022. The appraised fair market value of the property is \$1,400,000. Once the property hit the market in July, GVLT mobilized quickly and negotiated

extensively to secure a purchase agreement on the property. Our first offer on the property was actually rejected in favor of a different offer from a developer. Fortunately, we were able to submit a backup offer and when the developer's offer terminated, our backup offer became active. Since our offer was accepted, GVLT has been working diligently through the necessary property investigations. As detailed in the attached budget, the transaction costs associated with the purchase of the property total a little over \$100,000 which is all being covered by GVL T as a match to the project.

**Phase II: Restoration and Improvements** – GVL T has worked with Design 5 to complete an initial feasibility assessment on proposed improvements to the property. The cost of improvements are rough estimates created on a short timeframe. Because of the natural beauty of the property, the general concept is to have a “light touch” and have any new amenities blend into the landscape. However, a more thorough master planning process for the park may need to be completed, which could modify the proposed budget. Many of the private donors to this project noted the opportunity to improve the accessibility, community spaces and natural features of the property as a primary motivation for giving to the project. As noted in the budget, approximately \$300,000 of individual donor funds as well as in-kind contributions from GVL T, Design 5 and other groups will be used for site planning and improvements on the property.



*A woman takes in the views as she walks her dog on the connector trail that traverses across the subject property*

### **Property Due Diligence**

GVL T has completed substantial property investigations and due diligence on the property. All of the following reports have been provided to the City of Bozeman for review.

- Property appraisal – GVL T contracted with an independent, certified appraiser to conduct an appraisal of the property. The effective date of the appraisal is September 1, 2021. The appraisal report determined that the fair market value of the property is \$1,400,000. The

highest and best use of the property from an appraisal perspective was identified as a 5-lot subdivision. Utilities, water and sewer are accessible from pipelines that run north from Kagy Boulevard. The appraised value of the property is substantially higher than the purchase price, ensuring that GVLТ and the City of Bozeman would not be paying above fair market value for the property. The City of Bozeman is listed as an intended user of the appraisal.

- Title Review – GVLТ ordered a title commitment from American Land Title Company of Bozeman. GVLТ staff and outside counsel have reviewed the title and found the title to be very clean given the location of the property within city limits. The title commitment and title exception documents have been provided to City staff for review.
- Phase I Environmental Site Assessment – GVLТ contracted with TD&H engineering to conduct a Phase I Environmental Site Assessment of the property. The environmental assessment did not identify any environmental concerns on the property and no further action was recommended.
- Property Boundary Survey – GVLТ contracted with surveyor Jonathan Roen of Roen, Inc to locate and mark the boundaries of the property.
- Minerals Ownership – GVLТ contracted with a mineral ownership reviewer who determined that the current landowner own all mineral rights associated with the property. It is expected that the mineral rights would transfer if the property is acquired.

### **Timeline for Completion:**

As noted above, GVLТ is under contract on the property and the closing date for the transaction is January 18, 2022. If we have not secured the necessary funds by that date, the contract would terminate, and the property would return to the open market. Design and feasibility for improvements on the property would begin soon after purchasing the property in close coordination and collaboration with City of Bozeman parks staff.

### **Conclusion**

Earlier this fall, GVLТ launched a fundraising campaign for a portion of the acquisition costs and associated due diligence, project management and improvements. The community was overwhelmingly supportive of this project and 650 individuals made donations of all sizes our campaign totaling \$800,000. Even more impressive than the financial commitments were the stories we heard from the community. We heard from couples who had first dates, engagements and weddings on Peets Hill. We heard from people who processed some of the hardest moments of their lives while sitting on a bench there. We heard about 4th of July Fireworks, solar eclipses, and sunsets. Families shared memories of sledding, teaching their children to ride a bike and walking the family dog. An overwhelming number of people made donations in honor of their pets. We heard from seniors who live at the Knolls and Aspen Point; the park is where they move daily and stay connected to community. We heard from youth cycling groups and cross-country running teams. We heard from staff who work at the hospital and use the trails along Peets Hill for a much-needed recharge. And while Peets Hill is an urban park in the heart of Downtown, we heard from many that the park’s natural beauty was its most important feature.

Burke Park contains some of the most diverse plant populations per acre (217 species) in the Greater Yellowstone Ecosystem! We even heard from visitors to our area that have enjoyed the views on their adventures. GVLT, the 300+ signers to our attached letter of support and our 650 donors for this project, believe that the project to Protect Peets' Final Piece is worthy of a highly leveraged \$800,000 investment of City of Bozeman. Thank you for considering this application and please let us know if there is additional information we can provide.



*Pups pose for a photo as official members of the 'Peets Pack' 90 people made donations to the project in honor of their dogs.*

**Peets Hill/Burke Park Expansion  
Project Budget**

<b>Phase I: Land Acquisition (Fall/Winter 2021)</b>						
<b>Phase I: Land Acquisition</b>	<b>Detail</b>	<b>Total Cost</b>	<b>City of Bozeman</b>	<b>% CoB</b>	<b>Match</b>	<b>Source</b>
<b>Purchase</b>			\$ 485,000			Cash in Lieu
			\$ 315,000			GVLTL Bridge Loan to City
Purchase of land	12 acres at approx. price of \$2.33/square ft.	\$ 1,225,000	\$ 800,000		\$ 425,000	GVLTL
<b>Transaction Costs</b>						
Title and closing	title insurance, closing costs	\$ 4,000	\$ -		\$ 4,000	GVLTL
Appraisal	property appraisal	\$ 4,000	\$ -		\$ 4,000	GVLTL
Phase 1 ESA	environmental site assessment	\$ 5,000	\$ -		\$ 5,000	GVLTL
Boundary survey	to locate property boundaries	\$ 1,500	\$ -		\$ 1,500	GVLTL
Minerals ownership review	to determine mineral ownership	\$ 525	\$ -		\$ 525	GVLTL
Legal review	contract drafting and review	\$ 12,000	\$ -		\$ 12,000	GVLTL
Site planning	to develop conceptual plan	\$ 20,000	\$ -		\$ 20,000	Design 5 (donated)
GVLTL project management	negotiations, due diligence, fundraising, 900hr @ \$60hr avg	\$ 54,000	\$ -		\$ 54,000	GVLTL
<b>PHASE I Total</b>		\$ 1,326,025	\$ 800,000	60%	\$ 526,025	40%
<b>Phase II: Improvements (Spring/Summer 2022)</b>						
<b>Phase II: Improvements</b>	<b>Detail</b>	<b>Total</b>	<b>City of Bozeman</b>	<b>% CoB</b>	<b>Match</b>	<b>Match Source</b>
<b>Site Preparation and Reclamation</b>						
Erosion control	6,500 SF @ \$0.75	\$ 4,875	\$ -		\$ 4,875	GVLTL
Grading and site layout	7,500 SF @ \$0.38	\$ 2,850	\$ -		\$ 2,850	GVLTL
Top soil & amendments	495 CY @ \$5.00	\$ 2,475	\$ -		\$ 2,475	GVLTL
Native reclamation seeding	40,500 SF @ \$0.25	\$ 10,125	\$ -		\$ 10,125	GVLTL
Mobilization	1 EA @ \$5,000	\$ 5,000	\$ -		\$ 5,000	GVLTL
<b>Site Amenities - Trails &amp; Overlooks</b>						
4' gravel paths	3,850 LF @ \$11.00	\$ 42,350	\$ -		\$ 42,350	GVLTL
Trail directional sign	3 EA @ \$500	\$ 1,500	\$ -		\$ 1,500	GVLTL
Trail educational sign	8 EA @ \$1,000	\$ 8,000	\$ -		\$ 8,000	GVLTL
Pet waste receptacle	2 EA @ \$350	\$ 700	\$ -		\$ 700	GVLTL
Sculpture park - concrete pads	530 SF @ \$6.00	\$ 3,180	\$ -		\$ 3,180	GVLTL
Trail benches	3 EA @ \$1,500	\$ 4,500	\$ -		\$ 4,500	GVLTL
Boulder seating at overlook	15 EA @ \$750	\$ 11,250	\$ -		\$ 11,250	GVLTL
<b>Site Amenities - Gateway &amp; Gathering Space</b>						
Circular gravel pad (30')	706 SF @ \$8.00	\$ 5,648	\$ -		\$ 5,648	GVLTL
Boulder seating	17 EA @ \$750	\$ 12,750	\$ -		\$ 12,750	GVLTL
Mountain Range View Finder	4 EA @ \$12,000	\$ 48,000	\$ -		\$ 48,000	GVLTL
Inset Steel Medicine Wheel	1 EA @ \$45,000	\$ 45,000	\$ -		\$ 45,000	GVLTL
Donor Gateway - Engraved boulders	20 EA @ \$750	\$ 15,000	\$ -		\$ 15,000	GVLTL
<b>Design &amp; Project Management</b>						
Landscape design	site planning	\$ 18,000	\$ -		\$ 18,000	Design 5 (donated)
Civil engineer	construction design	\$ 7,500	\$ -		\$ 7,500	GVLTL
Native plant consultant	for restoration work	\$ 2,000	\$ -		\$ 2,000	GVLTL
GVLTL project management	300 hrs @ \$60/hr	\$ 18,000	\$ -		\$ 18,000	GVLTL
<b>Contingency</b>	10% construction contingency	\$ 30,000	\$ -		\$ 30,000	GVLTL
<b>PHASE II Total</b>		\$ 298,703			\$ 298,703	
<b>TOTAL</b>		\$ 1,624,728	\$ 800,000	49%	\$ 824,728	51%

CIL Request  
\$ 485,000



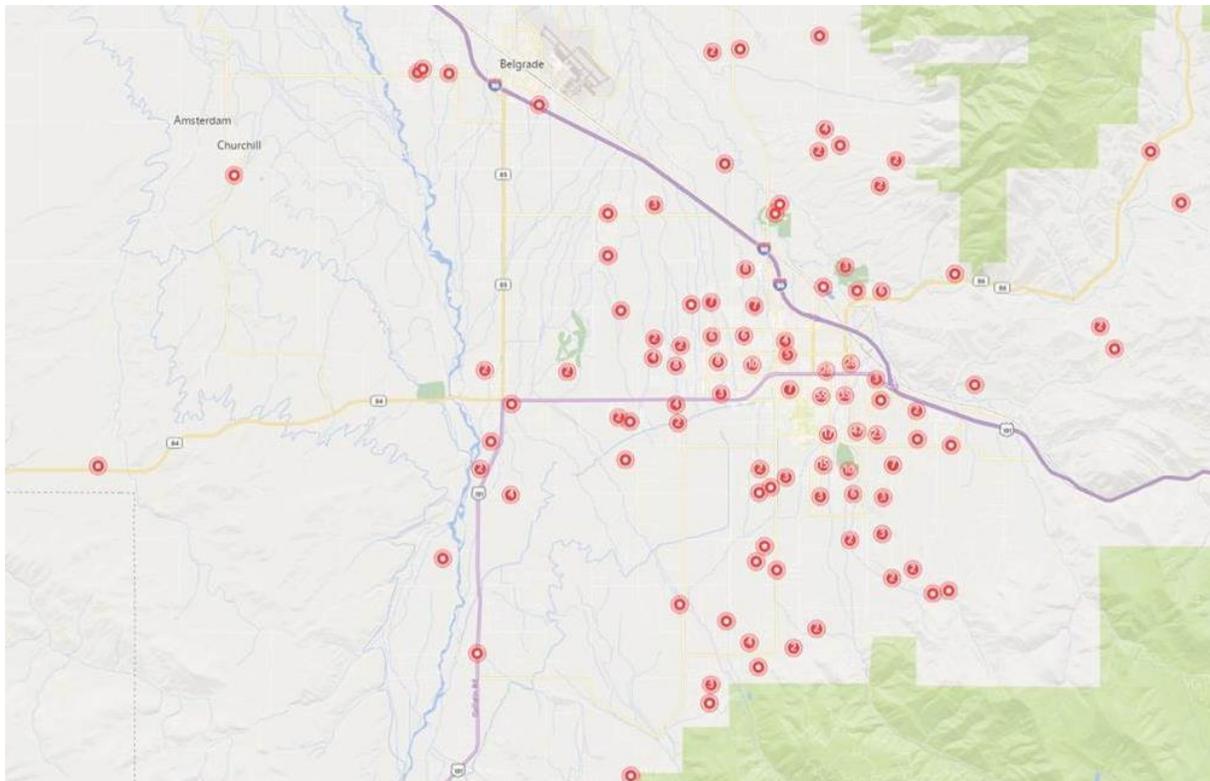
**Cash-in-Lieu of Parkland Funding Application**  
**November, 2021**  
**Gallatin Valley Land Trust**

**Attachment 3**

*Describe the process utilized for obtaining public input and support for the project.*

GVLТ has seen an outpouring of support for this project, demonstrated by the conversations we have had with community members and the overwhelming financial backing the project has received. Over 650 donors have contributed to the project. This campaign counts as GVLТ’s largest capital campaign in its 31 year history.

Below is a map of the Gallatin Valley displaying the locations associated with donations for the Peets Hill project. People from all over the valley have rallied around this important piece of land in the heart of downtown Bozeman. It truly is a destination park that serves members of the community beyond the adjacent neighborhoods.



In addition to financial support, please find attached letters of support from various partners, donors, and businesses that support this project. In addition, 315 community members signed on to a letter of support for this application.

Finally, GVLТ and landscape architecture firm Design 5 invited a variety of voices from the community to imagine what improvements to the property might look like. Design 5 is currently working on some

conceptual drawings based on this feedback that they will present to GVLТ and the City of Bozeman for comment and approval. GVLТ will work closely with the City of Bozeman Parks department in order to finalize details on how trails and park amenities can be added and/or improved.



October 20, 2021

City of Bozeman  
121 N Rouse Ave  
Bozeman, MT 59715

Whom it May Concern,

Bozeman Health is proud to submit this letter in support of Gallatin Valley Land Trust's (GVLT) application for funding from City of Bozeman's Cash in Lieu of Parkland program to purchase 12 acres at the south end of Peets Hill.

Peets Hill is the heart of our local trail system, Bozeman's most iconic park, and the property contains an important trail connection from Peets Hill to Kagy Blvd and the rest of the Main Street to the Mountains system. Bozeman Health Deaconess Hospital and Hillcrest Senior Living are close neighbors to Peets Hill/Burke Park and appreciate the tremendous value it provides to our employees, our visitors, and our residents.

As a health system dedicated to improving community health and quality of life, we appreciate the friendship and collaboration we have with community partners like GVLT. Securing this additional land is important—not just to nearby residents, but for residents who come to use this property from all over Greater Gallatin Valley. A Bozeman Health employee shared that they and their partner often walk Peets Hill on Sunday mornings, driving from across town to enjoy the views and with the knowledge that they are likely to see other colleagues out enjoying the trail as well.

Bozeman Health and GVLT have a strong partnership and work together often, most recently on the Wellness Connector Trail in the Highland Glen Nature Reserve. Their dedication to overall health and well-being and ensuring that trails are accessible to all is to be commended. It is important that Peets Hill/Burke Park remain available for residents for the years to come, to directly and positively impact community health and in support of living an #outdoorhealthylife. We've shared before that research shows a positive relationship between neighborhood open space and physical activity. People in communities with abundant open spaces generally enjoy better health.

As Southwest Montana's healthcare provider of choice, we hope you favorably review GVLT's application as this is an important opportunity to improve our community's health and quality of life.

With you in health,

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

John Hill  
President and CEO  
Bozeman Health



To the Recreation and Parks Advisory Board and Bozeman City Commission,

Thank you for considering the Gallatin Valley Land Trust's application for cash in lieu of parkland funds to support the acquisition of the 12 acres at the south end of Peets Hill. We, the undersigned, support the allocation of funds from the Cash in Lieu program because Peets Hill is a truly special and unique place for City residents and visitors alike. Peets Hill is a popular destination and cultural icon for people all over the city, not just downtown. It is where our community comes together with neighbors, friends, family, hospital staff, MSU students, seniors, youth, and of course, our dogs. These public dollars would be highly leveraged by GVLТ's successful private fundraising and we believe that this is a worthy and appropriate use of the City's Cash In Lieu of Parkland funding. Thank you for your consideration and support of the shared outdoor spaces that make this place so special.

The 327 individuals below have signed on to this letter of support. They are joined by 650 individuals who have made contributions to Protect Peets' Final Piece.

