

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 Hidden Creek Subdivision Preliminary Plat, Application 24533 (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 Hidden Creek Subdivision Preliminary Plat to Subdivide 9.82 acres to create 4 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: The Department of Community Development received a Preliminary Plat Application on October 10, 2024 requesting to subdivide 9.82 acres to create two lots. One lot would contain the existing Gallatin County Rest Home, and a new northern lot would be created to facilitate an affordable housing project. On April 11, 2025 the applicant requested the application be revised to a 4-lot minor subdivision. With this revision, the originally planned northern lot was proposed to be further divided into 3 buildable lots with associated easements and right-of-way. The subject property is zoned R-4 (Residential High Density District).

On August 25, 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) meeting, board members acting in their capacity as the Planning Board voted 4-1 to recommend approval of this subdivision application. No discussion was provided. Questions were asked of staff and the applicant regarding the Traffic Impact Study. No public comment was received. A video of the 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 35 working days from sufficiency or by October 15, 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.8. 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.

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:
[24533 FOF.pdf](#)

Report compiled on: October 9, 2025