

Memorandum

REPORT TO: City Commission

FROM: Kelley Rischke, Assistant City Attorney
Greg Sullivan, City Attorney

SUBJECT: Authorize City Manager to Sign Release of Yellowstone Theological Institute Entitlements, Conditions, and Agreements, Releasing Conditions of Approval and Other Encumbrances on a Portion of the Yellowstone Theological Institute (YTI) Property that has been Further Subdivided by the Recently Recorded South Range Crossing II Final Plat with Conditions of Approval and Other Encumbrances that Supersede Those Associated with the Original YTI Subdivision.

MEETING DATE: August 25, 2026

AGENDA ITEM TYPE: Agreement - Property

RECOMMENDATION: Authorize the City Manager to sign the Release of Yellowstone Theological Institute Entitlements, Conditions and Agreements.

STRATEGIC PLAN: 4.1 Informed Conversation on Growth: Continue developing an in-depth understanding of how Bozeman is growing and changing and proactively address change in a balanced and coordinated manner.

BACKGROUND: In 2017 the Yellowstone Theological Institute Minor Subdivision 494 plat was recorded. The Yellowstone Theological Institute (YTI) property was never developed and no infrastructure was installed. The property was sold and a portion of it was recently further subdivided through the approval of final plat application 26064 by the City Commission on July 14, 2026 and recordation of the South Range Crossing II (SRX II) plat.

Through the SRX II subdivision, new conditions of approval and a new improvements agreement securing the installation of required infrastructure have been recorded. The SRX II conditions of approval and improvements agreement supersede the conditions of approval and improvements agreement associated with the original YTI plat on that portion of the YTI property that has been subsequently subdivided. The SRX II subdivider seeks to remove the YTI conditions of approval, improvements agreement, and other encumbrances found on the title report for the portion of the YTI property subdivided by the recent SRX II plat.

The City Attorney's office has reviewed the attached release. The original conditions of approval to be released for the Yellowstone Theological Institute Minor Subdivision 494 are found on page 3 of the attached YTI

plat.

UNRESOLVED ISSUES: None.

ALTERNATIVES: Do not authorize the City Manager to sign the Release and provide further direction to staff.

FISCAL EFFECTS: None.

Attachments:

[Yellowstone Theological Institute Minor Sub 494 Final Plat.pdf](#)

[Release of YTI Entitlements Conditions and Agreements_8-11-26.pdf](#)

Report compiled on: August 10, 2026