

**From:** [Jeff Ho](#)  
**To:** [Agenda](#)  
**Cc:** [Tom Rogers](#); [Chris Saunders](#); [Meg Swanson](#); [Nick Fulton](#); [Scott Bechtle](#)  
**Subject:** Growth Policy Comment - Spire Climbing Center 11/19/2019  
**Date:** Tuesday, November 19, 2019 10:53:02 AM  
**Attachments:** [Growth Policy Comment - Spire Climbing Center 11182019.pdf](#)

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Hi Tom, please see our updated comment for the growth policy attached. Please pass this to the Planning Board and the City Commission.

Thank you

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Date: November 19<sup>th</sup>, 2019

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Re: Growth Policy Review Comment – Regional Commercial and Services Boundary

Spire Climbing Center is planning a second indoor climbing and general fitness facility located at 3646 N 27th Ave to better serve Bozeman, the Gallatin Valley, and the surrounding region. The property is zoned B-2 and lies just outside the Regional Commercial and Services land use designation boundary. The adjacent properties, which include property owned by the Billings Clinic, are zoned B-2 and promise to suit future commercial and regional services. Recently the Billings Clinic property was amended to be included in the Regional Commercial and Services boundary via a growth policy amendment.

We are suggesting this property and other adjacent properties be re-designated during this review process to be included in the Regional Commercial and Services boundary given their location, proximity and access to I-90, zoning and future use, and ability to serve the region. This re-designation would also align with the City of Bozeman's Strategic Plan and vision statements, especially that of statement 3.4 which reads "Active Recreation – Facilitate and promote recreation opportunities and active health programs and facilities."

Spire Climbing Center and the community can benefit from this re-designation because it would allow for an increase in building height and density. Spire would like to build a facility up to 60-65 ft with varying roof pitches, so that we can construct a state-of-the-art world-class indoor climbing facility for the community. For Spire to meet international climbing wall standards, this height is required. Spire has strategically chosen this location due to its easy access from I-90, distance from its current location, and ability to serve the region and growth of Bozeman.

Please consider the re-designation of the Regional Commercial and Services area to include this property and surrounding properties. Please see attached map showing lot locations and land use designations.

Thank you

Jeff Ho and Meg Swanson  
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