

AGENDA

BELGRADE CITY COUNCIL MEETING

COMMUNITY ROOM

205 E Main Street, Belgrade, MT. 59714

April 7th, 2026 7:00 pm

This meeting is open to the public and may be attended in person or viewed online via the city video platform.

<https://www.belgrademt.gov/357/Watch-Live-Meetings>

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1. CALL TO ORDER

*** PLEDGE

*** ROLL CALL

2. PUBLIC FORUM

Before starting your comments, please state your name and address in an audible tone of voice for the record.

This is the time for individuals to comment on matters falling within the purview of the Belgrade City Council that are not already on the agenda. There will be an opportunity in conjunction with each agenda item for comments pertaining to that item. **Please note that the Council may not engage in discussion or respond to questions during this time**; however, at the Mayor's discretion, the City Manager may be asked to provide clarification on existing policy.

Please limit your comments to three minutes.

3. CONSENT AGENDA

(consider a motion to approve all Consent Items as submitted)

3.1. The Foundry Major Subdivision Preliminary Plat Findings Of Fact.

Documents:

[IS_CC_FOUNDRY_FOF_4.7.26.PDF](#)
[SUB-25-21_FOUNDRY_FOF DRAFT.PDF](#)

4. DISCUSSION AGENDA

- 4.1. Discuss And Consider Resolution No. 2026-4 A Resolution Of Intent To Rename Depot Drive To Copper Ranch Road.

Documents:

IS_DEPOTDR_RESO_INTENT.PDF
DEPOTDRRENAME_RESO_INTENT.PDF
DEPOTDRIVEEXHIBIT_A.PDF

- 4.2. Discuss And Consider Second Reading Of Resolution 2026-3 Amending The Master Fee Schedule To Add Library And Community Facility Rental Rates

Documents:

ITEM SUMMARY - DISCUSS AND CONSIDER SECOND READING OF RESOLUTION 2026-3 AMENDING MASTER FEE SCHEDULE.PDF
RESOLUTION AMENDING MATER FEE SCHEDULE (002) KCM EDITS.PDF

5. REPORTS

- Mayor
- City Attorney
- City Manager

6. FOR YOUR INFORMATION

6.1. Scheduled Meeting And Events

- April 13th (Mon) – 10:00 am – Senior Center & Parking Ordinance Board – Erin Bell
- April 13th (Mon) – 6:00 pm – City Council Workshop Meeting
- April 15th (Wed) – 3:30 pm – Urban Transportation District Board Meeting – Matt McGee
- April 16th (Thurs) – 8:00 am – City County Health Board – Mike Meis
- April 20th (Mon) – 7:00 pm – Next City Council Meeting

7. ADJOURN

Next Res. No. 2026-5 Next Ord. No. 2026-3
recorded

This meeting is being recorded



City Council Agenda Item Summary Report

Meeting Date:			
Submitted by:			
Consent	Discussion Only	Public Hearing	Action/Discussion
Item Title:			
Suggested Motion:			

Item Summary:

BEFORE THE MAYOR AND CITY COUNCIL

**CITY OF BELGRADE
STATE OF MONTANA**

**IN THE MATTER OF THE APPLICATION OF
ALLIED ENGINEERING SERVICES, INC ON
BEHALF OF JACKRABBIT CROSSING LP, LLC
FOR PRELIMINARY PLAT APPROVAL FOR
THE FOUNDRY MAJOR SUBDIVISION**

**FINDINGS OF FACT
AND
ORDER**

PURSUANT to the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, Montana Codes Annotated (MCA) and the Belgrade City Subdivision Regulations (Subdivision Regulations), public hearings were held, after notice given, on the above application, in the Belgrade City Library Community Room, Belgrade, Montana on February 17, 2026. The purpose of the hearing was to review the Foundry Subdivision as submitted by the applicant, together with the required supplementary plans and information, to determine if the information submitted meets the requirements of the Montana Subdivision and Platting Act and the Belgrade City Code. The City Council considered Belgrade City-County Planning Board recommendations, City staff comments and recommendations, all submitted reports, exhibits, etc., and listened to public testimony and considered written comments.

THEREFORE, with completion of the review and the receipt of all public input the City Council being fully advised of all matter presented to it regarding this application, the City Council makes the following Findings of Fact:

FINDINGS OF FACT

I.

Foundry is proposed multi-phased mixed-use development within the City of Belgrade. The project is 104.47 acres. It is located south of I-90, north of Cameron Bridge Road and west of Jackrabbit Lane. The project will have 556 residential lots, approximately 138 apartments and 17.567

acres of commercial/ nonresidential..

II.

The Belgrade City-County Planning Board reviewed the request for preliminary plat approval of the Foundry Subdivision. The planning board voted 4-0 to recommend approval of the Foundry Major Subdivision subject to the conditions listed below at their November 24, 2025, public hearing.

III.

The property is described as Lot A-1 and Lots 24 & 25, Block 8 of the Jackrabbit Crossings Subdivision Phase 1B, located in the NE ¼ & SE ¼ of Section 14, T1S, R4E, P.M.M., City of Belgrade, Gallatin County, MT.

IV.

The project site is Zoned Master Planned community (MP) District, as defined by the Belgrade Zoning Ordinance. The project was submitted as a major subdivision and was reviewed in accordance with the Belgrade City Subdivision Regulations and the Montana Subdivision and Platting Act. Notice of the subdivision was published twice in the Belgrade News, and adjoining property owners were notified by certified mail in accordance with the subdivision regulations.

V.

The City Council considered the following staff and planning board findings:

1. The proposed is a major subdivision. Notice of the subdivision application was published in the Belgrade News, and adjoining property owners were notified by certified mail as required in the City of Belgrade Subdivision Regulations.
2. Primary access to the subdivision will be provided via Jackrabbit Lane and from West Cameron Bridge Road. All streets within the subdivision will be required to be paved to current City standards with curb, gutter, and sidewalk unless alternative designs are approved by the City Council. All approaches onto Jackrabbit Lane will be subject to Montana Department of Transportation (MDT) review and approval and one or more approaches may be redesigned or removed.