Aaron Wernham	Anna Wearn	Breanna Polacik	Cathy Costakis
Adam Johnson	Anne Banks	Brenda Boyd Cooper	Cathy Gnehm Spencer
Adam St.Pierre	Anne Lewis	Brenda Coppede	Cedar Mathers- Winn
Alexa Coyle	Annmarie Sheets	Brett Conner	Celeste Ellig
Alison Bayr	Art Sandborgh	Brian Haskins	Charles Geller
Alison Totten	Audrey Wooding	Bridget Uzzelle	Charles Hussey
Allison Throop	Barb Cestero	Bronson Neff	Chelsea Quiñones
Aloha Johnson	Barbara Mall	Bruce Combs	Cheryl Eiholzer
Amanda Eva Jungles	Barbara Sirovatka	Bryna Barfknecht	Cheryl Santos
Amanda Strolin	Barbara Turner- Lantz	Bunny Gaffney	Christina Reynolds
Amie Majerus	BB Webb	Byron Groh	Christine Stoppa
Amy Berghold	Becca Mulhill	Carlene Pailthorpe	Cimberli Kearns
Amy Falcione	Becky Saleeby	Carol Ann Flaherty	Claire Chandler
Amy Kleist	Ben Ford	Carol Weaver	Claire Gillam
Andy Montgomery	Bern Kohler	Caroline Groth	Clara Johnson Pincus
Ann Halverson	Beth Madden	Casey Sheahan	Clark Bosley
Ann Kunsak	Betsy Beauvais	Catherine	Clay Ellig
Anna Allen	Bill and Jane Gum	Courtenaye	Colleen Keller
Anna Patterson	Bill Pailthorpe	Cathleen Stamm	Collette Brooks- Hops
Anna Sellers	Brad Benne	Cathy Baumbauer	

Cooper Shea	Erin Downey	Janet Fox	Kassandra Betterley
Cora DeSantis	Erin Eisner	Janet Rolfs	Kathy Allen
Cori Soucie	Erin Jackson	Janet Young	Kathy Powell
Courtney Grigg	Erinn Zindt	Jeff Swan	Katie Minalga
Cynthia N Evans	Faye Boom	Jeffrey Dineen	Katie Plumb
Dan Riley	Fr. D Gregory Smith	Jena Olney	Katie Scharmer
Darra Perdaems	Gail Weingart	Jen�lle Dowling	Katrina Ivancic
Dave Ball	Sedivy	Jenna Fallaw	Katy Souther
David Knickerbocker	Gary Kachadurian	Jennifer Hicks	Keith Laskowski
David Peters	Gerald Nielsen	Jennifer Lammers	Kelly Pohl
Davina Stebbins	Gerrie Mohr	Jessica Groseth	Kelsey White
Dean Littlepage	Gerry Lang	Jessica Hickey	Kelsi Tjernagel
Debbie Schenk	Gina Carolan	Jessica Minalga	Ken and Barbara Kaufman
Deborah Peters	Glenn Allinger	Jessica Quay	Ken McKenna
Debra De Bode	Gregory Houston	Jim Walseth	Ken Pierce
Dee-O-Gee Bozeman	Hannah Beckner	Jodi Atterberg	Kimber Brown
Devin Archilla	Hannah Gross	John Applegate	Kimberly Schlenker
Diane Donnelly	Harriet Tamminga	John Backes	Kristin Taylor
Dominique Hays	Heather Stewart	John Payton	Lacey Egelus
Donald Aandal	Hillary Guilford	Jon Maxwell	Laura Pertuit
Eddie Steinhauer	Hillary Wernlund Walz	Jon Zemans	Laura Prindiville
Edith Harrington	Honor Randall	Joni Evans	Laurel Sabol
Elaine Chandler	Ian Roderer	Joseph Capella	Lauren McGee
Eleanor Barker	Inese Wheeler	Joseph Qui�ones	Lawrie Lieberman
Elizabeth Domenech	Isabelle McGrail	Josh Hays	Lee Allinger
Elizabeth Flesch	Jackson Deane	Joshua Gallatin	Leslie Taylor
Ellen Stephenson	Jacob Abel	Judy Tucker	Linda Pierce
Emily Eicholtz	Jacob Robl	Julia Henderson	Linda Semones
Emily Qiu	Jaime Martinez	Julia Mazade	Lindsay Hibbs
EmilyBojorquez	Jaimi Melville	Julie MacGillis	Lindsey Henson
Emma Burick	Jan Deal	Julie Nix	Lisa Meredith Shick
Emma Kucharski	Jana Van Dam	Kara Adams	Lisa Riley
Eric Nielsen	Jane Mittelsteadt	Kasey Schultz	
	Jane Wilson	Kasey Welles	

Lisa Roos	Monique Renard-Pierce	Randy Throop	Stacie Coppens
Liz Sherman	Moriah Ellig	Richard Gillette	Stella Moss
Lynn Altizer	Nancy Blake	Richard Taylor	Stephen T. Cole
Madeline Kirch	Nancy Davenport	Rob Jaeger	Steve Griswold
Madison Currey	Nancy Ostlie	Rob Maher	Steve Seright
Madison Stevens	Natalie McKay	Robert Larsen	Steven Krezminski
Mandy Meyer	Nichole Joyce	Robert Meshew	Stuart Strolin
Margaret Ward	Nick Stadie	Robert Morrell	Sue Parrish
Mark Ringer	Nolan Sunderland	Robin Bosley	Sumana Petaja
Mary Keefer	Pam Szelmezcza	Robin Hape	Sumner Anacker
Matt Lavin	Pascal Beauvais	Rochelle Nielson	Sunniva Russell
Matt Thompson	Pat Ramos	Roger Fischer	Susan Hinkins
Maurene Hinds	Patricia Cornelious	Ron Kaye	Susan Penner
McCall Dunn	Patricia Dowd	Roni Zimmer	Taylor Casey
Megan Hartwig	Patricia Sherman	Rosemary Keller	Teresa Seright
Megan Higgs	Patricia Simmons	Ryan ONeill	Teri Ball
Melinda Winegardner	Patrick Costello	Salal Huber-McGee	Tim Marcinko
Melissa Bowen	Patrick Gale	Sam Haraldson	Tisha Jones
Melissa Butynski	Patrick Mitchell	Sandy Dodge	Tobie Laskowski
Michael Fallaw	Patrick Nix	Sarah Day	Toby Koffman
Michael McGee	Patti Steinmuller	Sarah Price	Tomas Gedeon
Michaela Hackner	Paul Guest	Sasha Slorer	Tory Atkins
Michaela O'Donoghue	Paula Mozen	Scott Hinds	Trevor Soucie
Michele Eckhardt	Peder Groseth	Shana Wood	Valerie Copie
Michele McKinnie	Pete Fay	Sharon Itlis	Vivien Park
Michelle Thiel	Peter Thatcher	Sheena Perata	Whitney Bermes
Milton Mozen	Philip Naro	Sheri Simkins	Yadira Alvarez
Miranda Wheeler	Rachel Black	Sonja Chandler	Yvonne Leung
Molly Bowman	Rachelle McLain	Spencer Bruce	Yvonne Rudman



October 20, 2021

To: Bozeman City Commissioners  
Re: City of Bozeman's Cash in Lieu of Parkland

Dear Bozeman City Commissioners:

I am writing on behalf of the Downtown Bozeman Partnership Board members in support of GVLТ's application for funding from City of Bozeman's Cash in Lieu of Parkland program to purchase 12 acres at the south end of Peets Hill.

As a Bozeman resident of 22 years, I vividly remember my early years here spending countless hours walking Peet's hill teaching my dog social skills and admiring the new community I was privileged to be a part of. Now, as an employee of the Downtown Bozeman Partnership for over 15 years, I have watched this easily accessible walking trail grow into the heart and soul of our city-wide trail system as well as a critical community gathering space due to its central location, amazing views, and welcoming nature. There is no doubt that Peet's Hill has become a vital community asset and that this sentiment is shared by nearly all of our residents, employees, visitors and beyond.

Also, with Peet's Hill being GVLТ's first community-trail program endeavor, they continue to be an integral part of bringing the community together to preserve and protect the greenspace within our community that we all love and cherish. And as future development threatens our coveted urban greenspace, with leadership from GVLТ and support from the City of Bozeman through the cash in lieu of parkland funds, the time has come once again to take action to preserve and protect the final piece of this community asset.

So, it is with great passion and excitement that the Downtown Bozeman Boards support the \$800,000 match of City Cash in lieu of Parkland funds to purchase the final 12 acres of Peet's Hill as well as future enhancements and improvements to this special piece of property. Thanks in advance for your time and consideration.

Sincerely,

Ellie Staley  
Executive Director  
Downtown Bozeman Partnership





October 27, 2021

City of Bozeman  
121 N Rouse  
Bozeman, MT 59715

To whom it may concern:

Eagle Mount is in support of GVLТ's application for funding from the City of Bozeman's Cash in Lieu of Parkland program to purchase 12 acres at the south end of Peets Hill.

In particular, one of the improvements that GVLТ is proposing is to create all abilities access to overlooks on Peets Hill. These all abilities access spaces will be paired with the paved, accessible parking available near the water tower on Peets Hill. This will create yet another opportunity for people with limited mobility or our neighbors who use adaptive equipment to visit this community resource and enjoy the benefits of outdoor recreation.

Eagle Mount is in support of the public/private partnership between the City of Bozeman and GVLТ and are in support of GVLТ's application for funding from the City of Bozeman's Cash in Lieu of Parkland program to purchase 12 acres at the south end of Peets Hill.

Appreciatively,

Kevin Sylvester  
Executive Director



**BUILDING A  
BETTER  
COMMUNITY**

thehrdc.org

October 27, 2021  
City of Bozeman  
121 N Rouse Ave.  
Bozeman, MT 59715



e: hello@

Attention: Recreation and Parks Advisory Board  
City Commission

Re: Letter of Support for GVLT’s application for funding from the City’s Cash in Lieu of Parkland

As a transit provider and advocate of multi modal transit connections and opportunities, the connection that Peet’s Hill to Kagy Boulevard and the rest of the Main Street to the Mountains trail system provides directly in conjunction with bike lanes and Streamline bus stops is invaluable in our community. Our route redesigns for Streamline that went into effect in August 2021 and our long term transit plans were informed by and designed around these systems and connections. Losing this corridor would create a significant disconnect in systems and loss of access points, particularly along Kagy Boulevard where reduced traffic congestion is a critical component to safety and climate impacts.

GVLT has a demonstrated history and capacity to successfully acquire properties to meet the health and wellness outcomes for our community. This appears to be an eligible investment from the Cash in Lieu of Parkland funds and creates more parkland for the City of Bozeman.

HRDC fully supports an investment in this community initiative and the public/private partnership proposed between the City of Bozeman and GVLT.

Sincerely,

Heather Grenier  
President/CEO

e: [hello@thehrdc.org](mailto:hello@thehrdc.org)

a: 32 South Tracy  
Bozeman, Montana 59715  
p: 406.587.4486

a: 111 South 2nd Ave  
Livingston, MT 59047  
p: 406.333.2537





October 21, 2021

Cash In Lieu of Parklands Program  
City of Bozeman  
Bozeman, Montana 59715

Dear City of Bozeman Officials,

Mountain Time Arts firmly supports Gallatin Valley Land Trust's application for the Cash In-Lieu of Parklands (CILP) funds for the extension of Peets Hill.

Gallatin Valley Land Trust is an important partner of Mountain Time Arts. One of the many ways that Gallatin Valley Land Trust has supported Mountain Time Arts is a contribution to the "Lighting of the Teepees - Illuminating Indigenous Peoples' Day" on Peets Hill. We hope that we will work closely with Gallatin Valley Land Trust and the City of Bozeman on future art installations and events on Peets Hill.

Thank you for considering our support in Gallatin Valley Land Trust's application for CILP funds.

Kind regards,

**MaryBeth**

MaryBeth Morand  
Executive Co-Director  
Mountain Time Arts  
[marybeth@mountaintimearts.org](mailto:marybeth@mountaintimearts.org)



October 20, 2021

## REGARDING THE PEETS HILL ACQUISITION BY GVLТ:

On any given day, any season of the year, Peets Hill bustles with Bozemanites. Young and old, male and female, solo and in groups, the good citizens of this town take to their favorite in-town park to exercise, breathe the fresh air, have a picnic, walk the dog, catch up with friends, or enjoy the setting sun.

Before work, at lunch, after work, and on the weekend, these folks flood in from every point on the compass. That all-day, multi-directional access is one of the things that makes Peets Hill so special. Whatever your approach angle, whatever your mode of travel—on foot, by bike, atop a skateboard or scooter, in a car—a trail guides you in, directly to its long spine, its beating heart. From there you can strike out in another direction, to run errands, visit a friend, or continue your run or ride.

Can you imagine losing the southern portion of Peets Hill? It would be like carving off the corner of Central Park in New York City, replacing that open public space with private condos. It would change everything. It would degrade the access, depreciate the character, and devalue the experience.

That cannot happen. We need Peets Hill, and we need it in its entirety. We need it for our daily dose of nature. We need it to restore our sanity amid the increasing hustle and bustle of Bozeman. We need it for our quality of life. We need it for our way of life. We need it for our children, and theirs.

As a 30-year resident of Bozeman who enjoys Peets Hill often, I cannot think of a more important addition to city parkland. As a 20-year business owner whose customers enjoy Peets Hill often, I cannot think of a better use of Cash in Lieu of Parkland funds.

Please support GVLТ's efforts and help them close the deal on this important acquisition. Please continue Bozeman's long history of predominately non-vehicular access to a centralized recreation area and connective trail network whose quietude and natural beauty provides solace to hundreds of people every day and to thousands, perhaps tens of thousands, every year. Please help save Peets Hill.

Mike England  
Outside Bozeman Magazine  
mike@outsidebozeman.com

**Outside Bozeman • Southwest Montana's Outdoor Journal • outsidebozeman.com**

313 W. Mendenhall #8 • PO Box 1101 • Bozeman, MT 59771 • 406-582-8068 • info@outsidebozeman.com

**Penelope Pierce**  
**1029 North Two Waters Way**  
**Belgrade, Montana 59714**  
**406-570-0152**  
**pierce.penelope@gmail.com**

October 22, 2021

City of Bozeman

The Whom It May Concern

As the former Executive Director of the Gallatin Valley Land Trust (GVLТ), I am writing to voice my strong support of GVLТ's application for full funding from the City's Cash in Lieu of Parkland. What a fabulous project!

Peets Hill is the very heart of our Main Street to Mountains trail system and a cherished park. It was the first project GVLТ did, back in the early 90's and has become an iconic part of Bozeman, loved and visited by tens of thousands of people (and dogs) each year.

I cannot think of a better use of Cash in Lieu of Parklands funds as our valley continues to grow at an unprecedented rate. Places where people can go to be in nature, visit with friends and neighbors and see our beautiful valley are fast disappearing, and to have another beloved open space lost to development would be heartbreaking for so many and for Bozeman. We need places like Peets Hill. It is a community-gathering place at it's finest.

Thank you for all that you do and for you consideration.

Sincerely,

Penelope Pierce



PO BOX 1855  
BOZEMAN, MT 59715

SOUTHWESTMONTANAMBA.ORG

---

City of Bozeman  
121 N. Rouse Ave.  
Bozeman, MT 59715

October 27, 2021

To Whom It May Concern:

I am writing today in support of GVLТ's application for funding from the City's Cash in Lieu of Parkland for 12 acres of open space at the south end of Peets Hill.

As the region's leading advocates for mountain bike trails, the Southwest Montana Mountain Bike Association (SWMMBA) is committed maintaining and enhancing trail access, and this project does just that. With over 2,500 members, SWMMBA is the largest trails organization in the state, and many of our members use this open land on a regular basis.

In-town trail connectivity is vital to improving community health and wellness, creating sustainable active transportation infrastructure, and connecting to our outdoor spaces. The area in question provides critical access to other town trails, which in turn connect with our state and federal public lands on the south end of the Gallatin Valley. Losing these connections would pose safety risks to cyclists, increase car traffic, and further add to congestion at local trailheads.

Cycling is increasing in popularity and projects such as these allow our sport to continue to grow, providing another beneficial form of active recreation while also adding to the economic prosperity of the region. For these reasons and more, the SWMMBA board of directors fully supports GVLТ's application for Cash in Lieu of Parkland funding.

On behalf of the SWMMBA Board, thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Jones", written in a cursive style.

Ian Jones  
Board President



THE  
TRUST  
FOR  
PUBLIC  
LAND

Northern Rockies  
1007 E. Main St.  
Suite 300  
Bozeman, MT  
59715

t: 406.522.7450  
f: 406.522.7453  
tpl.org

October 21, 2021

City of Bozeman, Montana

To Whom it May Concern,

I write in support of The Gallatin Valley Land Trust's application for funding from the City of Bozeman's Cash In Lieu of Parkland program to help purchase 12 acres at the south end of Peet's Hill.

The Trust for Public Land conserves land for people. As part of that mission, we purchase lands for parks and trails, and design and build parks. Story Mill Community Park is the most well-known project we have tackled in Bozeman, but we have also been instrumental in creating funding for parks and trails in Bozeman and Gallatin County. Conserving the remainder of Peet's Hill is a high priority for this community and would be an excellent use of the Cash in Lieu of Parkland funds. It would also continue the strong tradition of the City working in a productive public/private partnership with groups like GVLТ and TPL that has led to the successful park and trails programs the community enjoys.

It is no secret that Peet's Hill is beloved by people in Bozeman, Gallatin County, and beyond. Its iconic location and views make it one of the most popular public spaces in the valley. I'm sure the City recognizes that and I urge you to use the Cash in Lieu of Parkland funds to secure its future.

