

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 Gran Cielo Phase 3 Major Subdivision Preliminary Plat, Application 25703 (Quasi-Judicial)

MEETING DATE: June 2, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve and authorize the Mayor to sign the Findings of Fact and Order for the Gran Cielo Phase 3 Major Subdivision Preliminary Plat to further subdivide Lots 1-4 and Common Open Space C of Block 14 of Gran Cielo Subdivision Phase 2 into 42 lots 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: This application was deemed complete prior to the February 1, 2026 effective date of the repeal and replace of Chapter 38 of the Bozeman Municipal Code (BMC) also known as the 2025 Unified Development Code (2025 UDC). This project is subject to the standards and review procedures of the UDC in effect prior to February 1, 2026.

The Department of Community Development received a Preliminary Plat Application on November 26, 2025 requesting a major subdivision to further subdivide Lots 1-4 and Common Open Space C of Block 14 of Gran Cielo Subdivision Phase 2 into 42 lots. The subject property is zoned R-5 (Residential High Density District) and contains 6.69 acres of gross lot area. Generally located northwest of the corner of South 27th Avenue and Bennett Boulevard.

On January 30, 2026 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 April 6, 2026 the Community Development Board (CDB), acting in its capacity as the Planning Board considered the application and provided a unanimous 6-0 recommendation for approval. Board Member Egnatz asked staff questions related to subsequent building permits and review processes for meeting minimum densities following the subdivision creation under the recently adopted 2025 UDC. Staff responded that minimum density would not be revisited for most of the subdivision since the application proposes primarily single household lots that are not subject to further plan review. No public comment was provided at the meeting.

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 35 working days from sufficiency or by April 27, 2026.

On April 21, 2026, the City Commission voted unanimously 5-0 to approve consent agenda items G.1 – G.7. This subdivision was approved with that vote as agenda item G.5. 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.

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:
[25703 Findings of Fact.pdf](#)

Report compiled on: May 11, 2026