The applicant submitted a traffic study from Abelin Traffic Services for the previously proposed and approved Jackrabbit Crossing, Yellow Iron Subdivisions and the new proposed Foundry Subdivision with the following recommendations:

1. Install a traffic signal at Bullrider Drive and Jackrabbit Lane when warrants are met.
2. A southbound right-turn lane should be considered with the traffic signal and actuated left-turn phases shall be developed at the existing Cameron Bridge Road traffic signal as directed by MDT, Gallatin County, and the City of Belgrade.
3. The developers should evaluate the trip generation for the site annually during the development process to determine when warrants will be met for the proposed traffic signal on Jackrabbit Lane.
3. The standard parkland dedication requirements would require the developer to dedicate a minimum of approximately 9.440-acres of parkland. The City of Belgrade Subdivision Regulations 11-6-7 and MCA 76-3-621(2) allow for dedication of land, improvements to the park land and its value can be reviewed for how much land it would equate to or a combination of those options with cash in-lieu. The total amount of park area required from The Foundry + Jackrabbit Crossing Subdivision + Valley Vista Subdivision is 8.120 acres + 0.25 acres + 1.07 acres = 9.440 acres. As previously discussed, the Valley Vista Subdivision park area is 2.378 acres, the Jackrabbit Crossing park area is 3.10 acres, and the proposed park area currently shown as part of The Foundry is approximately 2.674 acres for a total area dedication of ± 8.153 acres. The remaining ± 1.288 acres ($9.440\text{ac} - 8.153\text{ac} = 1.288\text{ac}$) can be made up by either additional park area dedication or equivalent cost of park improvements to the dedicated areas. If park improvements are pursued, a recent land appraisal will need to be performed in order to determine the correlation between improvement costs and land value.
4. The City of Belgrade requires sidewalks to be constructed prior to final plat approval where the property is adjacent to those streets, or a bond be posted which will guarantee construction of the sidewalks. The sidewalks must be constructed to be handicapped accessible.
5. The project site was Zoned MR, CL, FE, and OSP Districts as defined by the Belgrade Zoning Ordinance. The Applicant along with this preliminary plat requested to modify the Zoning Ordinance to add a new Zoning District called Master Planned Community (MP). The City Council approved the Zone Map Amendment at the regularly schedule City Council meeting on Febrauray 2, 2026. The Zone Map Amendment is effective March 4, 2026.
6. As with all subdivisions in the Belgrade Area, the Gallatin Airport Authority recommends that avigation easements be filed with each lot due to the subdivision's proximity to the Bozeman-Yellowstone International Airport. The City Subdivision Regulations Section 11-6-4 A. states that, "Where determined to be necessary, the Council shall require that easements be provided as for utilities, drainage, vehicular or pedestrian access, and planting screens. All easements shall be shown on the plat." Section 11-6-4 D. Avigation Easement: An avigation easement shall accompany and be filed at the Gallatin County clerk and recorder with the final

plat for the entire subdivision. The required avigation easement language is attached to the ordinance codified herein as appendix F.

7. The Subdivision Regulations Section 11-6-10 requires that the subdivider install complete water system facilities in accordance with the requirements of the City of Belgrade and the Montana Department of Environmental Quality (DEQ). The subdivider shall submit plans and specifications for the proposed facilities to the City of Belgrade Director of Public Works and to DEQ and shall obtain their approvals prior to undertaking any construction.
8. Wastewater collection will be provided throughout the subdivision via sewer mains in the street rights-of-way. The subdivider shall submit plans and specifications for the proposed facilities to the City of Belgrade Director of Public Works and to DEQ and shall obtain their approvals prior to undertaking any construction. Wastewater will be directed to the Belgrade Water Resource Recovery Facility (WRRF) in accordance with Section 11-6-8 of the City Subdivision Regulations.

VI.

In accordance with Section 76-3-608, M.C.A., the City Council weighed the following criteria as a basis to approve, conditionally approve, or disapprove the Foundry Subdivision, and found as follows:

EFFECT ON WILDLIFE AND WILDLIFE HABITAT:

According to the applicant's submittal there are no critical wildlife areas within the boundary of the project. The site contains limited habitat opportunities. Montana Fish, Wildlife, and Parks provided comment that they have no fish or wildlife concerns.

EFFECT ON PUBLIC HEALTH AND SAFETY:

The lots will be served by an approved water and sewer system. The developer will have to obtain State DEQ and City of Belgrade approval for the extension of water and sewer mains. Sewage is proposed to be transported to the Belgrade WRRF.

The subdivision is required to have fire hydrants installed to City standards with fire flows meeting the requirements of the International Fire Code and DEQ.

EFFECT ON LOCAL SERVICES:

This subdivision will impact local services. Some impacts can be mitigated through improvements installed by the developer and through impact fees paid at the time structures are built. The lots will be added to the city-wide street maintenance district and existing library and public safety mill and levies.

Concerns regarding the potential impact to the airport have been noted with the

recommendation of an avigation easement.

EFFECT ON THE NATURAL ENVIRONMENT:

The area of the subdivision is flat, and the soils appear to be suitable for construction. The subdivision will be connected to the City’s water and sewer systems, and the storm drainage must be controlled on site in accordance with City and DEQ regulations. A weed plan has been submitted, and a MOU is required between the County Weed Department (whose jurisdiction includes the City) and the developer at final plat approval.

EFFECT ON AGRICULTURE

The property was historically used as agricultural pastureland but has not been used for agriculture since the previous approvals of the Jackrabbit Crossings Subdivision. It was not critical agricultural land but will did remove approximately 170-acres from production. When previously agricultural properties are developed, it is desirable that they are developed to a significant density to limit the loss of production on surrounding agricultural lands. Standard neighboring right-to-farm covenants are recommended to protect surrounding agricultural operations.

EFFECT ON AGRICULTURE WATER USER FACILITIES:

The Mammoth Ditch runs along the eastern boundary of the subdivision. The Mammoth Ditch Company has been coordinated with by the applicant and notified of the project. A ditch lateral was relocated with permission from the Mammoth Ditch Company, and the applicant will acquire all necessary encroachment permits for the project. Standard irrigation ditch conditions will apply.

PLANNING BOARD RECOMENDATION:

The planning board Provided a recommendation of approval on November 24, 2025.

VII.

In Board discussion the City Council evaluated the preliminary plat, Planning Board recommendations, staff report, public testimony, parkland proposal, the Belgrade Area Growth Policy, the Belgrade City Code, and the requirements of the Montana Subdivision and Platting Act. At their February 17, 2026 public hearing, the City Council voted unanimously approve and found that the preliminary plat application complies with the state statutes, local regulations governing the approval of a major subdivision.

According to 76-3-608 MCA (in part): The basis for the governing body's decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrates that the development of the proposed subdivision meets the requirements of this chapter. A governing body may not deny approval of a proposed subdivision based solely on the subdivision's impacts on educational services.