Sincerely,



Dick Dolan  
Northern Rockies Director  
dick.dolan@tpl.org

Chet Work, Executive Director  
Gallatin Valley Land Trust  
P.O. Box 7021  
Bozeman, MT 59971

EJ Porth, Associate Director  
Gallatin Valley Land Trust  
P.O. Box 7021  
Bozeman, MT 59971

Jeff Mihelich, City Manager  
121 North Rouse  
Bozeman, MT 59715

Mitch Overton, Parks Director  
121 North Rouse  
Bozeman, MT 59715

Mayor Cyndy Andrus  
121 North Rouse  
Bozeman, MT 59715

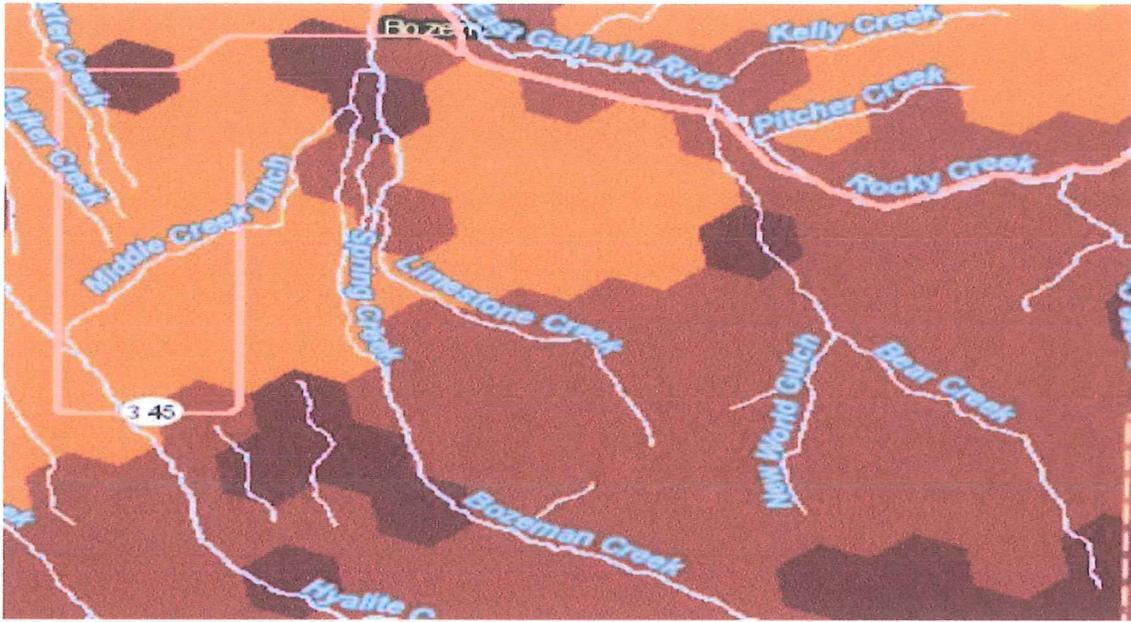
Deputy Mayor Terry Cunningham  
121 North Rouse  
Bozeman, MT 59715

As you are aware, the attempt to purchase 12 acres of land adjacent to Burke Park on Peets Hill by the city of Bozeman and GVLTL has been in the local news lately. As a result, I have concerns over wildlife within the proposed project area.

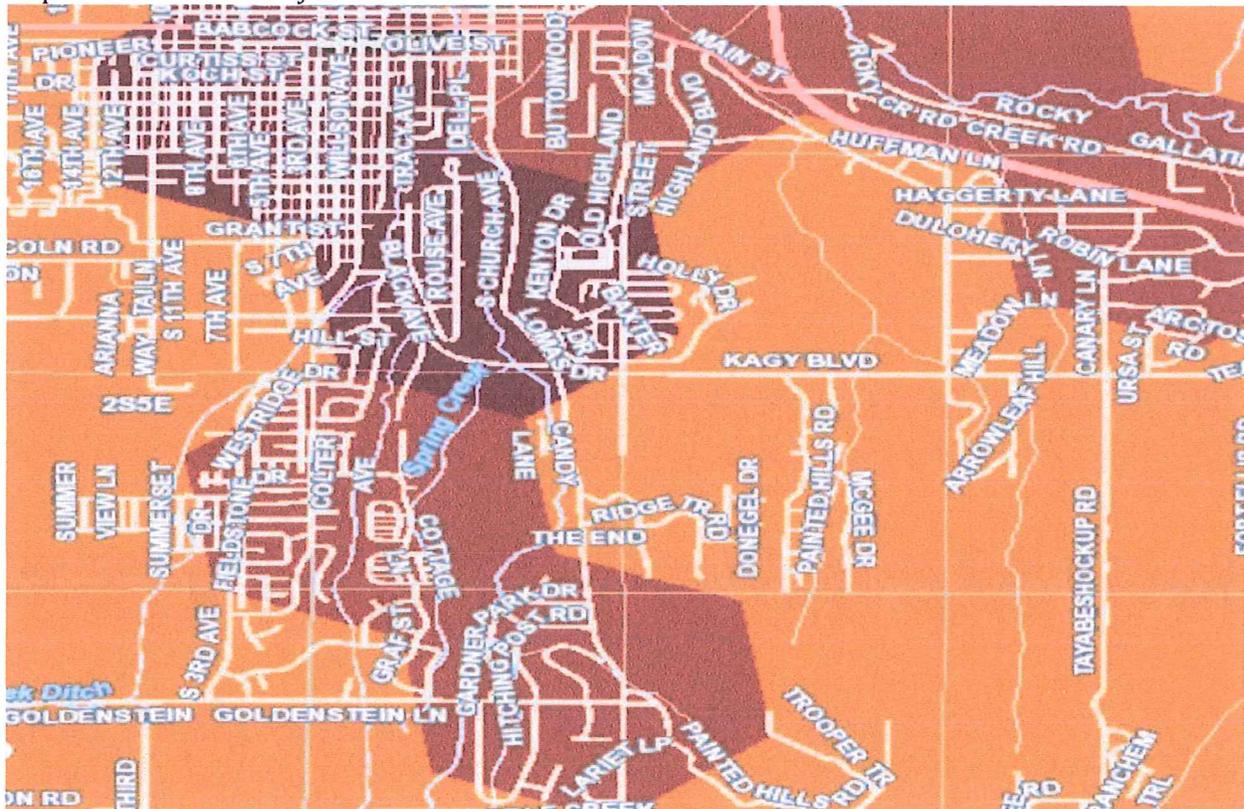
I applaud the attempt to purchase these lands for protection and save them from development; there is a concern over the wildlife which inhabit these 12 acres and the surrounding area.

I recognize there have been problems in the past over unleashed dogs and visitors of Peets Hill and Burke Park not adhering to designated trails, but recent observations and knowledge of marauding dogs unleashed by their owners and off-trail mountain bikers and hikers have raised new concerns. I urge you to put up signage requiring leashes.

The area is important habitat for wildlife. The following maps show FWP's Critical Habitat Ranking of the Peet's Hill area. Crucial Habitat Rank depicts relatively ranked areas containing the resources, including food, water, cover, shelter and "important wildlife corridors," that are necessary for the survival and reproduction of aquatic and terrestrial wildlife and to prevent unacceptable declines, or facilitate future recovery of wildlife populations, or are important ecological systems with high biological diversity value. The darkest are the most valuable for wildlife



Map 1 shows the vicinity



Map 2 shows a more detailed location

Please take measures to protect important habitat for wildlife.

Nancy Schultz

420 N.10<sup>th</sup> Ave

Bozeman, MT 59715

nancyanaconda@msn.com



## RESOLUTION 5353

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BOZEMAN, MONTANA, APPROVING THE BURKE PARK/PEETS HILL EXPANSION AND IMPROVEMENT PROJECT INCLUDING ALLOCATION OF CASH-IN-LIEU OF PARKLAND FUNDS FOR ACQUISITION OF LAND ADJACENT TO BURKE PARK AND AUTHROZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE ALL STEPS NECESSARY TO PURCHASE THE LAND ASSOCIATED WITH THE PROJECT**

**WHEREAS**, Gallatin Valley Land Trust (GVLТ) submitted a proposal for the City to expand and develop Burke Park through a 12-acre property acquisition and trail expansion and improvement project; and

**WHEREAS**, the total expected project cost is \$1,624,728 including Phase I land acquisition costs of \$1,326,025 and phase II improvement costs totaling \$298,703;

**WHEREAS**, GVLТ requests that the City allocate \$800,000 toward the Phase I land acquisition costs; and

**WHEREAS**, GVLТ will provide \$824,728 of funding toward the remaining Phase I and Phase II costs; and

**WHEREAS**, the city-wide cash-in-lieu of parkland dedication fund balance is currently \$891,210.65; and

**WHEREAS**, Section 38.420.030 (F.) of the Bozeman Municipal Code, (“Cash Donation in lieu of Land Dedication”) specifies criteria for which these funds may be utilized; and

**WHEREAS**, the Recreation and Parks Advisory Board at their special meeting on November 4, 2021 unanimously passed a motion recommending that the Commission approve the project and immediate allocation of \$485,000 from the cash-in-lieu of parkland dedication account to the land acquisition; and

**WHEREAS**, the Recreation and Parks Advisory Board recommended a two-year period to provide the remaining \$315,000 plus financing costs for the land acquisition to allow staff time to find additional funding sources such as grants; and

**WHEREAS**, GVLT has agreed to finance the remaining \$315,000, plus financing costs, for a period of up to two years; and

**WHEREAS**, a known source of funding must be provided for security of the remaining \$315,000 plus finance costs; and

**WHEREAS**, GVLT has provided the City with a current appraisal of the property and the purchase price of the property (\$1,225,000) is below the appraised value (\$1,400,000); and

**WHEREAS**, Chapter 1.8 of the Parks, Recreation, Open Space and Trails Plan (“PROST Plan”) establishes procedures for amending individual park master plans; and

**WHEREAS**, the PROST Plan further establishes guidelines for park and trail location, design, and recreational facilities; and

**WHEREAS**, the existing Burke Park Master Plan indicates that acquisition of adjacent land to the south would be desirable; and

**WHEREAS**, the conceptual improvements to Burke Park as outlined in the project proposal, to include trail expansion and improvements, overlook, and gathering spaces, will be further developed with the Parks and Recreation Department;

**WHEREAS**, the City Commission finds purchasing the property through assignment by the Gallatin Valley Land Trust (GVLT) to the City of GVLТ’s existing purchase and sale agreement with the current owner is in the best interest of the City.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Bozeman, Montana,

**Section 1 – Authorize Cash-in-lieu for the Project**

The Burke Park/Peets Hill Expansion and Improvement Project will serve the entire City of Bozeman thus meeting the requirements of Section 38.420.030 (F.) of the Bozeman Municipal Code for use of cash donations from the city-wide fund.

Expansion and improvement of Burke Park as proposed through the acquisition of two contiguous parcels will allow the expansion of the trail network, increase the amount of parkland frontage on a public right-of-way, retain a prominent landscape feature with high visibility as public land, improve accessibility for mobile assist devices, and provide an attractive gathering and donor-recognition area within a relatively undeveloped park.

The City will authorize the use of \$485,000 of funding from the cash-in-lieu of parkland dedication fund and will accept the remaining \$740,000 of funding from GVLT to complete the purchase (this does not include an additional \$60,000 that GVLT has already spent on due diligence costs, which puts GVLT's total commitment at \$800,000). The City will also allocate up to \$315,000 plus financing costs of additional cash-in-lieu of parkland funding to be paid to GVLT within two years of the effective date of this Resolution. The \$315,000, plus loan origination fees and an annualized interest rate based on the prime rate + 0.5%, with no pre-payment penalty, which is not expected to exceed \$30,000, shall be considered appropriated by the City until other funding sources are secured for this project. The result of this project is that the balance in the cash-in-lieu parkland fund is \$61,210.65 until project funding or additional cash-in-lieu of parkland dedication is received.

**Section 2 – Authorizing the City Manager and City Attorney to Complete the Land Acquisition**

The City Manager and City Attorney are authorized to complete the necessary steps to acquire the new parcel and resolve any issues associated with the purchase, including an assignment agreement of GVLT's Purchase and Sale Agreement to enable the City to acquire the Property as the Buyer on January 18, 2022. The City will accept from GVLT the reassignment of the appraisal and the buy-sell agreement and proceed with the purchase of the properties for \$1,225,000 using \$740,000 of GVLT funding and \$485,000 from the cash-in-lieu of parkland dedication fund. The City Manager is authorized to enter into an agreement with GVLT for bridge financing of the remaining City portion of the project (\$315,000 plus financing costs as set forth above) to be paid within two years.

The City Manager is authorized to enter into an agreement with the adjacent landowner, a member of the selling entity, to resolve encroachment issues within a reasonable timeframe.

The City will resolve any other issues arising from the purchase of the properties in a timely manner, including but not limited to annexation into the City as needed and amendment to the City's zoning map to designate the property as PLI - Public Lands and Institutions, and park master plan amendment.

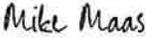
After closing, staff will negotiate and prepare for City Commission consent agenda a Memorandum of Understanding or Use License with GVLT for completion of site improvements, donor recognition and public infrastructure development at GVLT's cost, in accordance with City standards and requirements.

**PASSED, ADOPTED, AND APPROVED** by the City Commission of the City of Bozeman, Montana, at a regular session thereof held on the 14<sup>th</sup> day of December, 2021.

DocuSigned by:  
  
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**CYNTHIA L. ANDRUS**  
Mayor

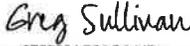
ATTEST:

DocuSigned by:  
  
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**MIKE MAAS**  
City Clerk

DocuSigned by:  


APPROVED AS TO FORM:

DocuSigned by:  
  
670992AC9ACA44B...

**GREG SULLIVAN**  
City Attorney

This copy is a true and correct copy of the original document on file in my office.

Mike Maas  
Bozeman City Clerk



**Application for Gallatin County Open Space Levy Funding**  
**“Other Eligible Projects” Category**

1. **Project Name:** Anderson Dog Park Fetch Field & Trail Repair Project
  
2. Please give a brief description of your project: In 2014, Run Dog Run presented a conceptual plan for a 13-acre off leash dog park at Gallatin Regoanl Park. As of 2022, every component of the Anderson Dog Park has been completed - but one - a Mowed Fetch Field in the SW corner. This 1-acre space will accommodate Frisbee and ball fetch, but it requires a durable surface. We propose to install topsoil, grass seed & a spray irrigation system to replace the current weed-choked, trampled ground. Secondarily, a 1,300 foot section of the dog park trail network needs to be repaired becasue it has been worn down to the point where it is below the surface of the surrounding ground, resulting in puddling, trail-wash-out and users widening the trail.
  
3. **Budget Information:**  
Amount of Funding Requested: \$32,900  
Total Project Cost: \$68,750  
Amount requested as percentage of total project cost: 48%  
Funding sought/secured from other sources: \$35,850 - Run Dog Run  
Do you anticipate requesting future funds to complete project: No
  
4. **Applicant Contact Information:**  
Name: Terry Cunningham - Run Dog Run  
Phone: (406) 587-9180  
Email: tcunningham@mcn.net  
Mailing Address: Run Dog Run  
PO Box 11508  
Bozeman, MT 59719

**5. Property Owner Contact Information:**

Name: Gallatin County Conservation & Parks

Phone: (406) 582-2050

Email: \_\_\_\_\_

Mailing Address: Gallatin County Conservation & Parks

311 W. Main St.

Bozeman, MT 59715

If multiple property owners attach contact information on separate sheet.

**On Separate Sheet(s) Provide the Following:**

6. Narrative addressing evaluation criteria (see pages 3 and 4 of application packet for additional information).
7. Describe proposed timeline for project and any work already completed on the project.
8. Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.
9. Please attach any supporting documents, maps, pictures, letters of support, etc. that may be useful in the initial evaluation of your proposal.
10. Provide 15 copies of your completed application and supporting documentation and one digital copy.

I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.

  
\_\_\_\_\_  
Applicant's Signature

3/17/2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature (If different than Applicant)

\_\_\_\_\_  
Date

**5. Property Owner Contact Information:**

Name: Gallatin County Conservation & Parks

Phone: (406) 582-2050

Email: \_\_\_\_\_

Mailing Address: Gallatin County Conservation & Parks

311 W. Main St.

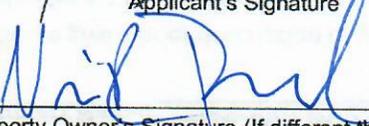
Bozeman, MT 59715

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**On Separate Sheet(s) Provide the Following:**

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I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.

