

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: Approve the Final Plat for the SRX II Subdivision and Authorize the Director of Transportation and Engineering, Director of Parks and Recreation and the Director of Community Development to Execute the Same on Behalf of the City of Bozeman, and authorize the Director of Community Development to Execute the Improvements Agreements on Behalf of the City of Bozeman, Application 26064 (Quasi-Judicial)

MEETING DATE: July 14, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Having Reviewed and Considered the Memorandum, Application and Submitted Materials, I Hereby Adopt the Findings for Application 26064 and Approve the SRX II Subdivision Final Plat and Authorize the Director of Transportation and Engineering, Director of Parks and Recreation, and Director of Community Development to Execute the Same on Behalf of the City of Bozeman.

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: On October 7, 2025, the Bozeman City Commission conducted their review of the Preliminary Plat application for the SRX II Subdivision, application 24112, and voted unanimously to approve the preliminary plat application. The findings of fact for the preliminary plat application may be found in the [Public Folder for project 24112](#). An application was submitted to the City of Bozeman Department of Community Development for Final Plat review for the SRX II Subdivision to further subdivide 5 lots to create 3 buildable lots, 1 restricted development lot, and road right-of-way extensions. The subdivision is on 35.06 acres and is zoned B-2M (Community Mixed Use) and REMU (Residential Emphasis Mixed Use).

The County Treasurer has certified that all real property taxes and special assessments assessed and levied on the land to subdivide have been paid. Development Review Committee staff has concluded that all terms and conditions of the preliminary plat approval have been met, and a digital copy of the final plat is attached. The original, signed mylars and the document attachments are on file with the Department of Community Development pending approval by the City Commission.

Improvements Agreements are required for final plat approval of this subdivision for the following financially guaranteed improvements. The following improvements are detailed on page 1 and page 3 of the plat.

Public Improvements

- Street improvements to South 15th Avenue, Staudaher Street, and South 17th Avenue including paving, curb & gutter, street lights, signing, and striping
- Sidewalks including shared use path widening along South 19th Avenue and West Graf Street
- Public boulevard landscaping, irrigation, and street trees

Private Improvements

- South 15th Avenue trail
- Seeding of temporary stormwater ponds

Improvements are subject to an approved concurrent construction plan. All guaranteed improvements must be installed within two years of the filing of the final plat and per the terms outlined in the improvements agreement.

UNRESOLVED ISSUES: None

ALTERNATIVES: None suggested

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.

Attachments:
[26064 SRX II Final Plat.pdf](#)

Report compiled on: June 30, 2026