

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 Meadow Bridge Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and Authorize the Director of Community Development to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 25557

MEETING DATE: February 10, 2026

AGENDA ITEM TYPE: Community Development - Quasi-Judicial

RECOMMENDATION: Approve the Final Plat for the Meadow Bridge Subdivision and Authorize the Director of Transportation and Engineering to Execute the Same on Behalf of the City of Bozeman and Authorize the Director of Community Development to Execute the Improvements Agreement on Behalf of the City of Bozeman, Application 25557

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 Meadow Bridge Subdivision Preliminary Plat [Findings of Fact and Order \(FOF\)](#) was approved by the City Commission on July 15, 2025 (Application No. 25017) and the FOF was signed on August 5, 2025. This is a major subdivision final plat application to divide two parcels, totaling 25.32-acres, into 45 buildable lots, 1 City park lot, 3 open space lots and road rights-of-way. The property is zoned R-3, Medium-density Residential District. The property is located west of South 23rd Avenue, east of Parkway Avenue, south of Commonwealth Street, and northwest of the corner of Blackwood Road and South 23rd Avenue.

The residential uses are anticipated to be single-household dwellings, although several of the lots are large enough to accommodate multiple-unit dwellings allowed by the zoning. The applicant requested and was granted one departure from the City of Bozeman Landscape and Irrigation Performance and Design Standards Manual under BMC 38.550.060 to

preserve existing trees on site to meet the tree planting requirements of the landscape design manual. Utilizing the departure allows the development to reduce the area required for new landscaping and allows for a more water-efficient landscape design in the open spaces, preserving their natural state. This is in keeping with the City's water conservation goals and the character of the surrounding neighborhood. The City's Water Conservation Division has reviewed and approved the requested departure.

This Final Plat requires an Improvements Agreement (IA) and Financial Surety for landscaping and improvements to the City Park Lot and for street light poles and luminaries for the subdivision. The financial surety Letter of Credit in the total amount of \$632,057.77 from the Travelers Casualty and Surety Company of America has been provided by the developer. Therefore, this 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: The development of this subdivision will provide increased property tax revenue with which to support the costs of providing municipal services to the development.

Attachments:

[25557 Meadow Bridge FP Commission Memo.docx](#)

[25557 Meadow Bridge final plat City Attorney Certificate.pdf](#)

Report compiled on: January 27, 2026