

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 Urban + Farm Phase 1 Subdivision and Authorize the Director of Transportation and Engineering and the Director of Parks and Recreation to Execute the Same on Behalf of the City of Bozeman, the Director of Community Development to Execute the Improvements Agreements on Behalf of the City of Bozeman, Application 23361 (Quasi-Judicial)

MEETING DATE: September 9, 2025

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Having reviewed and considered the memorandum, application and submitted materials, I hereby adopt the findings presented in the memorandum for application 23361 and approve the Urban + Farm Phase 1 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 February 8, 2023, the Bozeman City Commission conducted their review of the Preliminary Plat application for Urban + Farm Phase 1, application no. 22082, 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 22082](#). Following the installation of required infrastructure, the Applicant made application to the City of Bozeman Department of Community Development for Final Plat review and approval for the Urban + Farm Phase 1 Subdivision Final Plat to create 31 residential lots, 1 city park lot, 4 open space tracts, and all associated easements and rights of way on 8.72 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. Attached is a memorandum from Danielle Garber, Senior Planner, stating staff has concluded that all terms and conditions of the preliminary plat approval have been met, the Certificate of the City Attorney, and a digital copy of the final plat. Please note that the digital copy of the final plat does not contain hand edits made to the physical mylars on file with the Department of Community Development.

Improvements Agreements are required for final plat approval of this subdivision. The improvements agreements guarantee the installation of open space improvements, Park A improvements, streetlights, and sidewalks. All guaranteed improvements must be installed within twelve (12) months of the filing of the final plat. All other necessary infrastructure improvements are constructed.

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:

[23361 FP Transmittal Legal v3.pdf](#)

[23361 Final Plat.pdf](#)

[23361 Certificate of City Attorney.pdf](#)

Report compiled on: August 28, 2025