The governing body may require the subdivider to design the proposed subdivision to reasonably minimize potentially significant adverse impacts identified through the review. The governing body shall issue written findings to justify the reasonable mitigation.

When requiring mitigation, a governing body shall consult with the subdivider and shall give due weight and consideration to the expressed preference of the subdivider.

Phases beyond Phase I shall be addressed as per MCA 76-3-617 which reads as follows:

3) The governing body may approve phased developments that extend beyond the time limits set forth in 76-3-610 but all phases of the phased development must be submitted for review and approved, conditionally approved, or denied within 20 years of the date the overall phased development preliminary plat is approved by the governing body.

(4) Prior to the commencement of each phase, the subdivider shall provide written notice to the governing body. The governing body shall hold a public hearing pursuant to 76-3-605(3) within 30 working days after receipt of the written notice from the subdivider. After the hearing, the governing body shall determine whether any changed primary criteria impacts or new information exists that creates new potentially significant adverse impacts for the phase or phases. Notwithstanding the provisions of 76-3-610(2), the governing body shall issue supplemental written findings of fact within 20 working days of the hearing and may impose necessary, additional conditions to minimize potentially significant adverse impacts identified in the review of each phase of the development for

changed primary criteria impacts or new information. Any additional conditions must be met before final plat approval for each particular phase and the approval in accordance with 76-3-611 is in force for not more than 3 calendar years or less than 1 calendar year within the maximum timeframe provided in subsection (3).

To meet the requirements of 76-3-620(2), each condition lists the section of the regulations and/or primary impact criteria related to that condition as shown in ***Bold and Italics*** after each condition:

ORDER

IT IS HEREBY ORDERED that the preliminary plat and Conditional Use Permit for the Foundry Subdivision is approved subject to the conditions listed below.

1. The final plat shall conform to the Uniform Standards for Final Subdivision plats and shall be accompanied by the required certificates. (***COBSR Section 3.K, Public Health and Safety, General Standards***)
2. The final plat shall show any necessary easements to allow construction and maintenance of utilities, both to, and within, the subdivision. Easements shall meet the requirements of the Director of Public Works.

The following statement shall be written on the final plat:

"The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, electric power, gas, cable television, internet, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as 'Utility Easement' to have and to hold forever."

(***COBSR Section 11-6-1, General Standards***)

3. A minimum 10-foot utility easement, located adjacent to the public right-of-way, shall be provided to all lots to facilitate installation of dry utilities unless otherwise approved by the dry utility provider and the City of Belgrade Director of Public Works.
4. The lots shall be included in the Citywide Street Maintenance District. (***COBSR Section 11-7-2., Belgrade Growth Policy, General Standards, Public Health and Safety***)
5. The Subdivider shall petition the City to create a street lighting maintenance district for the Subdivision prior to final plat approval. All street lighting shall be cut off lighting and

installed upon breakaway bases. The final placement and configuration of street lighting shall be approved by the Director of Public Works. **(MCA 76-3-608, Public Health and Safety)**

6. The developer shall install concrete sidewalks along all streets within the subdivision, or an acceptable financial guarantee shall be posted in the amount equal to 125% of the estimated cost of the sidewalks and landscaped boulevard area between the curb and the sidewalk (cost estimates must be approved by the City prior to final plat approval). All sidewalks and boulevards, including provisions for sprinkler systems crossing under the sidewalk to irrigate the boulevard, shall be installed, at the time of occupancy of the buildings or three years from final plat approval of each phase (unless an extension is granted by the City Council) whichever comes first. Sidewalks shall be ADA handicapped accessible. The developer shall be required to install the sidewalks adjacent to parks, open space, and rights-of-way. **(COBCO Title 7, Construction of Sidewalks)**
7. A waiver of right to protest creation of Special Improvement Districts for street improvements, water mains, sewer mains, and lift stations, and a waiver of right to protest the creation of a parks and trails maintenance district shall accompany the final plat of each phase. **(COBSR Section 11-8-1, Improvements)**
8. Fire hydrants shall be installed to City Specifications, and their location shall be reviewed and approved by the City Fire Marshall and City of Belgrade Public Works Department prior to installation. **(COBSR 7. Section 6.E, Appendix A, International Fire Code, Public Health and Safety)**
9. The required fire hydrants shall be in place and operable with required fire flows prior to final plat approval. **(COBSR Section 11-6-5, Appendix A, International Fire Code, Fire Protection Requirements)**
10. All plans and specifications for all required infrastructure including water lines, sewer lines, lift station improvements, fire hydrants, park improvements, streets, sidewalks, storm drainage, culverts, street signs, speed limits signs, etc., shall be reviewed and approved by the Director of Public Works prior to installation of the improvements, and all improvements must be inspected and approved by the Director of Public Works during installation. All city infrastructure installed as part of this development shall conform to all the requirements stated in the City of Belgrade Design Standards and Specifications, the City of Belgrade Modifications to Montana Public Works Standard Specifications, and the Montana Public Works Standard Specifications, unless otherwise governed by PUD approvals or requested variances are granted.
(COBSR Section 11-1, General Standards, Public Health and Safety)
11. All streets within the subdivision shall be installed to City standards including a provision for curbs and sidewalks along both sides of the streets, and adjacent to the park areas, unless otherwise approved by the City of Belgrade Department of Public Works. **(COBSR Section 11-1, General Standards, Public Health and Safety,)**

12. The developer shall obtain DEQ and City of Belgrade Public Works Department approval for the water, sewer, and storm drainage system serving the subdivision. Silt from runoff as a result of building construction must be controlled on the lots and not allowed to accumulate and clog the street gutters and inlets.

