

Memorandum

REPORT TO: City Commission

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

SUBJECT: Resolution, Adoption of the 1727 Kenyon Drive Annexation, Annexing 0.903 acres, Application 25051

MEETING DATE: January 13, 2026

AGENDA ITEM TYPE: Resolution

RECOMMENDATION: Adopt Resolution 2026- _____.

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 Commission unanimously (5:0) approved Application 25051 on August 13, 2025, to annex 0.903 acres and establish an initial zoning designation of R-1, Residential Low-Density District, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received.

The property is addressed at 1727 Kenyon Drive. The property owner owns two adjacent parcels, one being in city limits and the other, the subject of the annexation, was not. The property not within city limits is undeveloped.

The property is currently zoned R-S, Residential Suburban, in the Gallatin County Bozeman Area Zoning district. There are no structures on the property to be annexed. Annexed property adjacent are zoned R-1 and other un-annexed properties are also zoned R-S in the County, including a portion of the Burk Park (Peets Hill).

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

Upon final review and examination of the parcel description it was determined the property has been aggregated through an amended plat process, see the Aldworth's Rearrangement, Plat J-287). Therefore, Term of Annexation No. 12 which stated, "A legal instrument, signed by the property

owner, must be filed in the Office of the Gallatin County Clerk and Recorder concurrently with the annexation agreement stating that the subject property may not be sold or transferred separately from the parent parcel without prior written approval of the City. The City will prepare the instrument for final signing and recordation with the Gallatin County Clerk and Recorder Office," is moot and not included in the signed annexation agreement.

UNRESOLVED ISSUES: None

ALTERNATIVES: As determined by the Commission

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Annexation or Zone Map Amendment. Future development will incur costs and generate revenue according to standard City practices.

Attachments:

[25051 1727 Kenyon Drive Annexation Resolution 2026-_____.pdf](#)

[002_A802_Proposed Annexation Plan.pdf](#)

[25051 1727 Kenyon Drive Annexation Agreement Not Signed.pdf](#)

Report compiled on: December 22, 2025