



## CITY OF BOZEMAN

### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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## MEMORANDUM

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**To:** Development Review Committee  
**From:** Allyson C. Bristol, Associate Planner  
**Date:** October 20, 2010  
**Subject:** **Bozeman Brewery Demo Mods to FSP #Z-07145A**

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Planning Staff has reviewed the letter submitted by the applicant's structural engineer, David M. Sigler, PE, dated September 16, 2010. Two structural updates of the Bozeman Brewery wall are referenced within Mr. Sigler's letter, one dated February 27, 2009 and the other dated August 12, 2009.

It appears that there has been no inspection of the wall and temporary bracing system by Mr. Sigler since August 12, 2009. Therefore, there is no current assessment of the wall as it stands today.

Before City Staff can make a recommendation to the demolition of the wall, the following must be collected by the applicant:

1. An inspection of the wall and the temporary bracing system shall occur by the current Engineer of Record or another Montana State Licensed Engineer. The Engineer should provide a letter documenting the current structural condition of the wall and the temporary bracing along with a recommendation either for demolition or a plan to maintain/stabilize the wall in its current condition.
2. If the wall is determined to be a threat to public health or safety, a cost estimate for permanent bracing or other remediation to make it stable and safe must be submitted and must demonstrate how it either a) exceeds the cost of the remaining structure and/or b) the remaining structure has no viable economic or useful life remaining (per Section 18.28.080 of the BMC, "Demolition or Movement of Structures or Sites within the Conservation District").

The information listed above should be submitted to the Department of Planning no later than Wednesday, October 27<sup>th</sup> at 10 a.m. and presented to the Development Review Committee for consideration. If the information is received after October 27<sup>th</sup>, the project may have to be opened and continued at the City Commission hearing on November 15<sup>th</sup>.

ACB/acb

CC: Scala Properties LLC, 1228 31st St. NW, Level 2, Washington, DC 20007  
Goff Architecture, Graham B. Goff, 201 S. Wallace Ave., Ste. A3, Bozeman, MT 59715,