

Memorandum

REPORT TO: City Commission

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Director of Community Development

SUBJECT: Annexation and Zone Map Amendment Requesting Annexation and the Establishment of an Initial Zoning Designation of R-1 on 1.173 Acres, the 1071 Story Mill Road Annexation, Application 25525

MEETING DATE: February 10, 2026

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Recommended City Commission Annexation Motion:**
Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings presented in the staff report for application 25525 and move to approve the 1071 Story Mill Road Annexation subject to the terms of annexation and direct staff to prepare an annexation agreement.

Recommended City Commission Zoning Motion:
Having reviewed and considered the staff report, application materials, public comment, recommendation of the Zoning Commission, and all information presented, I hereby adopt the findings presented in the staff report for application 25525 and move to approve the 1071 Story Mill Road Zone Map Amendment with contingencies of approval necessary to complete adoption of an implementing ordinance.

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 applicant, 45 Architecture & Interiors, and the property owner, Great Northern Golf Company of Montana, seek to annex property into the City limits and establish initial zoning of R-1, Low Density Residential. Golf courses and support activities are permitted use in the R-1 district through the Special Use Permitting process.

The property is currently zoned M-1, Light Industrial, in the Gallatin County Bozeman Area Zoning district. There are multiple structures on the property all without water and sewer service. The property owners intend to continue

the current use of this property while gaining access to essential services such as water and sewer. Since the property is currently dry, the owners have relied on temporary restroom facilities on site or directed employees to use facilities at the clubhouse on McIlhatten Road.

The Bozeman Community Plan 2020 (BCP2020) designates this and the surrounding property as Urban Residential on the Future Land Use Map. The R-1 district is an implementing district of this land use classification.

Community Development Board (Zoning Commission) Summary:

The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on January 26, 2026. The Board discussed the appropriateness of the requested R-1 (R-A) zoning for the property. After providing an opportunity for the applicant to revise the requested zoning to a higher zone, which was not supported by the applicant, the Board voted unanimously (6:0) to recommendation to the City Commission to approve the zoning. A recording of the deliberation can be viewed at the following link.

https://bozeman.granicus.com/player/clip/2639?view_id=1&redirect=true

Public comment has been received on the application. [Comment letter link.](#)

UNRESOLVED ISSUES: There are no identified conflicts on this application.

ALTERNATIVES:

1. Approve the application with contingencies as presented;
2. Approve the application with modifications to the recommended zoning;
3. Deny the application based on findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the public hearing, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Annexation or Zone Map Amendment.

Attachments:

[25525 Story Mill Annex_ZMA CC.pdf](#)

Report compiled on: January 27, 2026