 _____ Applicant's Signature	<u>3/17/2022</u> _____ Date
 _____ Property Owner's Signature (If different than Applicant)	<u>3-21-22</u> _____ Date

# Anderson Dog Park

## At the Gallatin Regional Park

“Montana’s Best Off-Leash Dog Park”



# Section #1

Park Improvements To Date  
Funded & Managed By Run Dog Run

# The Conceptual Plan – Full Park View

Fenced Off-Leash Park  
Anderson Dog Park  
13 Acres



# Montana's Best Off-Leash Dog Park – a Facility Overview



- Anderson Dog Park is a 13-acre fully-fenced off-leash dog park. Run Dog Run has provided the following improvements, consistent with the original conceptual plan.
  - 48" tall field fencing with wooden posts.
  - Double-entry gates at all major entrances.
  - 3 ponds linked via streams.
  - Main perimeter trail and figure-8 loop trails between ponds.
  - 6 waste stations throughout the park.
  - Several large berms (created with fill from pond excavation).
  - 10-Station Dog Agility Course.
  - 42-foot competition grade dog diving dock.
  - Dog beach on either side of the diving dock.
  - Separate fenced play area for small dogs and puppies.
  - Two custom shade / picnic pavilions.
  - Drip irrigation to over 80 trees and bushes.
  - Benches placed along main loop trail and near ponds.
  - Landscaping around pavilions and near ponds.
  - Wetland plantings to ensure long-term health of ponds.

# Some of the Amenities



Landscaping: Seeding & Planting



Installation of Drip Irrigation System



Stream Crossing Bridges



Trail Network Additions



Wetland Improvements

# Some of the Amenities



Perimeter Fencing Installed



Pond Aeration System Installed



6 Custom Dog Benches Installed



Pond- Side Boulders Installed



Shade Trees Planted Around Ponds



Floating Wetland Islands Installed

# Kona's Dock

- To honor his late wife and her dog, a Run Dog Run donor provided the funding to construct a 40-foot competition grade dog diving dock, which has become the most popular attraction at the park.



# Emma's Beach

- A Run Dog Run donor provided the funding to construct a dog beach on either side of the diving dock in honor of a beloved pet.
- The donor then provided a second round of funding to improve the beach: correcting some slope / drainage issues and to enclose the beach with a fence.

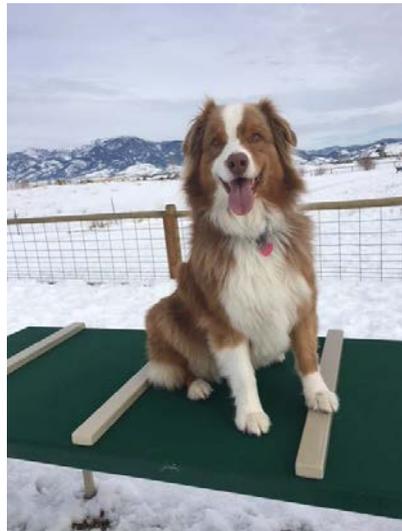


# Bark Park Agility Course

Run Dog Run received a \$10,000 grant from PetSafe – awarded in the form of a 10-station dog agility course. We invested a significant amount to grade and enclose the agility course.



# Agility Course – More Photos



# 2 Custom Shade Pavilions



West Paw Shade Pavilion

Small Dog Realty Shade Pavilion

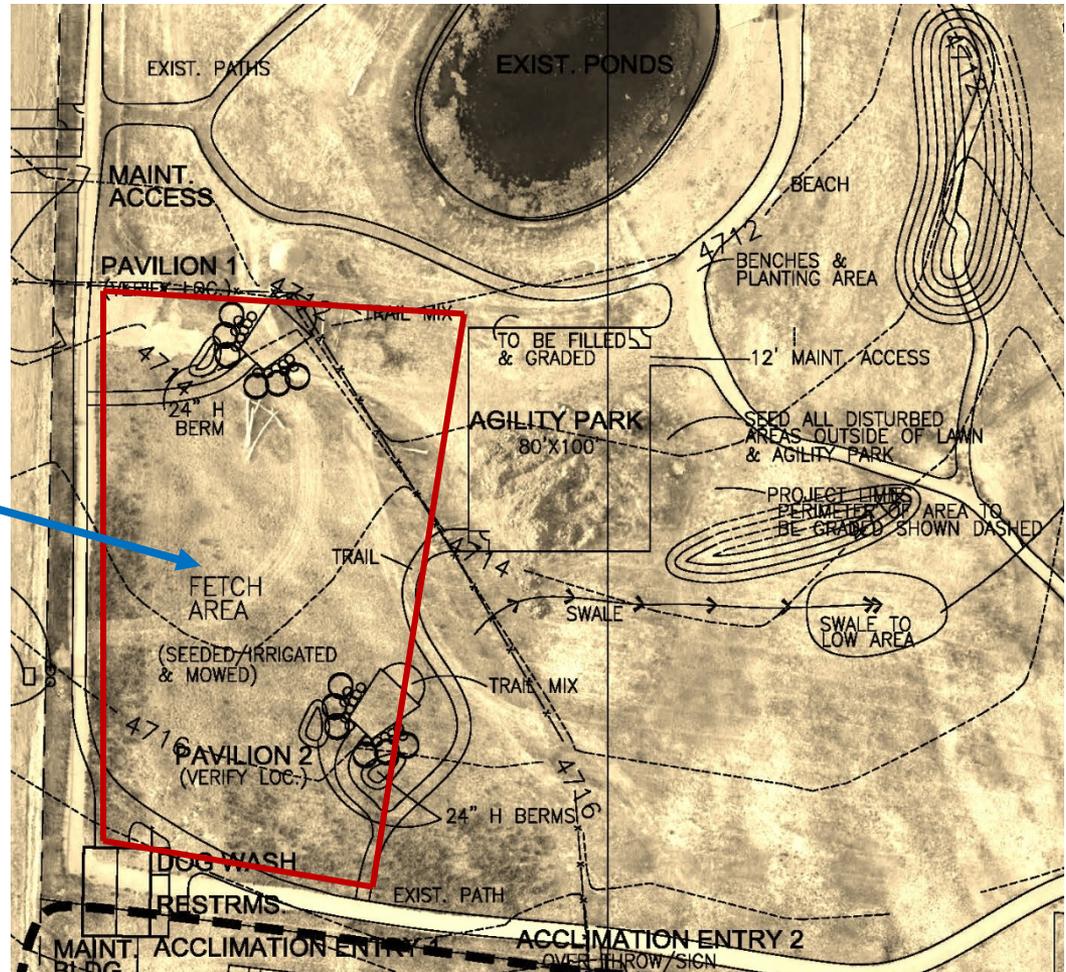


# Section #2

## Grant Request Visual Support

# Mowed Fetch Field Location

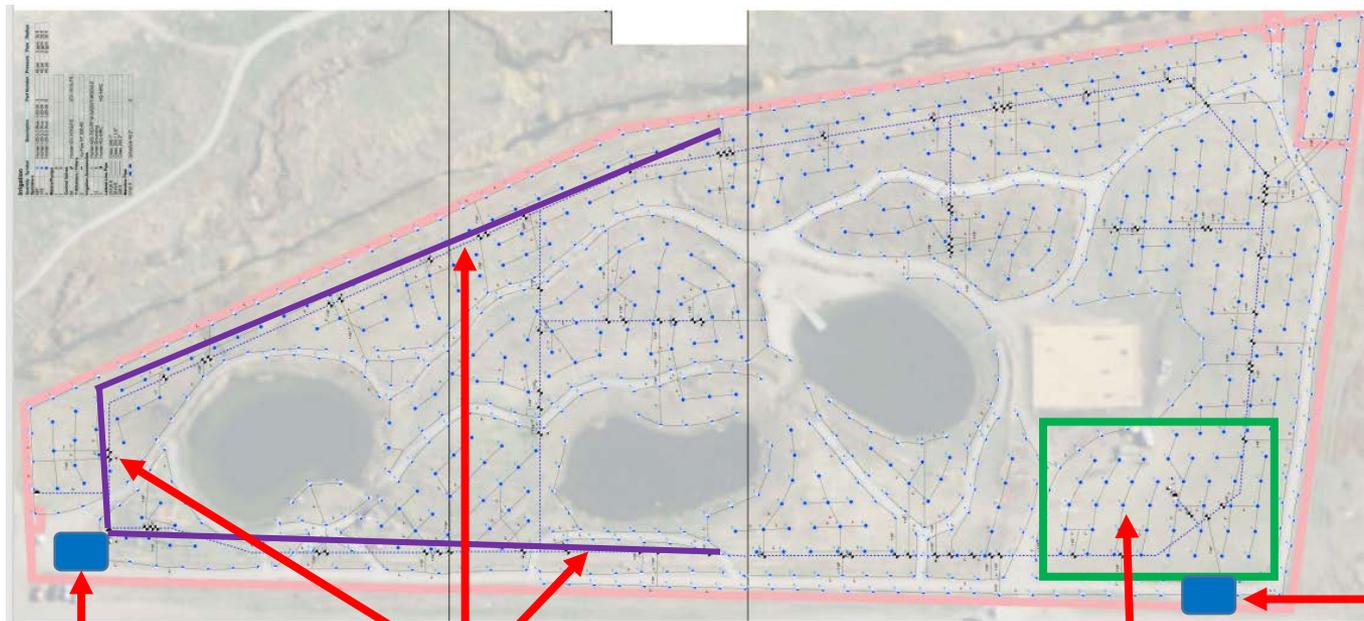
The Mowed Fetch Field  
Is in the SW Corner  
of the Dog Park



# Current Status of Irrigation System

## Notes:

Drip irrigation system is not shown on the irrigation plan. Drip irrigation has been installed to all trees in the park. The only section of the spray irrigation plan that has been installed to date is the 2" main line shown in purple. No spray irrigation zones or spray nozzles have been installed anywhere in the park.



North Well & Power Panel/  
(Functional)

North Side  
2" Main Line  
(Has Been Installed  
To Accommodate  
Drip Irrigation System)

1 Acre Mowed Fetch Field

South Well & Power Panel/  
(currently inactive)

# Fetch Field Image

Fetch Field Area



We don't have a good image showing the entire area of the fetch field. Please note that most of the "green" area actually consists of weeds.

# Fetch Field Current Condition



No ground cover in many areas.  
Ground cover is mostly weeds.

Field is largely denuded of grass.



# Trail Section In Need of Repair



This Section  
All the Way  
to NW Gate

This Section  
All the Way  
To SE Gate

# Trail Section – Current Condition



Trail is flooded.  
Surrounding grass is trampled.



Can you find the trail?  
Hint – it goes through the big puddle.



**Gallatin County Open Space Levy Funding Application  
“Other Eligible Projects” Category**



**Fetch Field Improvement  
&  
Trail Segment Repair**



## Gallatin County Open Space Levy Funding Application “Other Eligible Projects” Category

Please see separate provided presentation for visual reference.

### Background on Anderson Dog Park at Gallatin Regional Park:

In 2014, Run Dog Run – a Bozeman area non-profit – approached Gallatin County and the Board of Park Commissioners with a proposal to address dog-related user group conflicts at the Gallatin Regional Park and to provide Gallatin County residents with a much needed off-leash dog park accessible by residents of West Bozeman, Four Corners, Belgrade and the unincorporated areas between them. We proposed to create a 13-acre off-leash dog park in the un-programmed northwest corner of the park that had previously been a flat hayfield and turn it into Montana’s best off-leash dog park.

Run Dog Run provided a conceptual plan that included a host of park improvements and dog-related amenities within the proposed 13-acre off-leash facility. We proposed a partnership scenario where Run Dog Run would raise the funds to make many of the improvements and Gallatin County Conservation & Parks would fund some infrastructure-related improvements.

The result has been an extraordinary collaborative partnership between Run Dog Run and Gallatin County that has brought the conceptual plan to life – and created the most popular off-leash park in Gallatin County with thousands of Gallatin County dog owners visiting the park each week. Run Dog Run has raised over **\$400,000 in private donations** to date and has delivered on almost every element of the original conceptual plan including:

- An attractive 48” perimeter fence and double-gate acclimation pen entrances.
- Excavation of 3 ponds connected by a stream – with fencing to protect wetland / wildlife.
- Introduction of wetland plants, grasses and natural features – added 1+ acres of wetlands.
- Dog beach and competition grade diving dock.
- 8-station fenced dog agility area – including significant grading work.
- 2 custom dog-themed shade pavilions with picnic tables.
- 6 custom dog-themed park benches.
- 2 custom stream-crossing bridges to match the design of the diving dock.
- Planting of over 80 trees and plants, providing shade and habitat.
- Separate fenced area for puppies and small dogs.
- Installation of 7 dog waste bag dispensers as well as park use / rules signs.
- Installation of Wagging Tail Trail memorial totems as a fundraising mechanism.
- Drip irrigation system for all 80 trees & plants, including master clock and pedestal.

In addition to the park improvements, Run Dog Run funds and provides volunteer labor for the following ongoing services:

- Purchasing over 150,000 dog waste bags each year for the Anderson Dog Park.
- Maintaining the waste bag dispensers – involves over 150 volunteer visits per year.
- Organizing periodic clean-up and scoop-the-poop events inside the park.
- Performing algae raking services and additional wetland planting each summer.
- Monitoring / testing water quality of the accessible dog pond during the summer months.
- Fencing off dog beach & diving dock during the winter.
- Maintaining the diving dock carpet, repairing fences, patching “escape” areas as needed.
- Adding trail fines as needed, particularly for ADA issues at stream crossing bridges.
- Addressing seasonal access issues such as snow buildup, icy areas near entrances, etc.

### **Project Component #1 - Fetch Field Project Overview:**

The one unfinished component of the original conceptual plan for the off-leash dog park is a mowed fetch field in the southwest corner of the park, in a triangle bounded by the two shade pavilions to the north and east and the perimeter trail to the south and west. The mowed fetch field clearly marked as a proposed amenity in the original conceptual plan.

**The Need:** In addition to using the facility-based “programmed” areas of the park such as the diving dock, shade pavilions, agility park and dog beach, many dog owners exercise their dogs by playing fetch games incorporating Frisbees, chuck-it, ball tossing and stick fetch. These high-intensity games help provide bursts of energy-burning activity as part of a visit to the dog park. They also help hone retrieving instincts for certain dog breeds. The triangle in the southwest corner of the park has ample room for fetch games without interference from the fences, berms, intersecting trails and structures that are found elsewhere in the park.

**The Issue:** The Anderson Dog Park has exceeded all expectations in terms of park usage. There are times when there are 75+ dog owners and 100+ dogs in the park at the same time. Upon visiting the park last fall, one sitting County Commissioner looked around and said, “We’re clearly approaching capacity at this facility. We need to start thinking about where our next 2-3 Regional Parks and dog parks are going to be located.” The high usage level has stressed the park’s ability to accommodate hundreds of dogs and humans each day. One source of particular concern is the impact of heavy traffic on the relatively sparse native grass that was planted after the park was dredged, graded and sculpted.

Run Dog Run has attempted to establish the mowed fetch field twice in the past by raking in grass seed in the spring and fencing off the area to promote grass growth. Due to drier summers during the recent extended drought, aggressive weed growth and the inferior quality of the soil in the “triangle,” we were unable to establish the mowed fetch field during two successive spring seasons. To exacerbate the situation, the ground in the triangle has become compacted through park visitors “cutting the corners” of the perimeter trail during wet and icy days, as well as high-traffic use as a fetch area. The compaction

reduces water absorption and promotes run-off, which impacts the trail system as well as the closest pond.



**The Solution:** Run Dog Run proposes to establish the fetch field by installing a durable, resilient surface that can withstand the rigors of heavy use by dogs and their owners for many years to come.

Specifically, the plan involves the following

- Scarifying the existing soil and killing the existing weeds in the area.
- Filling holes and removing large rocks in the triangle area.
- Augmenting the soil with rich topsoil / compost, leveling out the fetch area.
- Heavily seeding the fetch area with grass blend that can withstand dog traffic.
- Connecting an irrigation system controller to the existing well / power supply.
- Installing spray irrigation valve boxes and spray-heads per the irrigation plan.
- Fencing off the area until the grass is well established.

### **Project Component #2 – Trail Section Repair Overview:**

**The Need:** The trail system within the dog park was constructed in 3 sections, two of which are still holding up well to human and dog traffic. The trail section that runs from the SE gate to the NW gate is the “weak link” of the trail network for a number of reasons:

- The trail was built with “natural fines” containing more organic material than the other trail segments in the park. We have found that “gravel crusher fines” are superior to natural fines in terms of durability and compaction.
- An insufficient amount of trail fines was used in the construction of the trail segment, resulting in the trail being compacted to a level that is below the surface of the surrounding ground, so water drains onto the trail as opposed to away from the trail.
- During the first few years of the trail’s existence, park maintenance was performed using larger trucks which rutted and degraded the trail. Park maintenance is now being performed with more trail-friendly vehicles.

This 1,300-foot section of the trail system lies below the surface of the surrounding ground, so it has large puddles and muddy areas during the spring and after any rainfall. Park users go off-trail to avoid the puddles and mud, resulting in a widening of the trail and the trampling of surrounding grass.

**The Solution:** Run Dog Run proposes to keep the footprint of the trail section the same, but to install a sufficient amount of gravel crusher fines over the existing trail materials to bring the surface of the trail section above that of the surrounding ground and to “mound” the fines to allow for compaction over time. This will involve arranging for delivery of fines material at the park, hiring a contractor to rebuild the trail using the gravel crusher fines and compacting the trail once the fines are installed.



