

# 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 Gran Cielo Block 4 Subdivision Preliminary Plat, Application 25157 (**Quasi-Judicial**)

**MEETING DATE:** September 9, 2025

**AGENDA ITEM TYPE:** Community Development - Quasi-Judicial

**RECOMMENDATION:** Approve and authorize the Mayor to sign the Findings of Fact and Order for the Gran Cielo Block 4 Subdivision Preliminary Plat to Subdivide 0.69 acres to create 7 residential lots with easements.

**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 April 24, 2025 requesting a minor subdivision to further subdivide Lots 1-5, Block 4 of Gran Cielo Subdivision Phase 2 into 7 lots. The subject property is zoned R-3 (Residential Medium Density District).

On June 12, 2025 the Development Review Committee (DRC) found the application sufficient for continued review and recommends the conditions and code provisions identified in this report. Waivers were granted from documentation of compliance with adopted standards from 13 sections of BMC with the pre-application plan review on February 24, 2025. Please see the Findings of Fact for analysis of the review criteria.

The Community Development Board acting in their capacity as the Planning Board considered the application and provided a recommendation of approval on July 21, 2025. There were no questions to staff, and no

discussions regarding the proposed subdivision. A motion to recommend approval of the subdivision was passed 8-0. One instance of public comment was received after the motion and vote to recommend approval and it is detailed in the staff report.

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 60 working days from sufficiency or by September 9, 2025.

The City Commission held a public meeting to consider the application for approval on August 12, 2025 at 6:00 pm. A video of the meeting is available on the [City's Streaming Video Archive](#). No public comment was received. The motion to approve consent items F.1 to F.10 passed unanimously.

**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:  
[25157 FOF.pdf](#)

Report compiled on: November 27, 2024