The following statement shall be written on the final plat:

“The City of Belgrade operates its wastewater collections and treatment system in accordance with a Montana Department of Environmental Quality (DEQ) approved development plan, which complies with MCA 75-6-130. At any time, the City reserves the right to deny new connections to its wastewater system if such connections would cause the system to operate outside of the parameters established by the approved development plan. The DEQ may revoke or require modification to the City’s development plan if the City fails to comply with any of the requirements set forth by MCA 75-6-130.”
(COBSR 11-1, General Standards, Public Health and Safety)

13. A copy of the final plat of each phase shall be submitted to the City Fire Marshall. **(COBSR Section 11-6-5, Appendix A, International Fire Code, Public Health and Safety)**
14. Any area of the subdivision disturbed during construction shall be seeded and controlled for noxious weeds. A Memorandum of Understanding shall be signed between the Weed District and developer and a copy provided to the City prior to final plat approval. **(COBSR Section 11-6-12, Noxious weeds)**
15. The developer shall file avigation easements over each lot as requested by the Gallatin Airport Authority. **(COBSR Section 11-6-4.D., General Standards)**
16. The developer shall record covenants with the final plat including the following provisions:
 - a. A section requiring control of County declared noxious weeds.
 - b. A section addressing possible problems associated with adjacent farming practices and affirming neighboring landowner's right-to-farm. The language shall state as follows: Lot owners and tenants of the subdivision are informed that adjacent uses may be agricultural. Lot owners accept and are aware that standard agricultural and farming practices can result in dust, animal odors, flies, smoke and machinery noise. Standard agricultural practices feature the use of heavy equipment, chemical sprays and the use of machinery early in the morning and sometimes late into the evening.
 - c. All fences bordering agricultural lands shall be maintained by the Property Owner in accordance with State Law. *(Appendix B.C.6)*
 - d. A Property Owners Association shall be created.
 - e. No water may be removed from any irrigation ditch, canal, or other water conveyance facility without a water right, permit, or written water lease

agreement with the appropriate water users and/or water conveyance facility's authorized representatives.

- f. Unless there is written consent from the appropriate water users and/or water conveyance facility's authorized representatives, post-development stormwater, snowmelt runoff, water from dewatering practices, or other water originating from within the boundaries of the subdivision shall not discharge into or otherwise be directed into any irrigation ditch, canal, pipeline, or other water conveyance facility.
- g. Lot owners are hereby notified of the water users, water conveyance facility's (irrigation ditch) authorized representatives, and/or their designee's right to access the property to maintain and repair the water conveyance facility (this includes, but is not limited to, placement of excavated material, removal of vegetation and debris along the water conveyance facility); to install, repair, and or adjust headgates and other diversion structures; and to carry out other normal means of repair and maintenance related to the ditch.
- h. Lot owners or the Property Owners Association shall not undertake any activity that would result in interference or obstruction in the transmission of water in the water conveyance facility. Before any maintenance, improvements, or modifications are performed on any water conveyance facility, written permission must be obtained from the water users and/or water conveyance facility's authorized representatives prior to commencing such work. Upon completion of maintenance, improvements, or modifications to any water conveyance facility, the person responsible for such work shall provide written notice to the water users and/or water conveyance facility's authorized representatives and allow them an opportunity to inspect such work.
- i. Lot purchasers are hereby notified that Montana law provides specific protections in regard to liability and nuisance claims for agricultural operations and irrigators. Those specific protections include, but are not limited to Section 85-7-2211, MCA; Section 85-7-2212, MCA; and Section 27-30-101, MCA.
- j. No signage shall be located within the Vision Triangle unless approved by the City of Belgrade.
- k. Any covenant which is included herein as a condition of preliminary plat approval and required by the City Council may not be amended or revoked without the mutual consent of the owners in accordance with the amendment procedures in these covenants and the governing body of the City of Belgrade.
- l. The southernmost 10 lots of Phase 3, Block 2, Lots 1-10, must provide an additional 10 feet of setback for no build zone, for a total 20 foot rear setback.
(COBSR Appendix B & C.)

17. A copy of the covenants and the certificate of a licensed title abstractor shall be submitted to

the Belgrade Planning Office at least 30 working days prior to scheduling a hearing for final plat approval. The City Attorney shall review the certificate prior to final plat approval. **(COBSR Appendix A & B)**

18. Prior to final plat approval the developer shall provide the costs of all infrastructure and other fixed assets (including parkland) to the City of Belgrade as required by the Director of Finance. **(COBSR 11-1, General Standards)**
19. All barbed wire fencing shall be removed from the site prior to final plat approval of each phase. **(COBCO Section 7-2-3, Public Health & Safety)**

ROADWAYS

20. Portions of the proposed subdivision are within the planning area boundary for the adopted Belgrade 2017 Long-Range Transportation Plan (LRTP). In consideration of the transportation network and needs associated with the proposed subdivision, the following roadway designations are applicable to the proposed subdivision:
 - a. West Cameron Bridge Road shall be considered a major collector based on its anticipated use and traffic volumes.
 - b. All other roadways or roadway segments internal to the proposed subdivision shall be considered local roadways based on the anticipated use evaluation determined by the Preliminary Plat application.

(Belgrade 2017 LRTP)

21. West Cameron Bridge Road:

Prior to final plat approval of the final phase of the subdivision, reconstruction of West Cameron Bridge Road from the western Subdivision boundary (as projected south to West Cameron Bridge Road) to its intersection with Jackrabbit Lane shall be required. Improvements must satisfy all City of Belgrade design standards and be approved by the Director of Public Works and Gallatin County Road and Bridge Department prior to final plat approval. A Special Improvement District (SID) may be considered by the City Council. In the event an SID is not utilized for the completion of these improvements, the Subdivider agrees to participate in an alternate financing method for the completion of the improvements on a fair share, proportionate basis as determined by square footage of property, taxable valuation of the property, traffic contribution from the development, or a combination thereof.

(COB Mods 2017, COB Design Standards 2017, Gallatin County Transportation Design and Construction Standards (GCTDCS))

22. All street names shall be reviewed and approved by the Gallatin County GIS Department and the City of Belgrade, with consultation from the Public Works Department to ensure road names are not duplicate. ***(COBSR Section 11-7-4, Names)***
23. A detailed signage and pavement markings plan shall be submitted to the City of Belgrade Department of Public Works for approval prior to the start of any construction. This plan shall account for vehicular and non-motorized user needs for the Subdivision, or each phase of the Subdivision. This plan should specifically address the requirements for road name signs to be installed at all intersections, as well as stop signs, Speed Limit signs, and other regulatory or warning signs as may also be needed on all internal and external roads that are impacted by this subdivision. All signage and pavement markings must conform to the Manual on Uniform Traffic Control Devices (MUTCD), Montana Department of Transportation, Gallatin County, and City of Belgrade Standards, as applicable. Required signage, including speed control signs, and/or pavement markings shall be installed or caused to be installed by the Subdivider with infrastructure improvements for the subdivision, or financially guaranteed as allowed by the City of Belgrade, prior to final plat approval of each phase. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
24. The Subdivider shall submit a Subdivision traffic control and calming plan to the City of Belgrade Department of Public Works for review and approval prior to the start of any construction.
 - a. Traffic calming improvements shall be installed or caused to be installed by the Subdivider with infrastructure improvements for the Subdivision prior to final plat approval or the issuance of building permits. ***(COB Mods 2017, COB Design Standards 2017)***
25. A detailed road drainage plan shall be submitted to the City of Belgrade Public Works Department for approval prior to the start of any construction. This plan should specifically address the requirements for road drainage structures and designs as may be needed on all internal and external roads. ***(COBSR Appendix A, Public Health and Safety)***
26. All roadwork shall be inspected and certified by a licensed engineer with on-site inspection of all public infrastructure by the engineers designated Resident Project Representative as required by the City of Belgrade Design Specifications and Director of Public Works. The project engineer's inspection and certification must be provided to the City of Belgrade Public Works Department in writing prior to final plat approval. A one-year written warranty from the contractor will be required for all streets and shall be provided to the to the City of Belgrade prior to final plat approval of each phase. ***(COBSR Section 11-8-2, Approval of Improvement Plans and Specifications)***