### **Project Budget:**

Run Dog Run received initial project element bids to construct a project budget that is grounded in reality. We will seek competitive bids once the project is fully funded. The project cost elements consist of the following:

#### **Mowed Fetch Field Budget:**

- 1,300 feet of wire mesh fencing and t-posts: \$950.
- Compost / soil blend: \$780.
- Loader services: \$740.
- Grass seed (36,000 sf): \$1,580.
- Landscape labor for Roto-Daron, seed / soil / fencing / grading: \$11,600.
- Install spray irrigation system: \$34,900
- **Total: \$50,500**

#### **Trail Segment Repair Budget:**

- Gravel crusher fines: \$4,675.
- Contractor services: \$13,525.
- **Total: \$18,200.**

**Grand Total – Both Project Elements: \$68,750.**

## Source of Funds / Leveraging Funds:

### **Project Fund Breakdown:**

- **Run Dog Run Project Investment to Date: \$950.** Run Dog Run has made the required purchase of fencing materials to enclose the area of improvements in the mowed fetch field.
- **Run Dog Run Additional Funds Contributed: \$34,900.** Run Dog Run will be fundraising this amount through the annual community giving day, GiveBig Gallatin Valley as well as personal appeals to existing Run Dog Run donors.
- **Request From Open Space Levy: \$32,900.**

### **Leveraging Funds:**

Run Dog Run has raised over \$400,000 to date for the creation of the Anderson Dog Park from private donation sources of all types, ranging from large naming-rights donations, to fundraisers held by elementary school students, to the creation of a Wagging Tail Trail in memory of beloved pets, to ongoing \$10 monthly donations from long-time Run Dog Run supporters.

Run Dog Run plans to leverage the Open Space grant amount of \$32,900 to raise the remaining \$34,900 from select donors – and through the annual GiveBig Gallatin Valley community giving event. We believe that donors will appreciate that Run Dog Run has explored all possible funding sources, including the Open Space Levy, in order to fund this project, and will be inclined to top off the project funding in order to bring it to fruition.

### Timeline:

**Mowed Fetch Field:** We plan to begin the fetch field improvements in September, 2022 with the goal of having the 1-acre area seeded and irrigated by October 15, 2022. The area will remain closed to the public until at least Summer of 2023.

**Trail Segment Repair:** For maximum efficiency, we will coordinate our trail repair efforts with those of GVLTP, which is proposing trail repairs elsewhere in the park. The preferred construction period is May-July 2022. This time period allows for moisture to be in the gravel for better compaction and increases the chances for rain after construction to help with compaction.

### Maintenance:

**Mowed Fetch Field:** Run Dog Run will monitor grass growth and spray irrigation needs in coordination with Gallatin County Conservation & Parks to determine when to remove the fences and allow the public to enjoy the fetch field. Weed control of the entire park is performed by Gallatin County Conservation & Parks. Run Dog Run will add supplemental grass seed in the fall and spring of each season to address any bare spots or problem areas. Gallatin County Conservation & Parks performs all grass mowing in the park.

**Trail Segment Repair:** Run Dog Run will monitor the status of the repaired section of the trail and will make any necessary repairs and add trail fines as needed as part of its ongoing efforts to provide a safe, accessible, level trail system throughout the park.

**Evaluation Criteria Narrative:**

**Compatibility with purpose and intent of Open Space Mill Levy:** The funding request complies with the purpose and intent of the Open Space levy in the following ways:

- It helps facilitate the **provision of recreation** because Anderson Dog Park at the Gallatin Regional Park is the most popular off-leash recreation destinations in Gallatin County for area residents to recreate with their dogs. For many people, especially the elderly, the only outdoor exercise they perform on a regular basis is to provide their dog(s) with daily trips to the dog park. With increased housing density and smaller yard sizes, dog parks are the only approved, safe, convenient, in-town locations where Gallatin County residents can provide the recommended 20-30 minutes of exercise for their pets. While the park was built with dogs in mind, dog owners recreate in the park by hiking, jogging and playing fetch games with their pets, during their visit to the park. Anderson Dog Park – through the varied amenities such as agility course, hiking trails, dog beach, diving dock, etc. – facilitates a host of recreational opportunities for dogs. The mowed fetch field will establish a durable, safe, sustainable location in the park for fetch-related exercise, which is the preferred workout for many dog breeds. The trail repair portion of the project will ensure that the public doesn't have to avoid certain sections of the park due to muddy conditions. The project helps to address the wear-and-tear issues associated with high-volume traffic in the fetch areas, extending the useful life of the fetch field and trail system to accommodate the recreational needs of dogs and humans.
- The mowed fetch field project helps with **water quality** in the Anderson Dog Park by transforming a compacted, hard-shell surface into one that absorbs water well and reduces runoff that is likely impacting water quality in the southern-most pond, which is the only pond with dog / public access. During the summer months, this dog beach / diving dock area is the park's most popular amenity. Ensuring that the fetch field area is not impacting the pond through sediment-laden runoff during spring thaw and summer / fall rainstorms would be a positive outcome for the pond / stream system in the dog park. This project will reduce runoff from the fetch field to the perimeter trail as well as to the nearby water features.
- A key component of **managing growth** in Gallatin County is to provide recreational facilities that can work in a complementary fashion with higher density development while reducing the need for travel to distant recreational destinations such as National Forest trails to meet the needs of humans and pets. With smaller lot sizes, smaller yards, and with most subdivisions not allocating space for off-leash recreation, fenced dog parks are vital for their ability to provide safe, sanctioned areas to meet the needs of our growing community. Anderson Dog Park's tremendous popularity is testament to the fact that Gallatin County residents have a significant need for a large dog park facility that provides ample space for recreation, socialization and training – and that need is not being met in their home or subdivision. The mowed fetch field project is a direct response to growth in the number of park visitors we have seen over the past 5 years. We are managing growth-related impacts in the dog park by addressing the trampled-

down, dusty, weed-choked fetch field area – and the damaged section of the trail network - in a manner that ensures the park can withstand even greater traffic in the future.

- Regarding **protection of wildlife areas**, It should be noted that the construction of the dog park's pond and stream system, (remember, it was a flat hay field with no surface water prior to the dog park) combined with Run Dog Run's continual improvements by planting wetland grasses and plants, has been a rare case where new wetlands and water resources were **created** (as opposed to altered or mitigated) in Gallatin County. The variety of wildlife (birds, ducks, turtles, grebes, frogs, muskrats, etc.) that have taken up residence in the pond-stream system is testament to the fact that dog recreation and wetland / wildlife protection can occur simultaneously in the same area. The conceptual plan that Run Dog Run has implemented was centered around the creation of a new pond / stream system and that system now provides not only visual appeal, but significant habitat. Our investment in floating wetland islands, shade trees around the pond perimeters, stream plantings and removal of invasive cattails has created a wetland oasis in the middle of a dog park. The mowed fetch field project will encourage dog owners playing fetch games to use the fetch field area as opposed to the areas near the ponds and streams. This will result in fewer balls and Frisbees inadvertently going into the fenced off wetland / pond areas, fewer people climbing and damaging the fencing around the ponds, and fewer people trampling the pond banks and streams that are vital to wildlife protection.

**Compelling Public Benefit:** This project provides considerable public benefit to publicly accessible land because the Anderson Dog Park is among the most popular public spaces in the region. Run Dog Run believes that the Anderson Dog Park is the most heavily used outdoor recreational resource of any kind in Gallatin County's land portfolio. The number of average daily users of Anderson Dog Park dwarfs – by a considerable margin - the number of users of any other portion of the Gallatin Regional Park. It is our belief that more Gallatin County residents will visit the Anderson Dog Park over the course of a given year than will visit the Gallatin County Fairgrounds over the course of any given year. There are often 50-75 park users taking advantage of the Anderson Dog Park at the same time.

As a result of the sheer number of Gallatin County residents who use the Anderson Dog Park, Improvements of any kind at the off-leash facility have an outsized public benefit compared to improvements made to other publicly accessible spaces in Gallatin County. Here are ways that the mowed fetch field will benefit the public:

- By providing a durable, safe, well-maintained surface in the designated fetch field, more park users will choose to play fetch games in this area, which will reduce wear and tear on other areas of the park.
- Despite being a relatively new park, Anderson Dog Park is a stressed resource do to the high volume of use. Dogs have a disproportionate level of impact on any resource, including the dog park. They don't stay on the established trails, they trample grasses, they compact the soils, they walk in muddy areas and puddles, and they play with abandon. The main impact of heavy dog traffic is on the grass in the park. This wear and tear, combined with dry summers and no supplemental irrigation system in place, results in virtually non-existent grass or ground cover in certain areas of the park. One of those areas is the fetch field. Left unchecked, the situation will get worse and the fetch field will turn into a hard-packed dust patch. Renovating this popular

area of the park will enhance the dog park's ability to accommodate additional visits for years to come.

- We have learned that the Anderson Dog Park provides significant benefits to dog owners in addition to merely a place to exercise their dogs. There is a considerable social benefit when people meet one another at the dog park, often establishing long-term friendships. The two primary areas where dog owners spend time with one another are at the dog beach and at the fetch field. By improving the fetch field surface, we are promoting these social interactions.
- Run Dog Run will monitor the results of the fetch field enhancement project to determine the relative benefits of a permanent spray irrigation system on the grass growth and retention. In essence, it's a "demonstration project" for installing the previously approved irrigation plan throughout the dog park.

The repair of the failing trail segment will benefit the public by allowing full access to all areas of the park in all weather conditions and at all times of the year. When users have to avoid portions of the park due to muddy, flooded sections of the trail, more pressure is put on other sections of the park, which accelerates resource impact in those areas.

**Lifespan & Lasting Impact:** Currently, the missing components of a durable fetch field are adequate soil, adequate grass coverage and adequate water application. This project addresses those missing components and will produce a fetch field that will stand up to the rigors of constant use by humans and dogs. The installation of augmented soil, grass seed and the spray irrigation system in the mowed fetch field will be followed by a brief period of inaccessibility as we fence off the area to allow for grass root growth. Once the fetch field is opened to the public, we believe the legacy and impact of the project investment will last for generations.

We anticipate that – with proper maintenance of the grass and irrigation system – the fetch field will require only sporadic attention in super-high-traffic areas over time. Run Dog Run and park staff will monitor the results in growing seasons to come and make any adjustments in terms of watering frequency and supplemental seeding in future years to ensure the long-lasting legacy of the fetch field. It is anticipated that the sons and daughters of current park users – both human and canine -will enjoy the mowed fetch field at the Anderson Dog Park in the future.

Repairing the damaged trail segment will extend the lifespan of the entire trail network. Bringing the surface of the trail segment above the surface of the surrounding ground will result in better drainage, and extend the ability to the trail to withstand wear and tear of park maintenance vehicles as they collect trash and perform weed control functions.

#### **Compatibility With Adopted Plans:**

**Bozeman's PROST PLAN Compatibility:** The City of Bozeman Parks, Recreation, Open Spaces & Trails ("PROST") Plan was last updated in 2007, but is currently being re-imagined and re-written. The plan guides future policy and planning decisions about Bozeman's park, trail and recreational system. The word "dog" is mentioned over 160 times in the 2007 PROST Plan. Some key takeaways for the plan include:

- Quoting directly from the 2007 plan, “According to the PROST Plan Survey, dog parks are the 6th most used recreation facility in the City. Bozeman is obviously a dog-crazed community so it make sense to have places people and their dogs can recreate together.” Note, in 2007 there were only 2 off-leash parks in the city system.
- One of the key recommendations is to “Create off-leash dog areas when and where opportunities arise.”
- The PROST Plan Survey revealed that the “biggest problem” identified by survey responders are dog related issues, including off-leash dogs and dog waste.

Run Dog Run was founded in 2010 to address conflicts between user groups by planning, funding and constructing additional off-leash facilities and promoting responsible dog ownership practices. By providing separate, safe, fenced off-leash facilities where dog owners can exercise and socialize their dogs, conflicts with other user groups are reduced. Run Dog Run has helped construct 6 of the 12 off-leash facilities in the Bozeman area to address the PROST Plan recommendation to “create off-leash dog areas.”

Run Dog Run also organizes season “Poop Fairy Blitz” events where volunteers remove dog waste from city parks and trails. We also partnered with GVL and Bozeman Police Department to install and maintain lend-a-leash kiosks on the city’s trail system to ensure dog owners have no excuse for off-leash dogs on area trails. These activities address the #1 issue identified in the PROST Plan: off-leash dogs and dog waste.

The Anderson Dog Park at Gallatin County Regional Park is arguably Montana’s best off-leash dog park, and is certainly Gallatin County’s most popular fenced off-leash facility. The requested funding for the mowed fetch field and trail section repair will improve and enhance the ability of the park to handle an increasing number of park visitors for years to come. Both of these projects will extend the useful life of the park, keeping it from being further degraded by intense dog use.

**Bozeman’s Community Plan Compatibility:** The recently-adopted Bozeman Community Plan contains a number of aspirational goals including the support of well-planned, walkable neighborhoods. One of the proposed action items to achieve this goal is item N4.4, which is to “Ensure an adequate supply of off-leash facilities to meet the demand of Bozeman dog owners.”

The Anderson Dog Park has proven the need, value and functionality of off-leash dog parks as a means of helping promote compact neighborhood design and denser, urban living. Shrinking lot sizes and more multi-family housing units have been a reality in the Bozeman area over time, and two by-products of these marketplace realities are:

- Smaller yards for single-family home and townhomes, making them inadequate for exercising dogs, which increases the need for communal dog recreation areas.
- 60% of Bozeman residents are renters, many of them living in multi-household apartment buildings, which usually don’t have space to accommodate dog exercise, further creating demand for off-leash facilities.

The two project components within the funding request will extend the useful life and functionality of the Anderson Dog Park to meet future growth needs, consistent with the overall theme of the Bozeman Community Plan.

**Triangle Plan Compatibility:** The adopted Triangle Plan, which provides a visionary plan for the development within the triangle bordered by Belgrade, Four Corners and Bozeman, contains vision statements that are relevant to this funding request:

- “Compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.” As mentioned previously, compact development and the efficient use of land often result in smaller lot sizes which increases the need for separate off-leash facilities to accommodate dog owners’ needs.
- “Community core that have adequate transportation, utility, health, educational and recreational facilities.” Anderson Dog Park is on Bozeman’s west side and is already serving the needs of many residents who live within the triangle area to address one of their primary recreational needs – exercising and socializing their dogs. Run Dog Run studied recreational patterns at Burke Park and determined that between 60%-72% of park users were accompanied by at least one dog. One cannot separate a community’s recreational needs from its dog-accompanied recreational needs; they are often one in the same.
- “Residential areas that provide healthy surroundings and opportunities for agriculture, industry and business, while minimizing conflict between adjacent land uses.” Minimizing conflict between land uses and among user groups is what Anderson Dog Park is all about. By providing a safe, sanctioned off-leash facility, the need for trespassing on non-sanctioned land is minimized, reducing conflicts between land uses.

**Tours & Additional Information:**

Run Dog Run is happy to provide members of the Board with tours of the facility to ground-truth the needs identified in this application. We can also provide detailed summaries of past park expenditures and results of these improvements. Feel free to ask:

Contact:

Terry Cunningham  
Executive Director  
Run Dog Run  
PO Box 11508  
Bozeman, MT 59719  
(406) 587-9180  
[www.RDRBozeman.com](http://www.RDRBozeman.com)  
[tcunningham@mcn.net](mailto:tcunningham@mcn.net)





March 8, 2022

Gallatin County Open Lands Board - Gallatin County Commissioners  
311 W Main St, #306  
Bozeman, MT 5975

To Whom It May Concern:

Gallatin Valley Land Trust (GVLT) enthusiastically supports the application made by Run Dog Run for the Fetch Field project at the Gallatin County Regional Park. Off-leash dog parks are extremely beneficial to creating safe, enjoyable park and trail experiences by creating dedicated spaces for canine play in the outdoors.

GVLT has worked closely with Run Dog Run on several park and trail related projects, annual maintenance events and outdoor etiquette campaigns over the years. Their all-volunteer organization has worked tirelessly to create and help maintain exceptional park facilities for dogs and dog owners both in Bozeman and outside the city limits. Anderson Dog Park is no exception. In fact, it may be one of the most thoughtfully built and attractive dog parks in the nation.

However, we have witnessed the development of hundreds of adjacent homes since the creation of Anderson Dog Park, as well as an increase in the number of people driving to use the park's incredible amenities. Relying on natural rainfall and native vegetation for a park with such heavy use is not sustainable. Adding reliable irrigation and actively managed turfgrass should help relieve some of the pressure on the rest of the park. The use of sod will help control noxious weeds and regular watering, feeding and mowing of the field will prevent weeds from reestablishing. Finally, the field will help define an area for off-trail human and dog use that is much less susceptible to soil compaction and erosion.

The importance of well-maintained neighborhood dog parks cannot be overstated. Providing space for off-leash activities is important to canine health, but it also creates clear opportunities for off-leash play that contrast with on-leash parks and trails. Without Anderson Dog Park at the Regional Park I suspect off-leash dogs would be a much more persistent problem than it already is in the rest of the park. I commend Run Dog Run for all the work they have done to build this master planned park and I urge you to support the last piece of the plan.

