

Memorandum

REPORT TO: City Commission

FROM: Susana Montana, Senior Planner, Development Review Division
Brian Krueger, Manager, Development Review Division
Rebecca Harbage, Deputy Director of Community Development
Erin George, Director of Community Development

SUBJECT: Approve the Final Plat for the Canyon Gate Major Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and Authorize the Community Development Director to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 23237 (Quasi-Judicial)

MEETING DATE: May 5, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve the Final Plat for the Canyon Gate Major Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and Authorize the Community Development Director to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 23237

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: The Canyon Gate Subdivision is a major subdivision of a 24.14-acre Tract to create 15 lots consisting of three mixed commercial and apartment lots zoned B-2M; two 2-household residential lots zoned R-B; two apartment residential lots zoned R-D; and four 4-household residential lots zoned R-B; along with three City park lots, one private open space lot, and dedicated street rights-of-way.

The Final Plat submittal meets/satisfies all conditions of approval and code provisions of the Preliminary Plat, as well as the standards of Section 76-3-611(1) and 76-3-612, Montana Code Annotated (MCA), as certified by the City Attorney.

UNRESOLVED ISSUES: None

ALTERNATIVES: None suggested.

FISCAL EFFECTS:

Fiscal effects of this application are undetermined at this time but will include increased property tax revenues from new development along with increased costs to deliver municipal services to the property.

Attachments:

[23237 Cyn Gate FP Commission Memo.pdf](#)

[23237 Cyn Gate FP City Attorney Certificate.pdf](#)

Report compiled on: April 22, 2026