INTERSECTIONS

27. The Subdivider shall fully fund and complete, or cause to be completed, improvements to intersections of Subdivision roads with Jackrabbit Lane as required by the Montana Department of Transportation and City of Belgrade Public Works Department. These

improvements shall be reviewed and approved by the Montana Department of Transportation and Director of Public Works. ***(COB Mods 2017, COB Design Standards 2017, Gallatin County Transportation Design and Construction Standards (GCTDCS); public health and safety, General Standards)***

28. Intersection of West Cameron Bridge Road and Jackrabbit Lane:

Prior to final plat of the last phase of the subdivision, the Subdivider shall fully fund and complete, or cause to be completed improvements to the intersection of West Cameron Bridge Road and Jackrabbit Lane, as required by the Montana Department of Transportation, Gallatin County Road and Bridge Department, and City of Belgrade Public Works Department. These improvements shall include actuated left-turn phases, at a minimum. The inclusion of a southbound right-turn lane on Jackrabbit Lane shall be analyzed. These improvements shall be reviewed and approved by the Montana Department of Transportation, Gallatin County Road and Bridge Department, and the Director of Public Works. ***(COB Mods 2017, COB Design Standards 2017, Gallatin County Transportation Design and Construction Standards (GCTDCS); public health and safety, General Standards)***

RIGHTS-OF-WAY AND ACCESS

29. Widths of Rights-of-Way

Widths of proposed rights-of-way shall be in accordance with current Belgrade City Code and Standards in effect at the time of development, at a minimum. Additional right-of-way width may be required at intersections depending on needs for traffic control, non-motorized user accommodations, or other elements as determined by the City of Belgrade Department of Public Works. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

30. Access Spacing and Limitations:

- a. Access spacing shall be in accordance with City of Belgrade Regulations and Standards in effect at the time of development, at a minimum.
- b. No individual lot access shall be provided to Jackrabbit Lane. A 1-foot “no access” strip shall be shown along Jackrabbit Lane on the final plat or conditions of approval page, except at Montana Department of Transportation-approved approaches.

- c. Lots not conforming to a minimum 25-foot lot width shall utilize shared drive access with adjacent lots or a maximum 12-foot width individual drive access, to minimize driveway opening and maximize on-street snow storage. Lots accessed from plated alleyways are exempt from this requirement. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

MULTIMODAL TRANSPORTATION

31. Jackrabbit Lane Shared-Use Pathway:

The Subdivider shall install, or cause to be installed, a 10-foot minimum width, concrete surfaced shared use pathway along the west side of Jackrabbit Lane or through the Subdivision in a location compliant with the Triangle Trails Plan and acceptable to the Director of Public Works. The shared use pathway shall start at the northern boundary of the Subdivision and continue to the West Cameron Bridge Road. Design and construction of this trail shall be reviewed and approved by the Montana Department of Transportation and Director of Public Works, in consultation with the Gallatin Valley Land Trust and in accordance with all applicable standards. ***(Triangle Trails Plan; public health and safety)***

32. Adequate pedestrian and non-motorized facilities to serve the Subdivision shall be provided. Placement and design of these facilities shall meet Americans with Disabilities Act (ADA) requirements and be reviewed and approved by the Director of Public Works, in consultation with the Gallatin Valley Land Trust. ***(Triangle Trails Plan, COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

33. The Subdivider shall install, or cause to be installed, 5-foot minimum width, natural surface, neighborhood trails supported by amenities, including benches, trash/recycling receptacles, and generously sized areas adjacent to the trails, as approved by the City of Belgrade. ***(Triangle Trails Plan, COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

34.

PARKS

35. Before final plat of each phase, the Subdivider shall dedicate and deed adequate parkland to meet parkland dedication, park improvements, and/or cash-in-lieu requirements for each respective phase of the subdivision. ***(COBSR Appendix B, Section 11-6-7, Park Requirements)***
36. Prior to final plat approval of the subdivision, or Phase 1, whichever occurs first, the Subdivider shall provide a temporary easement encompassing the boundaries of the parkland dedication required for all phases of the subdivision. This easement shall reserve

the parkland tracts for public park purposes until conveyance to the city. The easement shall be mutually dissolved upon final plat approval of the final phase of the subdivision. The City or Subdivider may prohibit public access or use prior to formal dedication and acceptance by the City. **(COBSR Appendix B, Section 11-6-7, Park Requirements)**

37. Linear parks, trails, and open space shall be deeded to the Homeowner's Association (HOA).
38. Any Park development shall be in consultation with the Belgrade Regional Parks, Trails, and Recreation District Board. **(COBSR Appendix A, COB Parks Board)**
39. Trail design and width in all parks shall meet Americans with Disabilities Act (ADA) requirements. **(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)**
40. Park improvements to be designed and constructed for Parkland Dedication must be submitted to the Belgrade Regional Parks, Trails, and Recreation District Board for consideration and consultation as well as reviewed and approved by the City of Belgrade Director of Public Works prior to installation. **(COB Design Standards, public health and safety)**
41. Upon completion of all park improvements, the Subdivider shall submit a written request for acceptance of the park site and all improvements to the City of Belgrade Public Works Department for review and approval, in consultation with the Belgrade Regional Parks, Trails, and Recreation District. **(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)**
42. Subdivider shall provide a one-year warranty on park improvements and system operations. **(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)**