Thank you for your support of trails and open lands in Gallatin County, and for your time and attention to this funding request.

Sincerely,

Matt Parsons, Director  
Trails Program



March 8, 2022

Gallatin County Open Lands Board  
Gallatin County Commissioners  
311 W Main St, #306  
Bozeman, MT 5975

To Whom It May Concern:

Gallatin Valley Land Trust (GVLT) enthusiastically supports the application made by the City of Bozeman Parks & Recreation Department (The City) for the Burke Park Expansion project. We believe that the acquisition of open space, particularly when it has perpetual, dedicated maintenance and management funding to care for it, is the ideal use of Open Lands program funding.

In January of this year, GVLT and the City worked hand-in-hand to purchase an additional twelve acres of parkland to add to one of the most visited landscapes in Gallatin County. Known fondly by people across the Gallatin Valley as “Peets Hill,” Burke Park now features 54 acres of open land, creating a more than one-mile linear greenway stretching from the Bozeman Public Library to the County line south of Kagy.

The Peets Hill trails are an integral part of the *Main Street to the Mountains* system, which stretches from downtown Bozeman to the Bridger and Gallatin Mountains. Peets Hill is the beating heart of the valley’s urban trail network, serving thousands of City and County residents annually. In fact, the preservation of Peets Hill was GVLT’s first trail project. Now we find ourselves coming full circle, growing this unique park so that it remains both open and accessible to anyone who visits.

As GVLT continues to expand its service area out into the Triangle and beyond, it remains important to preserve the critical connections that make our trail system unique. Without quick and decisive action from GVLT and the City of Bozeman, this new parkland likely would have become a housing development, threatening the trail connectivity this property has provided the public for decades. Now it will remain open and accessible in perpetuity.

GVLT was able to raise \$800,000 of the \$1.6 million project from 655 donors, more than half of whom reside outside the downtown area. The City committed to match the community’s contribution with nearly \$500,000 already paid toward the land purchase. GVLT supports the investment of \$100,000 of Open Lands funding to advance the remainder of the project, including adding a gathering space, all abilities accessible overlook, and trail and resource restoration efforts.

Thank you for your support of trails and open lands in Gallatin County, and for your time and attention to this funding request.

Sincerely,

Matt Parsons, Director  
Trails Program

[WWW.GVLT.ORG](http://WWW.GVLT.ORG)



mail P.O. Box 7021, Bozeman, MT 59771  
office 212 S. Wallace Ave., Suite 101, Bozeman, MT 59715

info@gvlt.org | phone 406.587.8404 | fax 406.582.1136

**Application for Gallatin County Open Space Levy Funding**  
**“Other Eligible Projects” Category**

**1. Project Name: Gallatin County Regional Park Protected Quiet Area**

**Please give a brief description of your project:**

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Construct a tree lined landscaped area at the Regional Park. This area will have an interior walking trail, benches, mulched rock beds and other interesting landscaped features. Since the Park is very much wide open with little protection for wildlife, this will create a safe haven for migrating and resident birds. The other benefit is to have a space where park visitors can be out of the hot sun and off the beaten path to sit on a bench to read, reflect or watch the wildlife.

**2. Budget Information:**

Amount of Funding Requested: **\$40,000.00**

Total Project Cost: **\$65,000**

Amount requested as percentage of total project cost: **61%**

Funding sought/secured from other sources: **Park Reserve Funds to cover \$25,000**

Do you anticipate requesting future funds to complete project: **NO**

**3. Applicant Contact Information:**

Name: Nick Borzak

Phone: 406-582-3185

Email: [nick.borzak@gallatin.mt.gov](mailto:nick.borzak@gallatin.mt.gov)

Mailing Address: 311 W Main Street, Room 311, Bozeman MT 59715

**5. Property Owner Contact Information:**

**Name: Gallatin County**

**Phone: same as above**

**Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

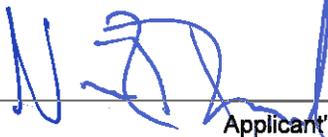
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If multiple property owners attach contact information on separate sheet.

**On Separate Sheet(s) Provide the Following:**

6. Narrative addressing evaluation criteria (see pages 3 and 4 of application packet for additional information).
7. Describe proposed timeline for project and any work already completed on the project.
8. Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.
9. Please attach any supporting documents, maps, pictures, letters of support, etc. that may be useful in the initial evaluation of your proposal.
10. Provide 15 copies of your completed application and supporting documentation and one digital copy.

I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.



Applicant's Signature

3-1-22

Date

Property Owner's Signature (if different than Applicant)

Date



8-10' Blue spruce ~ 12  
 2" taller Aspens/Mayles (red) ~ 12

Bowls - 4-6  
 Trivigite -  
 Jack legs Fence

Miken Islands

Ponds ↑



Trees	10K	Bowls	4,000	Sod	<del>10K</del> Sure?
Path	5K	Fence	8,000		
Mulch beds	57K	Trivigite	5,000		





**Project: QUITE AREA – GALLATIN COUNTY REGIONAL PARK**

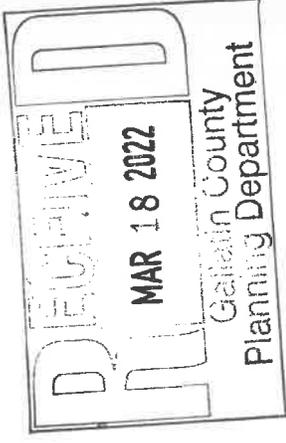
**Budget: \$65,000      Request: \$40,000**

**Timeline: Design, bid, construct fall of 2022**

The Gallatin County Regional Park (Park) is enjoyed by the local communities and visitors alike. With the area's growing population and annual visitors the Park has seen a dramatic increase in use the past two years. Currently the Park provides many features such as: miles of walking/jogging trails, fishing/swimming ponds, picnic pavilions, a playground, an off leash dog park "Run Dog Run", plus a winter sledding hill and groomed Nordic trail. What once was only known as the "dog park" has become a destination for users of all ages to recreate.

One area missing from the Park is a true park like setting with groupings of trees providing canopies shading people from the sun and providing refuge for local and migrating birds. The area being proposed, is located just west of the pavilions across the small creek. The "quiet area" will have its own designated interior trail off the heavily frequented trails. This tree lined area will be landscaped with boulders, mulch islands, and park benches. The area provides views of the lakes and the mountains. Bird feeders will be placed and replenished by Gallatin County Parks department.

Ongoing maintenance will be minimal as the area will be designed as low maintenance and limited irrigation. Installing drip irrigation for the plantings and minimal spray heads will be included to maintain a green, not lush landscape.



## Snowmaking for Gallatin Regional Park Complex

A Proposal Submitted by the  
Montana Endurance Academy  
to the

Gallatin County Open Lands Board and Gallatin County Commission

March 15, 2022

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## I. NARRATIVE

### Background

The 87-acre Gallatin Regional Park is a treasured outdoor recreation and nature venue in a densely populated area north of Bozeman. With parking opportunities on Oak and Davis Streets, the Park draws hundreds of users from the county throughout the year. Gallatin County and the Gallatin Valley Land Trust worked to create six miles of wonderful summer trails in the Park. Since then, the non-profit Montana Endurance Academy (EIN 84-1844740) has been working closely with the County to design and groom winter trails and hill features for cross country skiers and sledgers in the Park's southwest corner (see map on page 11).

In the Fall of 2021, the MEA/County team began design and construction of ski trail improvements (grading/leveling) including establishing final routes for a 2-kilometer Nordic loop (see map and photos on pages 12 and 13). This included building one hill on the trail system to provide more fun and enjoyable skiing and sledding for all users (kids, experienced skiers, etc.). Another hill will be built in Fall 2022. Hills are used for skiers to learn and practice downhill and uphill skiing techniques. They also can be a resource for sledding in non-skiing activities. The new ski trails and hill have been enjoyed during the 2021-2022 winter season.



**Background – cont.**

In Fall 2022, we propose to install a portable snow-making system to enhance this Nordic ski area. Human-made snow will allow skiing to be more consistent for the mid-ski season, especially during dry winters, and will greatly extend skiing on both ends of the winter season (early December and late March) by about four more weeks. Snowmaking will enhance use of the sledding hill, extend the winter cross country skiing season, and open opportunities for more snow activities (tubing, obstacle course, etc.).

A trusted professional snowmaking equipment designer and vendor (HKD Snowmakers) estimates the equipment needed will cost roughly \$100,000 (details coming). This portable system would not require the building of infrastructure (like a pump station or underground piping). It would employ a portable system connected with a hose, with access to onsite 480V power next to the Park's sledding hill and water from the two existing Park ponds. The system would include two portable fan guns with an onboard booster pump, cords, plugs and hose. As an example, during the first snowmaking season in 2022-2023, the system would create snow 27' wide and 2 feet deep for about 1.3K of trails, requiring conversion of approximately 1,033,000 gallons of water into snow annually. In 2023, the team will expand the trails to 3K, and build one more hill.

## Evaluation Criteria

### **1. Project Supports Purpose of Open Space Levy**

*(from guidelines: The purpose and intent of the Gallatin County Open Space Levy is to support the provision of recreation, water quality of streams and rivers, management of growth, or protection of wildlife areas. Projects that do a better job explaining how they support the overall purpose and intent of the Gallatin County Open Space Levy will be scored higher.)*

This project directly and significantly supports the purpose of the Open Space Levy by expanding winter recreational opportunities to visitors and citizens of Gallatin County. Offering ski trails with early and late season snowmaking in fluctuating climate conditions provides many months of close-to-town winter access in a rapidly developing urban area. We expect that thousands of people will use this trail. Students from the new high school and Chief Joseph schools will have the proximity to learn to Nordic ski. This project removes the barriers of location and available snow for this thriving yet underserved part of Bozeman for Nordic ski opportunities.

### **2. Public Benefit**

*(from guidelines: The degree to which the proposed project results in a tangible and compelling public benefit, either to publicly accessible land or to a public resource (e.g., water quality, wildlife, etc.). Explanation: Projects funded by the Open Space Levy are expected to provide a meaningful public benefit, either to publicly accessible land, or to a public resource. Projects that are perceived as resulting in the greatest public good will be viewed more favorably. Applications will be scored based on how well they can describe and communicate the projects public benefit relative to other applications in the same application cycle)*

Snowmaking in the Gallatin Regional Park will provide people with the opportunity to increase recreational time (ski more frequently); families will use this trail for family recreation (more time spent together); and as a result, we expect that new families will make Nordic skiing a part of their daily recreation. Schools will execute part of their curriculum on these trails (it is very close to the new high school and Chief Joseph Middle School). Also, employees from the surrounding businesses will be able to use the trails during lunch breaks.

## Evaluation Criteria – cont.

### **3. Lasting Impact**

*(from guidelines: Degree to which the investment of public dollars in the proposed project will provide a lasting impact. Explanation: Open Space Levy funding is a limited resource, and Gallatin County wishes to see these dollars used in a manner that will provide a lasting benefit for County residents. Applicants are expected to describe the anticipated lifespan of a project and the lasting legacy that will be created through investment of public funding. As such, projects related to real estate acquisition or improvements thereon will generally score higher than requests to fund equipment. Use of equipment funded through this program must be narrowly restricted to purposes that support the program.)*

The snow making system will help us extend Nordic skiing on both ends of winter. This investment is one in many years. The park terrain is flat, making it very easy to make snow. Water is available from two ponds in the park. It will require minimal power to run snow guns for 10-day periods of time. The snow making capability will create excitement among people from nearby neighborhoods and businesses which can help spur motivation for other improvements and projects in the park such as an obstacle course, team building course, etc.

### **4. Compliance with Community Policies**

*(from guidelines: Degree to which the proposed project supports community objectives as established in documents adopted by the community (i.e., the extent to which the proposed project complies with the community's adopted growth policy, neighborhood plan, zoning regulation, transportation plan, trails plan, etc.). Explanation: Communities establish goals, policies, and regulatory requirements through adoption of a variety of documents (e.g., growth policies, neighborhood plans, zoning Page 4 of 6 regulations, transportation plans, parks and trails plans, capital improvement plans, etc.) Projects that can articulate how they support and comply with these community objectives will be scored higher by Open Lands Board members that projects that cannot.)*

This project will be in the established regional park already frequently used by a variety of visitors including the elderly for walking, kids with parents, dog owners, runners, etc. These same groups of people will use the Nordic ski trails throughout the winter. This park and the Nordic trails will be known as a place for year-round activities. Nordic trails create another place where friends (businesspeople, coworkers, neighbors, etc.) can meet and socialize while skiing, fostering community and increasing wellness.

**Evaluation Criteria – cont.**

**5. Percentage of Funding from Other Sources**

*(from guidelines: Degree to which the investment of Open Space Levy funding is leveraged with funding from other sources. Explanation: Leveraging funds from this program with other sources of both public and private funds is important. Projects are scored based on the percentage of funding for the total cost of the project that comes from other funding sources.)*

The entire project including snowmaking, trail design and additional dirt and grading for construction of two hills has a budget of \$150,000. Thus, 33% of this project is funded by other professional and donated/in-kind resources raised by MEA, as detailed below.

ITEM	Open Space Bond	MEA	Total
Snowmaking Equipment	100,000		
<b>Subtotal</b>			<b>100,000</b>
Mapping		1,300	
Trail Design		1,500	
Terrain Improvement		3,000	
Dirt and Transportation (2 hills)		40,000	
Hill Shaping		4,200	
<b>Subtotal</b>			<b>50,000</b>
<b>TOTAL</b>	<b>100,000</b>	<b>50,000</b>	<b>150,000</b>

## II. TIMELINE

*(Timeline for project and any work already completed on the project.)*

The Nordic ski trails Montana Endurance Academy established on this site in 2019 are already heavily used. The trails are moved regularly (every fall), leveling and improvement is done too. Grooming of the trails has happened regularly over the last two winters. It is a nice friendly loop for all ages and abilities.

During the fall of 2021 we built and finished the ski hill to make ski trails more attractive, fun and avoid the monotony of flat terrain. Skiers will be able to elevate their heart rates skiing uphill and younger skiers will use and enjoy the downhill aspect.

We are planning to have snowmaking installed in fall of 2022. When weather and air temperature allow us, we would like to start making snow in late November and early December.



### **III. MAINTENANCE**

*(Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.)*

Snowmaking will be used only in the beginning of the fall-winter. Snow guns, soft hoses and pump will be stored in the park maintenance facilities during the entire year. There is minimum other maintenance on the snow making equipment. There is no need of any expertise. We will get training from the snow making equipment producers about running snow making equipment and basic maintenance and storing. We envision donations will be collected from people who are going to use ski trails, businesses and individuals. We believe that collected funds will be sufficient to cover maintenance costs.

