

Memorandum

REPORT TO: City Commission

FROM: Susana Montana, Senior Planner, Development Review Division
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 Aaker Phase 1 Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and the Director of Community Development to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 24386 (Montana)

MEETING DATE: January 6, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve the Final Plat for the Aaker Phase 1 Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and the Director of Community Development to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 25358

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 Aaker Phase 1 Subdivision Preliminary Plat [Findings of Fact and Order \(FOF\)](#) was approved by the City Commission on August 15, 2023 (Application No. 22311) and the FOF was signed on September 12, 2023. This is a major subdivision preliminary plat application to divide a 95.41-acre property into 11 lots consisting of 6 multi-household lots, 1 City park lot, 1 commercial lot, 2 open space lots, and 1 restricted development lot. The property has two zoning designations: REMU, Residential Emphasis Mixed Use, and B-2M, Community Business—Mixed. The 63.68-acre restricted lot, labeled Tract B, is zoned both REMU and B-2M. The 6 residential lots, 1 commercial lot, 2 open space lots and the City park lot are zoned REMU and constitute the first phase of development of this subdivision (“Phase 1”). The Tract B Restricted Lot would be developed at a later phase and would require a subsequent subdivision application and approval prior to its development.

This Phase 1 Final Plat requires an Improvements Agreement (IA) and

Financial Surety for City Park A landscaping and improvements. The financial surety Letter of Credit in the total amount of \$1,276,546.00 from Stockman Bank has been provided by the developer. Therefore, this Phase 1 Final Plat submittal meets/satisfies all conditions of approval and code provisions of the Preliminary Plat as well as the standards of MCA Sections 76-3-611(1) and 76-3-612 as certified by the City Attorney.

UNRESOLVED ISSUES: None

ALTERNATIVES: None suggested

FISCAL EFFECTS: Development of the property would result in an increase in property tax revenues as well as additional costs of maintenance of public utilities and services for the development, over time.

Attachments:

[25358 Aaker FP Commission Memo.pdf](#)

[City Attorney Certificate 25358.pdf](#)

Report compiled on: December 16, 2025