WATER SYSTEM

38. The Subdivider shall fund a comprehensive water supply system design report prepared by a Professional Engineer licensed in the State of Montana. This report shall demonstrate compliance with the requirements of DEQ and City of Belgrade. The proposed water system design report shall include the following, at a minimum:
 - a. Site information related to topography, soils, geological conditions, depth to bedrock, groundwater level, floodplain considerations, and other pertinent site information.
 - b. Establishment of the anticipated maximum day demand plus fire flow requirements, as well as peak hourly demand for the proposed Subdivision. The basis of projection of the initial and future demands shall be included.
 - c. Evaluation of the impact of the proposed Subdivision on all existing and proposed water supply facilities, including wells, mains, booster stations, pressure reducing

valves, storage facilities, and treatment facilities. ***(COB Design Standards, Sec V.A., Public Health and Safety)***

39. Installation of pressure reducing valves (PRVs) and their appurtenances, as approved by the Director of Public Works, may be required with development of the proposed Subdivision. Installation of required PRVs and their appurtenances shall be the responsibility of the Subdivider and shall be installed in conjunction with the infrastructure improvements for which they are required. The Subdivider acknowledges that installation of PRVs may require additional land to be dedicated or easements provided to lay, construct, and maintain water pipeline(s) with the usual services, valves, connections, accessories, and appurtenances for the purpose of transmitting and conveying potable water. ***(COB Design Standards, Sec I.E., Public Health and Safety)***

40. The Place of Use limits for the City of Belgrade's water supply system shall be amended, with approval by the Montana Department of Natural Resources and Conservation (DNRC), prior to extension of the City's water distribution system. ***(COB Design Standards, Sec I.E., Public Health and Safety)***

41. Allocation of the available City of Belgrade water system capacity for the proposed Subdivision is subject to review and approval by DEQ, inclusive of proposed infrastructure improvements. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

42. The Subdivider is advised that DEQ may enact additional requirements for the City of Belgrade should its public water system (PWS) operate outside of its capacity and permit requirements that could impact proposed or approved developments as well as those actively under construction but not yet completed. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

43. The Subdivider acknowledges that development and construction of additional groundwater sources and storage facilities may be required by the Subdivider to provide water in sufficient quantity to meet the demands of the Subdivision. Furthermore, land or easements may be required for facilities associated with water production and storage, as well as funding participation for the required improvements. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

44. All water rights, including ditch shares, shall be transferred to the City of Belgrade by deed or other written conveyance and Water Right Ownership update submitted to DNRC prior to final plat approval of the subdivision, or Phase 1, whichever occurs first as per the annexation service plan. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

SANITARY SEWER SYSTEM

45. The Subdivider shall fund a comprehensive sanitary sewer design report prepared by a Professional Engineer licensed in the State of Montana. This report shall demonstrate compliance with the requirements of the Department of Environmental Quality (DEQ) and City of Belgrade. The proposed sanitary sewer system design report shall include the following, at a minimum:
- a. Site information related to topography, soils, geological conditions, depth to bedrock, groundwater level, floodplain considerations, and other pertinent site information.
 - b. Establishment of the anticipated average and peak flows for the proposed Subdivision. The basis of the projection of the initial and future flows shall be included.
 - c. Evaluation of the impact of the proposed Subdivision on all existing and proposed wastewater facilities, including gravity sewers, lift stations, and treatment facilities. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
46. The Subdivider acknowledges that development and construction of additional wastewater collections, pumping, and treatment facilities may be required by the Subdivider to provide wastewater service in sufficient quantity to meet the demands of the Subdivision. Furthermore, land or easements may be required for facilities associated with wastewater collections, pumping, and treatment, as well as funding participation for the required improvements. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
47. Allocation of available City of Belgrade wastewater system capacity for the proposed Subdivision is subject to review and approval by DEQ, inclusive of proposed infrastructure improvements. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
48. The Subdivider is advised that DEQ may enact additional requirements for the City of Belgrade should its water resource recovery facility (WRRF) operate outside of its discharge permit requirements that could impact proposed or approved developments as well as those actively under construction but not yet completed. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
49. The City of Belgrade operates its wastewater collections and treatment system in accordance with a Montana Department of Environmental Quality (DEQ) approved development plan, which complies with MCA 75-6-130. At any time, the City reserves

the right to deny new connections to its wastewater system if such connections would cause the system to operate outside of the parameters established by the approved development plan. The DEQ may revoke or require modification to the City's development plan if the City fails to comply with any of the requirements set forth by MCA 75-6-130. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

STORM WATER

50. Infrastructure improvements for the management of storm water runoff and erosion control shall be installed in accordance with City of Belgrade Standards, as adopted at the time of infrastructure improvement plan approval by the Department of Public Works. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
51. Adequate space for access and maintenance of storm water management and erosion control facilities shall be provided, as determined by the City of Belgrade Director of Public Works. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
52. The Subdivider shall utilize a centralized storm water management facility or facilities, unless otherwise approved by the City of Belgrade Director of Public Works, installed in accordance with City of Belgrade Standards in effect at the time of approval by the City of Belgrade of the infrastructure improvements to be installed, for ease of maintenance, the ability for treatment of storm water in the future, and reduction of the number of properties that may be affected by adjacency to storm water facilities. If located within a park area, the City may consider allowing storm water areas to count toward park land requirements at a reduced rate if certain aesthetics, characteristics, and use can be achieved, as reviewed and approved by the Director of Public Works and Belgrade Parks, Trails, and Recreation District Board. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
53. In consideration of groundwater levels in the area, proposed the bottom elevation of detention and/or retention basins shall be a minimum of two feet above the historic, seasonally high-water table. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

INFRASTRUCTURE REVIEW CONDITIONS

54. The City of Belgrade shall not issue an Ability to Serve letter for the subject development until construction drawings and required reports have been submitted to, reviewed by, and approved by the Director of Public Works. ***(COB Mods 2017, COB Design***

Standards 2017; public health and safety, General Standards)

55. Additional improvements as required by the Belgrade City Code, or as necessary to mitigate impacts resulting from the proposed Subdivision, may be identified during infrastructure improvements review by the City of Belgrade Public Works Department, MDT, DEQ, or other reviewing agencies. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***
56. The Public Works Department shall require submittal and review of third-party, dry-utility plans prior to construction to evaluate potential conflicts with fire hydrants, signing, ADA facilities, and driveway openings. ***(COB Mods 2017, COB Design Standards 2017; public health and safety, General Standards)***