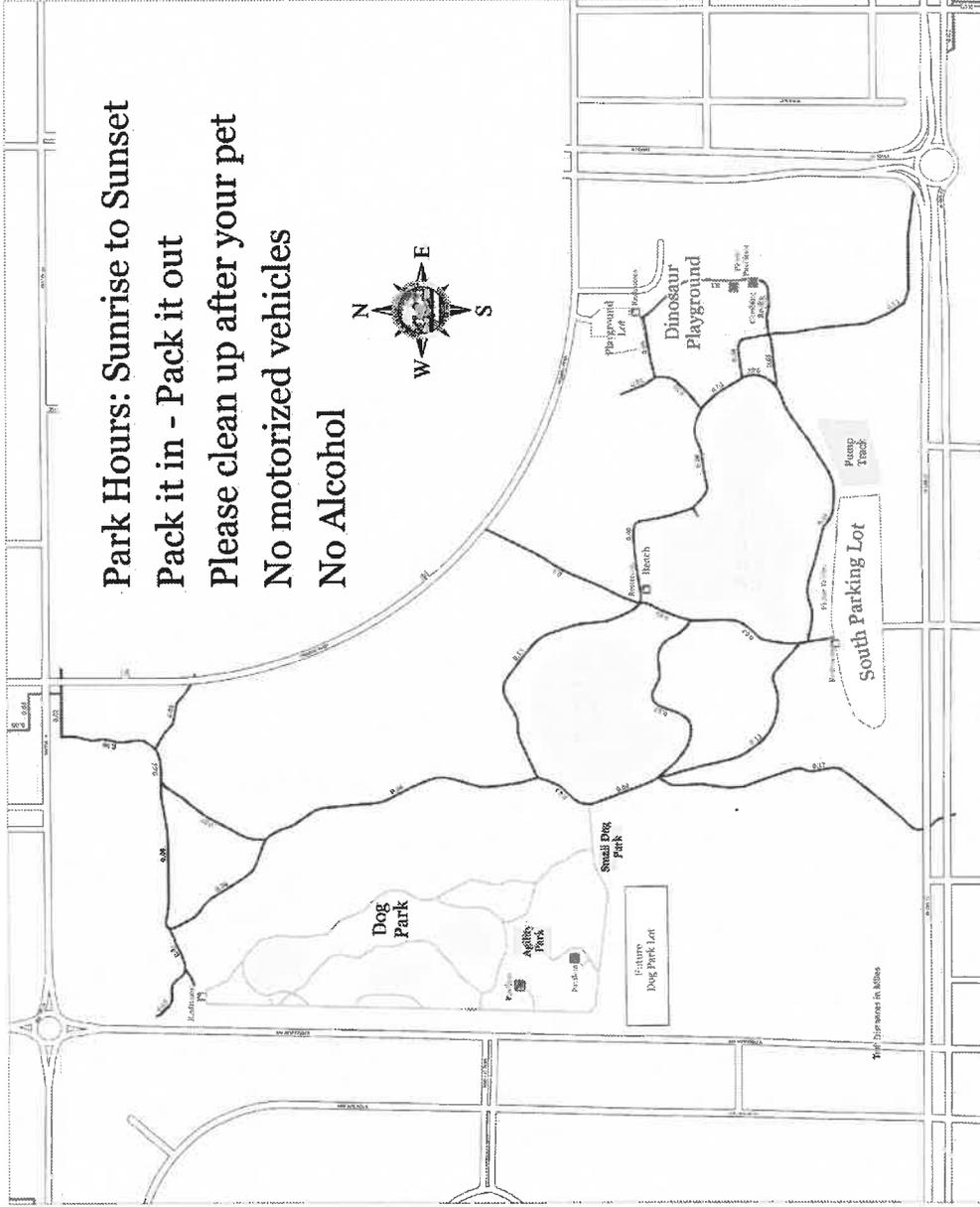
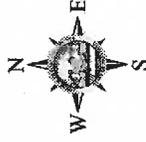
#### **IV. SUPPORTING DOCUMENTS**

- a) Map of Gallatin Regional Park
- b) Map of Gallatin Regional Park Ski Trails
- c) Photo collage of early trail development and trails in winter
- d) Snowmaking flow diagram and vendor estimate
- e) Letters of Support
- f) Levy Funding Application "Other Eligible Projects"

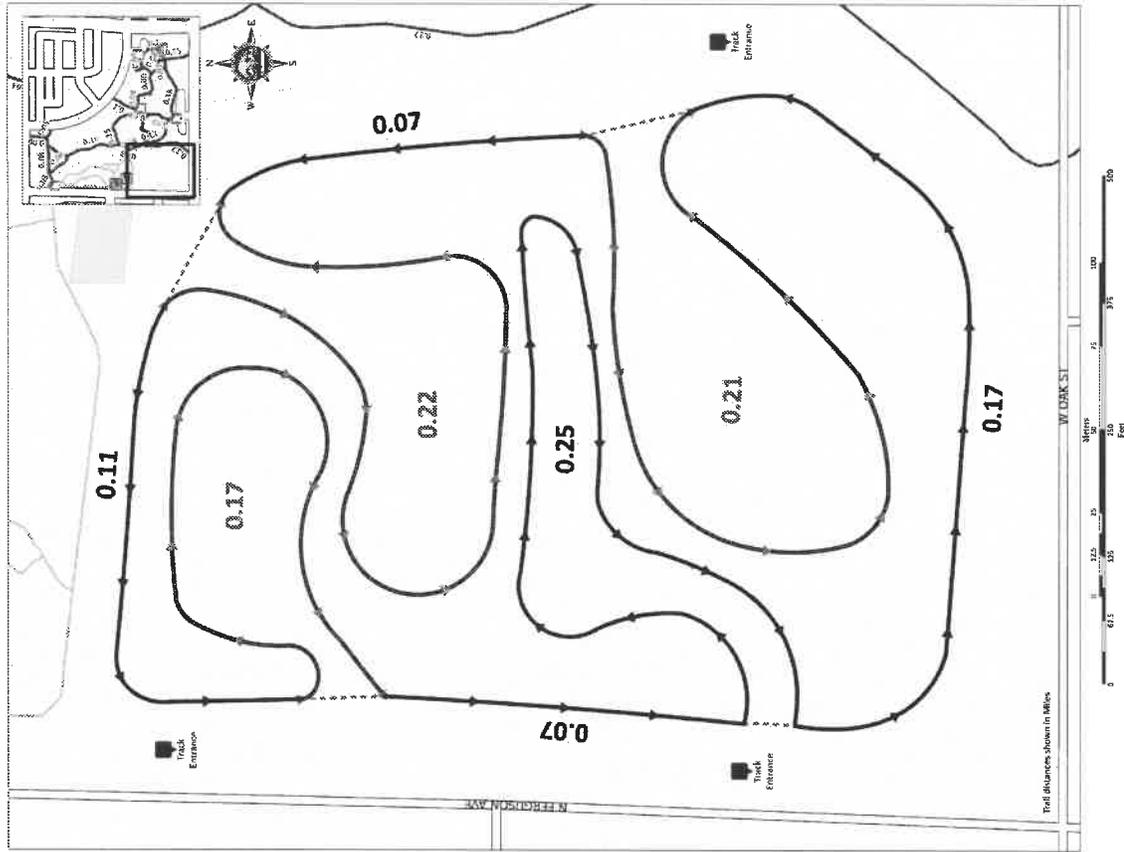


# GALLATIN COUNTY REGIONAL PARK

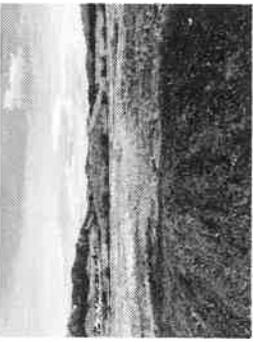
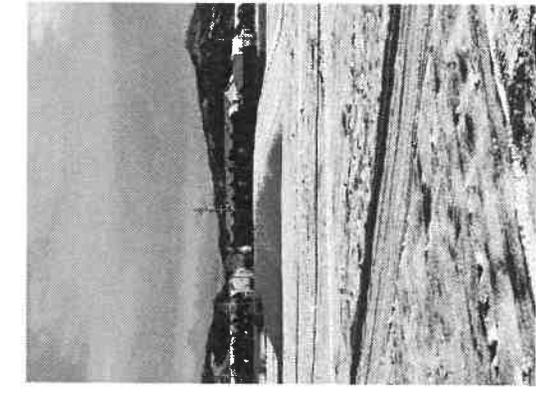
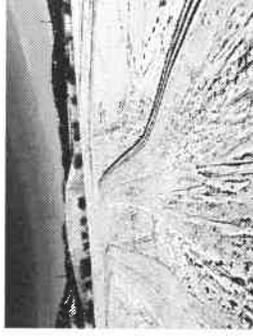
**Park Hours: Sunrise to Sunset**  
**Pack it in - Pack it out**  
**Please clean up after your pet**  
**No motorized vehicles**  
**No Alcohol**



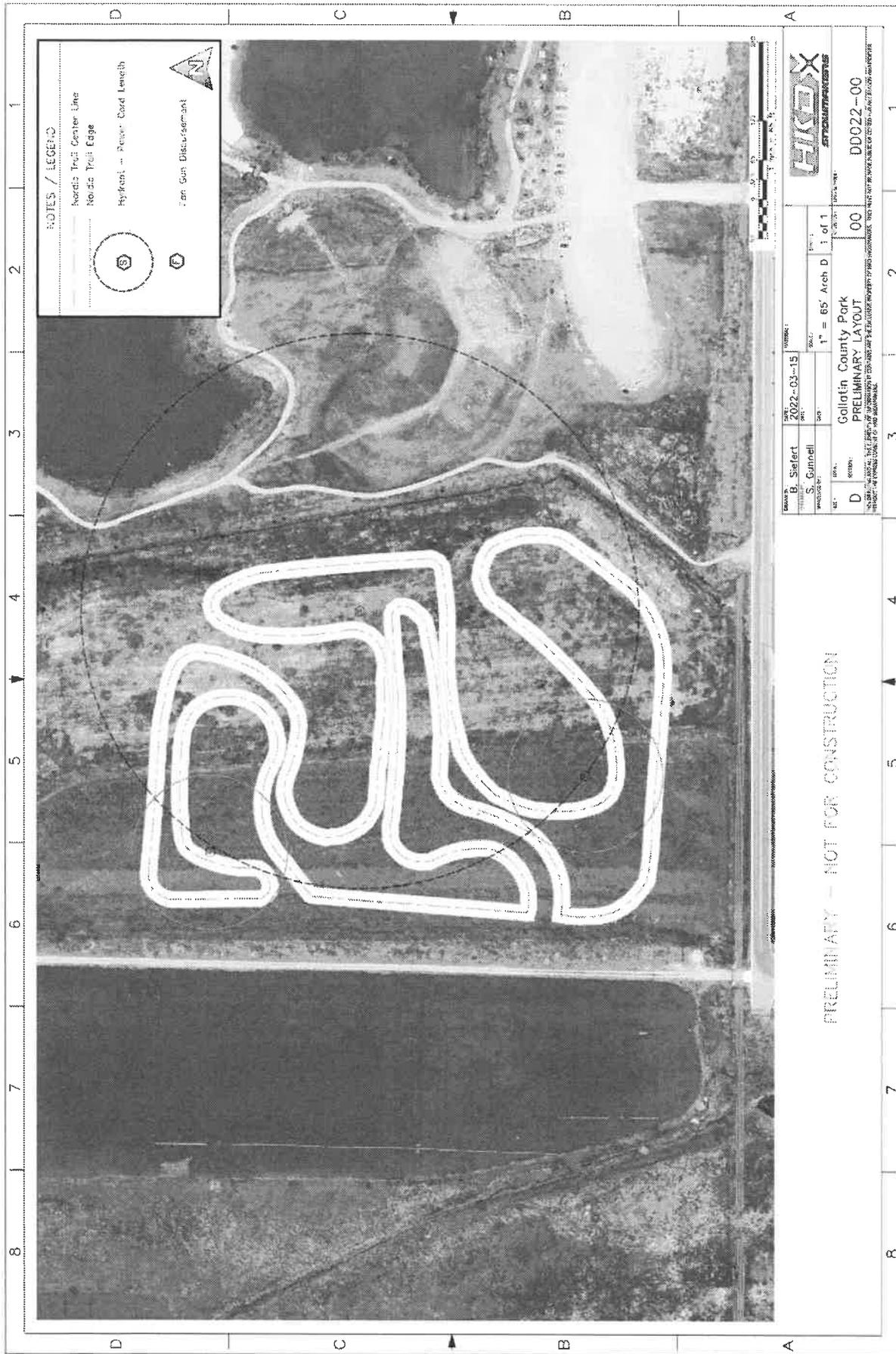
# GALLATIN COUNTY REGIONAL PARK NORDIC LOOP



Snowmaking for Gallatin Regional Park Complex



These are images of early trail design and hill grading in 2021, which has allowed for currently more than 2 miles of winter ski trails and hill grooming. Snowpack is thin, so snowmaking will allow our team to create a hardpack 27" wide, 2-foot-deep snow base early in and during the season on the trails to withstand fluctuating temperatures throughout the season.



**NOTES / LEGEND**

- Nordic Trail Center Line
- Nordic Trail Edge
- Hydro. ... Power Cord Length
- Iron Sun Discus/segment

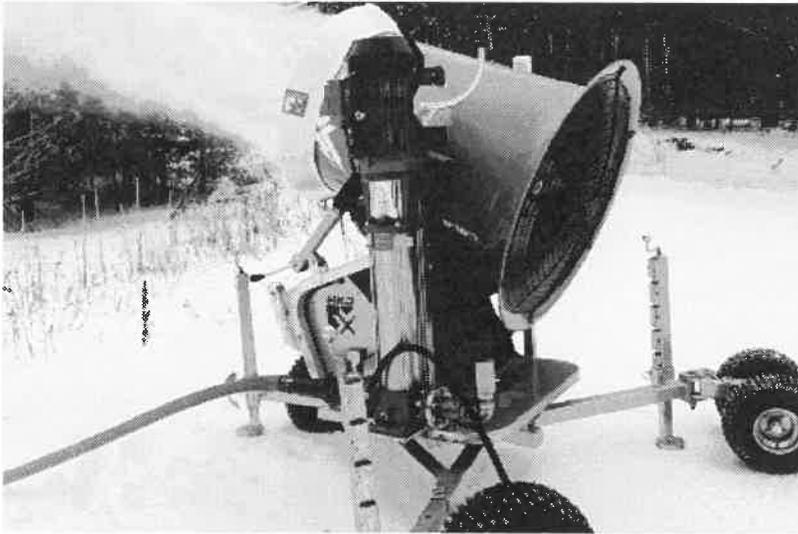
DATE	2022-03-15	VERSION	
DESIGNER	B. Siefert		
DRAWN BY	S. Gunnell		
SCALE	1" = 65' Arch D	1 of 1	
SHEET	Gallatin County Park		
PROJECT	PRELIMINARY LAYOUT		00
<small>THIS DRAWING IS THE PROPERTY OF MONTANA ENDURANCE ACADEMY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MONTANA ENDURANCE ACADEMY IS STRICTLY PROHIBITED.</small>			

PRELIMINARY - NOT FOR CONSTRUCTION



Snowmaking for Gallatin Regional Park Complex

# HALO+

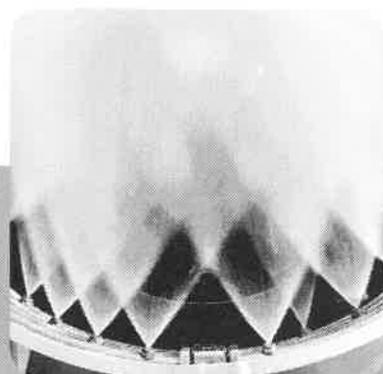
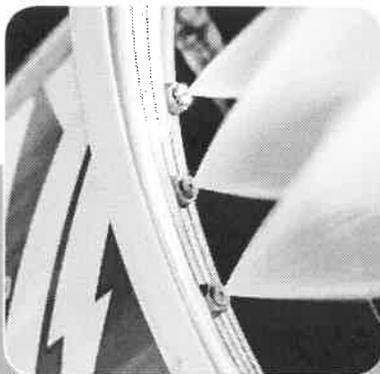


The HKD Halo+ is an innovative multi-nozzle fan gun, complete with a 15 horsepower on-board pump and portable carriage. The Halo+ is purpose built and designed for maximum flexibility and convenience. It's ideal for Nordic centers, snowmobile clubs, and areas with low water pressure.

The HKD Halo+ uses our proven Shifter rotary valve to deliver 8 water flows, ranging from 15 to 150 GPM. Snow quality, simplicity, and convenience is at the core of the HKD Halo+.

## PRODUCT SPECIFICATIONS

<b>Controls</b>	Manual or Semi Automatic
<b>Start up Temp</b>	28 deg F   -2 deg C
<b>Water Flow</b>	15 - 125 gpm 56 - 475 IPM
<b>Projection</b>	up to 250 ft   75 m
<b>Length</b>	80 in   2030 mm
<b>Width</b>	98 in   2500 mm
<b>Weight of Gun</b>	2,485 lbs   1,127 kg
<b>Oscillation</b>	350°
<b>Chassis Options</b>	Carriage, Tower
<b>Voltage</b>	460 V   600 V   380 V
<b>Frequency</b>	60 Hz   60 Hz   50 Hz
<b>Compressor</b>	7.5 HP   5.6 kW
<b>Fan</b>	25 HP   19 kW
<b>Heating</b>	0.16 HP   0.12 kW
<b>Electrical Cord</b>	150 ft.   45 m
<b>Water Pressure</b>	120 - 900 PSI   8 - 62 Bar
<b>Camlock Water Connection</b>	1.5 in. or 2 in. (with swivel coupling)
<b>Nozzle</b>	Multi-nozzle configuration
<b>Nucleators</b>	4
<b>Warranty</b>	1 year



### Add-Ons



# Quotes



**HKD SNOWMAKERS**  
 15 MERCER ROAD  
 NATICK, MA  
 UNITED STATES, MA 01760  
 HKDSNOWMAKERS.COM

Quotes #	<b>50000177</b>
Date :	2022-03-15
Contact :	Dragon Danevski

<b>Bill To</b>	<b>HKDSNO</b>
HKD SNOWMAKERS - SNOW ECONOMICS INC. 15 MERCER ROAD NATICK, MA USA, MA01760	

<b>Ship To</b>	<b>HKDSNO</b>
HKD SNOWMAKERS - SNOW ECONOMICS INC. 15 MERCER ROAD NATICK, MA USA, MA01760	

<b>Sales Rep</b>	<b>Customer PO No.</b>	<b>Terms</b>	<b>Currency</b>	<b>FOB</b>
BEN SIEFERT (SIEBEN)		NET 30 DAYS	USD	FOB Factory

#	Qty	UN	Item	Description	Net Price	Amount
1	2.000	EA	HKDFAN-CAP-H2	HKD FAN SEMI-AUTO CARRIAGE W/ 15HP PUMP AND HALO MODULE 2.0	44 650.00 \$	89 300.00 \$
2	6.000	EA	SN2X100	HKD SNOW HOSE, 2" HOSES, 2" CAM M/F, ORANGE (100')	385.37 \$	2 312.22 \$
3	6.000	EA	SN2X50	HKD SNOW HOSE, 2" HOSES, 2" CAM M/F, ORANGE (50')	230.17 \$	1 381.02 \$
4	2.000	EA	ME460C7W	HUBBELL FEMALE CONNECTOR 460V 60 AMP PLASTIC (CORD) - RED	227.12 \$	454.24 \$
5	4.000	EA	ME460P7W	HUBBELL MALE CONNECTOR 460V 60 AMP PLASTIC - RED	218.99 \$	875.96 \$
6	2.000	EA	CA2020	CAMLOCK 2" TYPE A 750PSI ALU MxFPT	23.33 \$	46.66 \$
7	600.000	FT	CABL4/4	CABLE 4-4 SOOW 600V	10.37 \$	6 222.00 \$
8	2.000	EA	SITESUP-STARTUP	SITE SUPERVISION AND STARTUP	1 050.00 \$	2 100.00 \$

Quote dose not include water or 480V power connection and distribution.

