

Memorandum

REPORT TO: City Commission

FROM: Susana Montana, Senior Planner
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 Jarrett Phase 1 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 25362 (**Quasi-Judicial**)

MEETING DATE: August 18, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve the Final Plat for the Jarrett Phase 1 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 25362

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 Jarrett Phase 1 Major Subdivision application is a 45.83-acre Major Subdivision Final Plat providing 110 residential lots, 2 open space lots, one 7.5-acre City Park, 3 undevelopable/restricted development lots totaling 18.3 acres, street rights-of-way, and street public easements. The Final Plat submittal meets/satisfied all conditions of approval and code provisions of the Preliminary Plat, as well as the standards of MCA 75-3-611(1) and 76-3-612 as certified by the City Attorney.

UNRESOLVED ISSUES: None

ALTERNATIVES: None recommended.

FISCAL EFFECTS: Upon development of individual lots, additional property tax revenue shall accrue to support municipal services to the property.

Attachments:

City Atty Certificate 25632 Jarrett Ph 1 FP.pdf
25632 Jarrett Ph 1 FP Commission Memo for Granicus 08 04
26.pdf
001 Final Plat Sheet 1.pdf
002 Final Plat Sheet 2.pdf
003 Final Plat Sheet 3.pdf
004 Final Plat Sheet 4.pdf
005 Final Plat Sheet 5.pdf
23072 Jarrett PP FOF CC D Staff Report signed.pdf

Report compiled on: July 24, 2026