DITCHES

57. The final plat shall show a water conveyance facility non-interference setback of 50 feet along either side of all water user facilities within the subdivision unless a smaller easement is agreed upon by the ditch owners or authorized representatives, and evidence of this agreement is provided to the City of Belgrade with the final plat application. This setback shall provide for the unobstructed passage and delivery of water, unobstructed access, inspection, use, routine maintenance, repair, and construction related to the water conveyance facility. ***(COBSR 11-16-2, Effect on Ag Water User Facilities)***
58. The following note shall appear on the final subdivision plat: “Any water conveyance facility non-interference setback or easement shown on the subdivision plat does not eliminate any secondary easement described by Section 70-17-112, MCA”. ***(MCA 70-17-112, Agricultural Water User Facilities)***
59. Unless there is written consent from the appropriate water users and/or water conveyance facility’s authorized representatives, post development storm water, snowmelt runoff, water from dewatering practices, or other water originating from within the boundaries of the subdivision shall not discharge into or otherwise be directed into any irrigation ditch, canal, pipeline, or other water conveyance facility. ***(COBSR Section 11-16-2, Agricultural Water User Facilities)***
60. The subdivider shall not undertake any activity that would result in the interference or obstruction in the transmission of water in any water conveyance facility. ***(COBSR Section 11-16-2, Agricultural Water User Facilities)***
61. Before any maintenance, improvements, or modifications are performed on any water conveyance facility, written permission must be obtained from the water users and/or water conveyance facility’s authorized representatives. Upon completion of maintenance, improvements, or modifications to any water conveyance facility, the subdivider shall provide written notice to the water users and/or water conveyance facility’s authorized representatives and allow them an opportunity to inspect such work. ***(COBSR Section 11-16-2, Water Conveyance Facilities)***

62. The Subdivider shall fund and prepare or cause to be prepared a detailed mitigation plan for the existing irrigation facility that traverses the property, including upstream impacts, which shall be inclusive of necessary project drawings, details, specifications, analyses, and/or reports as deemed necessary by the City of Belgrade and/or the ditch company for their review and approval. This shall also include documentation of any additional requirements of the ditch company for mitigation plus written verification that any such additional requirements have been addressed by the proposed abandonment or mitigation plan. ***(COBSR 11-16-2, Effect on Ag Water User Facilities)***

PHASING

63. Per MCA 76-3-617 the developer may proceed with the design and construction of Phase 1 when approved by the City of Belgrade Director of Public Works. Prior to commencement of any subsequent phases, the developer shall provide written notice to the City and the process detailed in MCA 76-3-617(4) shall be followed. An updated traffic study acceptable to the City shall be submitted with each phase. ***(MCA 76-3-617, Public Health and Safety)***

The conditions are imposed to insure compliance with the Montana Subdivision and Platting Act, City of Belgrade Code, and to protect public health, safety, and general welfare. A party, as defined by 76-3-625 Montana Codes Annotated, who is aggrieved by a decision of the City Council may, within thirty (30) days after this decision, appeal to the Gallatin County district court.

DATED this _____ day of _____ 2026

CITY OF BELGRADE

Neil Cardwell
City Manager



**City Council
Agenda Item Summary Report**

Meeting Date:			
Submitted by:			
Consent	Discussion Only	Public Hearing	Action/Discussion
Item Title:			
Suggested Motion:			

Item Summary:



RESOLUTION 2026-4

A RESOLUTION OF INTENT TO RENAME DEPOT DRIVE TO COPPER RANCH ROAD

The City Council of Belgrade, Montana met on March 16, 2026, at 7:00 p.m., to review and adopted the following Resolution of Intent.

WHEREAS, 7-14-4112 Montana Code Annotated (MCA) states that any town or city council may in its judgment, when it appears to the best interest of the town or city and the inhabitants thereof, expressed by resolution duly and regularly passed and adopted, change the name or number of any street or avenue, except that 51% of the property owners objecting to the change of name or question involved shall be supreme in this matter.

WHEREAS, the City of Belgrade will rename Depot Drive to Copper Ranch Road in its entirety, within the City of Belgrade.

WHEREAS, the road is a duplicate road name of a previously existing road in the Four Corners area of Gallatin County with the City of Belgrade containing proposed duplicate and similar address of the existing road in Gallatin County.

WHEREAS, the purpose of this change is to facilitate a more efficient and accurate emergency response and to correct existing issues involving package/mail delivery and Navigation Apps.

WHEREAS, the Depot Drive within the City of Belgrade has construction of nonresidential development underway, but nothing has Certificate of Occupancy along Depot Drive.

WHEREAS, notification will be sent to all effected property owners along the Depot Drive portion within the City of Belgrade.

WHEREAS, notification will be placed in the Belgrade News Paper 15 days prior to the public hearing for discussion and decision by the City Council.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Belgrade hereby declares that it intends to rename Depot Drive to Copper Ranch Road in its entirety (see attached Exhibit "A" which is incorporated into this resolution by reference).

REMAINDER INTENTIONALLY LEFT BLANK

BE IT FURTHER RESOLVED, that the City Council will conduct a public hearing on _____, 2026 to make a final determination as to whether to rename Depot Drive to Copper Ranch Road.

