

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 Hidden Creek Minor Subdivision and Authorize the Director of Transportation and Engineering 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 25725 (Quasi-Judicial)

MEETING DATE: January 27, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Having Reviewed and Considered the Memorandum, Application and Submitted Materials, I Herby Adopt the Findings Presented in the Memorandum for Application 25725 and Approve the Hidden Creek Minor Subdivision Final Plat and Authorize the Director of Transportation and Engineering, 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 Hidden Creek Minor Subdivision, application 24533, 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 24533](#). The Applicant made application to the City of Bozeman Department of Community Development for Final Plat review for the Hidden Creek Minor Subdivision to create 4 lots, and all associated easements and rights of way on 9.824 acres.

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.

Improvements Agreements are required for final plat approval of this subdivision. One improvements agreement is required for this subdivision for the following non-financially guaranteed improvements. The following improvements are detailed on page 1 of the plat.

Public Improvements

- Street extension of Oak Park Drive
- Water Main
- Improvements to Juniper Street
 - South side sidewalk
 - Stormwater inlet and infiltration facility
 - Streetlight
 - Type B Crosswalk

Private Improvements

- Public access sidewalk, east-west through Lot 1
- Public access sidewalk, south to Durston through Lot 2 and Rest Home parking lot reconfiguration
- 20-foot wide emergency gravel access within the Oak Park Drive easement

All guaranteed improvements must be installed within eighteen (18) months 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:
[25725 Hidden Creek Final Plat.pdf](#)

Report compiled on: January 15, 2026