

Memorandum

REPORT TO: City Commission

FROM: Danielle Garber, Senior Planner
Brian Krueger, Development Review Manager
Rebecca Harbage, Deputy Director of Community Development
Erin George, Director of Community Development

SUBJECT: Authorize the Mayor to Sign a Findings of Fact and Order for the SRX II Subdivision Preliminary Plat, Application 24112 (**Quasi-Judicial**)

MEETING DATE: October 21, 2025

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve and authorize the Mayor to sign the Findings of Fact and Order for the SRX II Subdivision Preliminary Plat to Subdivide 35.06 acres to create 3 buildable lots, 1 restricted development lot, and associated right of way.

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 Department of Community Development received a Preliminary Plat Application on March 13, 2024 requesting to subdivide 35.06 acres to create 3 buildable lots, 1 restricted development lot, and associated right of way. The subject property is zoned REMU (Residential Emphasis Mixed Use) and B-2M (Community Business District - Mixed).

On August 8, 2025 the Development Review Committee (DRC) found the application sufficient for continued review and recommends the conditions and code provisions identified in this report. Please see the Findings of Fact for analysis of the review criteria.

On October 6, 2025, the Community Development Board (CDB) acting in it's capacity as the Planning Board voted unanimously 5-0 to recommend approval of this subdivision application. No discussion was provided. A question was asked of staff regarding stormwater design and the temporary

stormwater facilities proposed within the restricted lot which staff answered. No public comment was received. A video of the CDB meeting may be viewed on the [City's streaming website](#).

This subdivision meets the criteria for review under 76-3-616 Montana Code Annotated (MCA) - Exemption for Certain Subdivisions. This statute exempts this subdivision from the public hearing requirement. Per BMC 38.240.100 the final decision for this preliminary plat must be made within 60 working days from sufficiency or by November 4, 2025.

On October 7, 2025, the City Commission voted unanimously 5-0 to approve consent agenda items H.2 – H.17. This subdivision was approved with that vote as agenda item H.9. No discussion was provided. A video of the City Commission meeting may be viewed on the [City's streaming website](#). No public comment was received. Before the vote, the City Manager provided a memo from staff updating the City Commission on the proceedings of the October 6, 2025 CDB meeting, and correcting an exhibit error in the staff report. An error on page 7, exhibit 2 – Future Land Use Map showed an outdated map indicating the incorrect future land use map designation for a portion of the subject property. During review of the application the applicant concurrently submitted a Growth Policy Amendment (GPA) and Zone Map Amendment (ZMA). Both applications were approved by the City Commission on August 13, 2024. Resolution 5639 was adopted on September 10, 2024 amending the future land use map to show a designation of Community Commercial Mixed Use in the southwest corner of the subject property. The City Commission was further informed that staff analysis of the adopted growth policy designation, which begins on Page 32 of the staff report, contained findings for the correct designation. The only change that needed to be made to the staff report, was to the map on page 7, exhibit 2. Further information about the GPA and ZMA applications can be found on Page 35 of the attached report. The provided exhibit showed the correct future land use map with a designation of Community Commercial Mixed Use in the southwest corner of the subject property associated with B-2M zoning, and Urban Neighborhood for the rest of the property associated with REMU zoning. This corrected exhibit has been provided as Exhibit 2, on page 7 of the attached report.

UNRESOLVED ISSUES: None

ALTERNATIVES: As recommended by the City Commission

FISCAL EFFECTS: Fiscal impacts 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. Impact fees will be collected at the time of building permit issuance for individual buildings along with City sewer and water connection fees.

Attachments:

[24112 Findings of Fact.pdf](#)

Report compiled on: October 9, 2025