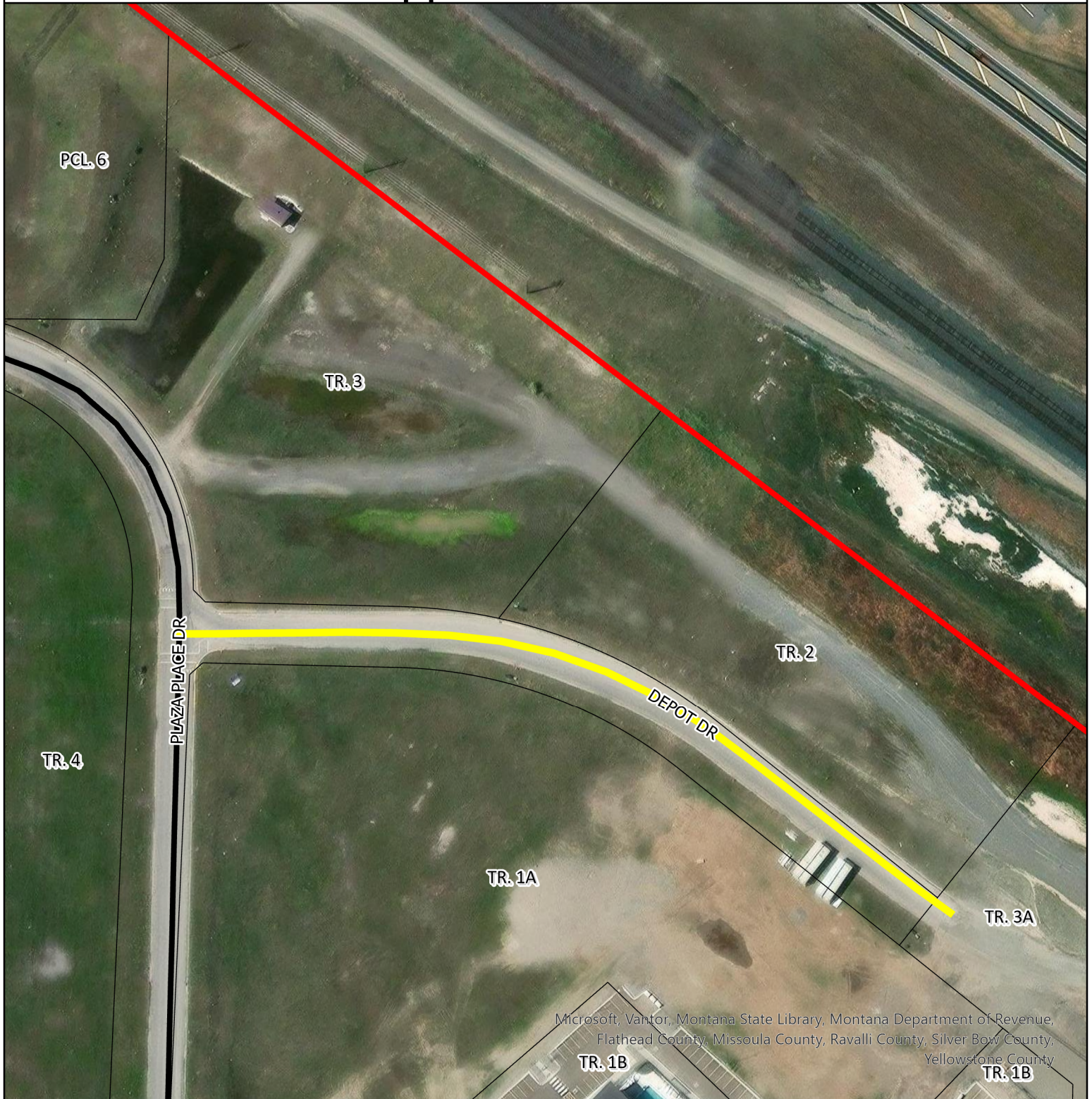
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR this _____ day of _____, 2026.

Michael Meis, Mayor

Attest: _____
Camille Gregory, City Clerk

Portion of Depot Drive to be renamed to Copper Ranch Road

Exhibit A



Microsoft, Vantor, Montana State Library, Montana Department of Revenue, Flathead County, Missoula County, Ravalli County, Silver Bow County, Yellowstone County



Disclaimer: This map is intended for reference only. The data portrayed on this map is not survey grade data and is not intended to replace property surveys. The City of Belgrade makes no claims or warranties concerning the reliability or the accuracy of the data contained in this map.

Legend

- Portion of Road to be Renamed
- Roads
- Parcels

0 150 300 600 Feet

Author: Lsimonson

Date: 2/11/2026



**City Council
Agenda Item Summary Report**

Meeting Date:			
Submitted by:			
Consent	Discussion Only	Public Hearing	Action/Discussion
Item Title:			
Suggested Motion:			

Item Summary:



RESOLUTION 2026-3

THE CITY COUNCIL OF THE CITY OF BELGRADE, MONTANA, AMENDING THE MASTER FEE SCHEDULE TO ADD LIBRARY AND COMMUNITY FACILITY RENTAL RATES FOLLOWING A DULY NOTICED PUBLIC HEARING.

WHEREAS, the City of Belgrade Municipal Code Section 1-8-11-1 provides that, except when otherwise stated, any fee or charge due or referenced in the Belgrade Municipal Code shall be set forth in the City's Master Fee Schedule; and

WHEREAS, the City Council previously adopted Resolution No. 2025-11 establishing the Master Fee Schedule and providing that the schedule may be updated annually; and

WHEREAS, the City of Belgrade has constructed and opened a new public library and community facility intended to serve residents and community groups; and

WHEREAS, the City has adopted a Fee Schedule establishing rental rates, deposits, and related charges for use of certain City facilities; and

WHEREAS, notice of a public hearing to amend the Master Fee Schedule was duly published, and the City Council conducted a public hearing on April 7th, 2026, providing an opportunity for public comment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELGRADE, MONTANA, that:

Section 1. Amendment to Master Fee Schedule.

The City of Belgrade Master Fee Schedule is hereby amended to add the following Library and Community Facility Rental Fees:

Community Room – North (Maximum Occupancy 238)

- \$400.00 – Includes up to 4 hours
- \$100.00 per hour – Each additional hour
- \$250.00 Security Deposit

Community Room – South (Maximum Occupancy 150)

- \$400.00 – Includes up to 4 hours
- \$100.00 per hour – Each additional hour
- \$250.00 Security Deposit

Community Room – Both Sides (Maximum Occupancy 338)

- \$700.00 – Includes up to 4 hours
- \$150.00 per hour – Each additional hour
- \$500.00 Security Deposit

Community Room Kitchen

- \$100.00 – Includes up to 4 hours
- \$25.00 per hour – Each additional hour
- \$250.00 Security Deposit

Belgrade Senior Center (Maximum Occupancy 108)

- \$300.00 – Includes up to 4 hours
- \$75.00 per hour – Each additional hour
- \$250.00 Security Deposit

Other Fees

- Lost key fee – \$250.00 per key
- Audio/Visual Equipment Use – \$50.00 flat fee per rental

Additional charges may apply for specialized equipment or staffing needs. Deposits may be withheld in part or in full for damage, improper use, late departure, or failure to comply with facility rules. All other policies remain as originally adopted in Resolution No. 2025-11.

Section 2. Effective Date.

This Resolution shall become effective upon passage and approval following the public hearing and subject to publication requirements.

PROVISIONALLY PASSED and ADOPTED by the City Council of the City of Belgrade, Montana, upon first reading at a regular session thereof held on the 2nd day of March, 2026.

Michael D. Meis, Mayor

Attest: _____
Camille Gregory, City Clerk

PASSED, ADOPTED, AND FINALLY APPROVED by the City Council of the City of Belgrade, Montana on the second reading following a public hearing at a regular session held on the 7th day of April, 2026.

Michael D. Meis, Mayor

Attest: _____
Camille Gregory, City Clerk

Approve as to Form:

Kyla Murray, City Attorney