Subtotal:	102 692.10 \$
Taxes:	
<b>Total:</b>	<b>102 692.10 \$</b>

Please note, all pricing outlined in this quote is valid for 30 days from the quotation date.

USD

Dear Gallatin County Grant Administrators:

As county residents, there is a good chance you have driven by the Gallatin Regional Park in the winter and noticed the crowds. Through wise planning and investment the park now offers a variety of activities for the burgeoning northwest neighborhoods of Bozeman; neighborhoods that lie both within and outside the city limits.

With this in mind, I am asking for your support for the continued development of the Gallatin Regional Park Nordic Ski Trails. Endowing The Montana Endurance Academy with a Gallatin County recreation grant would allow this organization to continue its work building a second nordic ski hill into their already established trails, and installing a snowmaking system which would extend the park's nordic ski season up to four weeks.

I am a librarian at Chief Joseph Middle School, just one of the large schools near the Gallatin Regional Park. Two years ago, the Montana Endurance Academy provided our health education classes with sets of nordic skis that students can strap into with their personal footwear. This made nordic skiing part of the current curriculum in health education. With a quality nordic trail system in their neighborhood park, students and their families can continue to enjoy nordic skiing as a customary part of a Bozeman winter.

Thank you.

Sincerely,

Nancy Loeza

2807 Allison Court

Bozeman, Montana 59718



Engineering and Surveying Inc.

1091 Stoneridge Drive • Bozeman, Montana • Phone (406) 587-1115 • Fax (406) 587-9768  
www.chengineers.com • E-Mail: info@chengineers.com

March 15, 2022

Montana Endurance Academy  
Attn: Dragan Danevski  
P.O. Box 294  
Bozeman, MT 59715

**Re: Gallatin Regional Park Nordic Ski Trail**

Dear Dragan,

Per your request, C&H Engineering and Surveying, Inc. (C&H Engineering) is in full support of your desire to increase the number of locations of Nordic ski trails in Bozeman, MT. Your track record speaks for itself with the improvements that have been done at Sunset Hills on the East side of town as well as Bozeman Creek.

C&H Engineering has already contributed to this project and is prepared to help further should you secure the Gallatin County Grant you are applying for. With the addition of another hill on the current ski course and snow making this could be a great winter asset for residents of the west side of Bozeman and will ultimately be used by Nordic skiers in the valley. It may not be possible but it seems the west side of the sledding hill could also be incorporated into the ski trail at some point in the future.

Let us know how we can further help with this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hjalmarsson', is written over a light blue horizontal line. The signature is fluid and cursive.

Per M. Hjalmarsson

**Application for Gallatin County Open Space Levy Funding**  
**“Other Eligible Projects” Category**

1. **Project Name:** Snowmaking for Gallatin Regional Park Ski Trails and Sledding Hill

2. Please give a brief description of your project: This project has three phases

First Phase, we created maps of the Nordic ski trail and did some ground work

Second phases of the project was building ski hill on the ski trail

Snow making is the final phase of the project

The snow making will help for us the extend the ski season and recreation,

families from the fast growing neighborhood will enjoy skiing and sledding

for longer period of time

MEA and neighboring volunteers will run snowmaking equipment

3. **Budget Information:**

Amount of Funding Requested: \$100,000

Total Project Cost: \$150,000

Amount requested as percentage of total project cost: 66%

Funding sought/secured from other sources: \$50,000

Do you anticipate requesting future funds to complete project: Not at this

4. **Applicant Contact Information:**

Name: Dragan Danevski, on behalf of Montana Endurance

Phone: (406) 579-7874

Email: dragandanevski@yahoo.com

Mailing Address: \_\_\_\_\_

Montana Endurance Academy

P. O. Box 294

Bozeman, MT 59771

**5. Property Owner Contact Information:**

Name: Gallatin County Regional Park, Nick Borzak

Phone: 406-582-2050

Email: nick.borzak@gallatin.mt.gov

Mailing Address: Gallatin County Courthouse

311 W Main Street

Bozeman, MT 59715

If multiple property owners attach contact information on separate sheet.

**On Separate Sheet(s) Provide the Following:**

6. Narrative addressing evaluation criteria (see pages 3 and 4 of application packet for additional information).
7. Describe proposed timeline for project and any work already completed on the project.
8. Describe anticipated maintenance requirements for the project along with an explanation of who will be responsible for maintenance and maintenance costs.
9. Please attach any supporting documents, maps, pictures, letters of support, etc. that may be useful in the initial evaluation of your proposal.
10. Provide 15 copies of your completed application and supporting documentation and one digital copy.

I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.



Applicant's Signature

3.18.2022

Date



Property Owner's Signature (If different than Applicant)

Date

5. **Property Owner Contact Information:**

Name: Gallatin County Regional Park, Nick Borzak

Phone: 406-582-2050

Email: nick.borzak@gallatin.mt.gov

Mailing Address: Gallatin County Courthouse

311 W Main Street

Bozeman, MT 59715

If multiple property owners attach contact information on separate sheet.

**On Separate Sheet(s) Provide the Following:**

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10. Provide 15 copies of your completed application and supporting documentation and one digital copy.

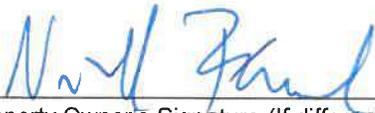
I hereby certify that the information on and attached to this application is true and correct, and by signing below I authorize County Staff and Open Lands Board Members to access the project site as necessary to evaluate this application.



Applicant's Signature

3.18.2022

Date



Property Owner's Signature (If different than Applicant)

3.29.22

Date

## **Addendum to MEA Snowmaking Proposal**

### **Following paragraph for Narrative at page 3 as a third paragraph in the end**

MEA is uniquely positioned to expand offerings at this location for a number of reasons. Project Manager and MEA founder Dragan Danevski worked cooperatively with multiple entities to create the popular Sunset Hills and Highland Glen trail system, including the now successful snowmaking program in place at Sunset Hills, that allows thousands of skiers from recreational to competitive to build community and further wellness in that part of the valley. Our vision is to expand offerings at Gallatin Regional Park to create a thriving Nordic winter trail system in this ever-growing part of the Gallatin Valley. We believe that our considerable trail development expertise plus the necessary funding will be a recipe for success.

Corrections on page 4, instead system would create.....

The snow making system (HKD very efficient system) would create snow 10-12' wide and 10" deep for about 1.3K of trails, requiring conversion of approximately 200,000 – 250,000 gallons of water into snow annually. In 2023, the MEA team is planning to expand the trails up to 3K, and build one more hill.

We are estimating it will take 8-10 days with good temperature 25F or less, for us to cover that ski trail area. Especially since water from the ponds is around 36F. Snow production will be higher during colder temperatures.

Gallatin Regional Park  
Gallatin County



RE: Montana Endurance Academy snow making project

To Whom it May Concern:

Please let this letter serve as evidence of our full support and recommendation of the Montana Endurance Academy and their trail building and snow making project. The 100-acre Regional Park has become a centerpiece for community recreation for all seasons and the added dimension of an upgraded Nordic system will only enhance winter use. With the addition of winter snow making and improving an already enjoyable ski venue, the ski season can be greatly extended offering more opportunities for the community.

A main contributing factor of the growth in Bozeman and our surrounding area are the vast recreational opportunities. The addition of an extended ski facility would be another jewel in the crown of Bozeman. Additionally, the expertise and vision of Dragan Danevski and Montana Endurance Academy will make this an exceptional facility of which the community will be proud.

Thank you in advance for any and all consideration.

Sincerely,

  
Kurt Buchl

March 19, 2022

Curt Smith  
35 East Main Street  
Bozeman, Montana 59715



To whom it may concern,

I am writing to express my support for Montana Endurance Academy's efforts to further develop and extend the season of Nordic skiing opportunities in the Bozeman community.

As I interact with the community I see the many benefits Nordic skiing opportunities provide to keep Bozeman an active and healthy community. The efforts to expand these opportunities in the western corridor of Bozeman are a natural fit. All ages can benefit from this as we see the expansion to the west. Local organizations like Montana Endurance Academy are vital to adding diversity to the activities offered in our parks and public green spaces.

Winter recreational opportunities for our youth are sometimes prohibitive due to the cost. Access in our parks is vital to our schools being able to deliver Nordic skiing as a component of their curriculum. With more schools and families in the western corridor this will provide access to activities that may have been previously difficult.

I support Montana Endurance Academy's efforts and have been impressed with the strength and diversity of their programs since their inception. I urge you to provide financial support for Montana Endurance Academy's efforts to expand and extend Nordic skiing opportunities at the Gallatin Regional Park.

Sincerely,

Curt Smith  
President  
Schnee's Inc.

## O'Callaghan, Sean

---

**From:** O'Callaghan, Sean  
**Sent:** Friday, April 15, 2022 11:52 AM  
**To:** Dragan Danevski; Borzak, Nick  
**Subject:** RE: Other Eligible Projects Applications to Gallatin County Open Lands Program

Hi Dragan,

I am still waiting to hear back from one other applicant to determine whether the County Commission meeting will be on April 26<sup>th</sup> or May 3<sup>rd</sup> and will let you know. Based on the rules established for the grant program, I do not believe the Commission can award funding for your project because it scored less than 60 points, but you can still talk about your project with the Commission at their meeting. I do want to emphasize that Board members scored your application based on the materials you provided and presented.

### **Sean O'Callaghan, AICP, CFM**

*Open Lands Coordinator*

Department of Planning & Community Development  
Gallatin County  
311 W. Main St., Rm. 108  
Bozeman, MT 59715

Phone: (406) 582-3130

Fax: (406) 582-3135

[sean.ocallaghan@gallatin.mt.gov](mailto:sean.ocallaghan@gallatin.mt.gov)

---

**From:** Dragan Danevski <dragandanevski@yahoo.com>  
**Sent:** Friday, April 15, 2022 11:23 AM  
**To:** O'Callaghan, Sean <Sean.OCallaghan@gallatin.mt.gov>; Borzak, Nick <Nick.Borzak@gallatin.mt.gov>  
**Subject:** Re: Other Eligible Projects Applications to Gallatin County Open Lands Program

Hi Sean,

Thank you for sharing scoring details with MEA. I understand the scoring system, but I need to mention that support from the County that we applied for is not the only cost of this project. We already finished the two stages of the project and invested our expertise in designing of the trails. The hill we made, and the maps were in kind donations by supporters of this project.

The snow making equipment will last long time, more than ten years. I did not see anywhere that HKD said that it will be one year only. Since I was involved from the beginning for Sunset hills snowmaking project I learned about HKD equipment and I know it lasts the long time.

I provided additional information about the amount of water for the Gallatin Regional park Nordic ski trail. Total use of water for 2km ski trail 9-12" wight and 10' deep will be between 200-250 gallons of water. We will be able to cover that area for short period of time depend of the air temperature. It could be early November or a little bit later. It could take us only 1 week up to 10 days.

The amount of water we are going to use in that time of the year is not used by farmers or anyone.

I was suggesting on the original proposal that snow making will help us to extend ski season by two weeks in the begging of the winter and at the end. In that way ski season would last up to 3.5-4 mounts instead 2.5monts. In my opinion that is significant extension of the season, by one third.

I am traveling and will be out of Bozeman but would like to give presentation over Zoom if is possible. There is possibility that one of MEA members who was involved in this project and proposal could attend the presentation in person and give more information and answer questions.

Dragan

On Thursday, April 14, 2022, 10:24:44 AM MDT, O'Callaghan, Sean <[sean.ocallaghan@gallatin.mt.gov](mailto:sean.ocallaghan@gallatin.mt.gov)> wrote:

Hi Dragan,

I wanted to follow up with you separately and provide a summary of the comments that Open Lands Board's members provided concerning your application that contributed to the low score:

- The third evaluation criteria for the program is "the degree to which the investment of public dollars in the proposed project will provide a lasting impact." The explanation of that criteria goes on to disclose that "projects related to real estate acquisition or improvements thereon will generally score higher than requests to fund equipment." The project is related to the funding of equipment.
- Board members expressed concern about the high cost of the equipment relative to the 1-year warranty provided by the manufacturer. This made the Board question the lifespan and durability of the equipment relative to the investment of public dollars.
- Board members also expressed concern about water usage related to the snowmaking project – there was no information provided concerning the physical or legal availability of the water necessary to implement the project.
- Board members acknowledged the public usage of the new cross country skiing amenities at the Regional Park, but had concerns about the cost of the project relative to the minor extension of the season (a couple of weeks at either end of the season).

The County Commission will have the final say in the funding of projects through this grant program, but because your project had an average score of less than 60 points I do not believe they will be able to fund it. That said, you are welcome to attend the County Commission meeting and discuss your project wit the Commission.

Please let me know if you have any questions.

**Sean O'Callaghan, AICP, CFM**  
*Open Lands Coordinator*

Department of Planning & Community Development

Gallatin County  
311 W. Main St., Rm. 108  
Bozeman, MT 59715

Phone: (406) 582-3130  
Fax: (406) 582-3135

[sean.ocallaghan@gallatin.mt.gov](mailto:sean.ocallaghan@gallatin.mt.gov)

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**From:** O'Callaghan, Sean  
**Sent:** Thursday, April 14, 2022 10:09 AM  
**To:** Borzak, Nick <[Nick.Borzak@gallatin.mt.gov](mailto:Nick.Borzak@gallatin.mt.gov)>; Addi Jadin <[AJadin@BOZEMAN.NET](mailto:AJadin@BOZEMAN.NET)>; Terry Cunningham <[tcunningham@mcn.net](mailto:tcunningham@mcn.net)>; Dragan Danevski <[dragandanevski@yahoo.com](mailto:dragandanevski@yahoo.com)>  
**Subject:** Other Eligible Projects Applications to Gallatin County Open Lands Program

Good Morning Applicants,

The purpose of this email is to update applicants on the status of their application after the Open Lands Board's April 11<sup>th</sup> meeting and to discuss next steps. The Open Lands Board's scores for the applications are shown on the below table. As established in the grant application materials, a project must receive a minimum average score of 60 points to be eligible for funding, and the Board recommended full funding of all three applications that had an average score greater than 60 points – City of Bozeman (Burke Park Expansion), Gallatin County (Regional Park protected “quiet area”), and Run Dog Run (Anderson Dog Park improvements). The Commission will make the final decision on the funding of applications, and if it works with everyone's schedule, it looks like I can get this in front of the Commission at their April 26<sup>th</sup> public hearing. Please get back to me at your earliest convenience and let me know your availability to attend the Commission's public hearing beginning at 9:00 am on April 26<sup>th</sup>. If that date doesn't work for everyone, an alternative date would be May 3<sup>rd</sup>.

OPEN LANDS BOARD OEP RANKING TOTALS		FISCAL YEAR FUNDING CYCLE								2022	
	AMI SAYER	HENRY KAMERMAN	RUSS KAMERMAN	JENNIFER ERICKSON	ANDY EPPL	BILL GUZA	PATTI DAVIS	Joe Axtell	VACANT	TOTAL SCORE	AVERAGE SCORE
City of Bozeman	100	88	92	85	100	98	100			663	94.71
Gallatin County	81	97	78	32.4	68	68	75			499.4	71.34
Montana Endurance Academy	60	88	68	29.5	60	51	25			381.5	54.50
Run Dog Run	79	67	79	35	90	86	90			526	75.14
APPLICATION NAME	FUNDING REQUESTED	% of Project Cost		FUNDING RECOMMENDATION			FY 21 FUNDS AVAILABLE				
City of Bozeman	\$100,000.00	6%		\$100,000.00			\$ 391,031.00				
Gallatin County	\$40,000.00	62%		\$40,000.00							
Montana Endurance Academy	\$100,000.00	67%		\$0.00							
Run Dog Run	\$32,900.00	48%		\$32,900.00							
							FUNDS REMAINING				
							\$ 218,131.00				
TOTAL REQUESTED	\$272,900.00	NA		\$172,900.00							

Thanks,

**Sean O'Callaghan, AICP, CFM**  
*Open Lands Coordinator*

Department of Planning & Community Development

Gallatin County  
 311 W. Main St., Rm. 108  
 Bozeman, MT 59715

Phone: (406) 582-3130  
 Fax: (406) 582-3135

[sean.ocallaghan@gallatin.mt.gov](mailto:sean.ocallaghan@gallatin.mt.gov)