

Memorandum

REPORT TO: City Commission

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

SUBJECT: Ordinance, Provisional Adoption, Establishing Zoning Designations of M-1, Light Manufacturing, in Association with the Annexation of 5.13 Acres, the 133 Maus Lane Annexation, Application 25213

MEETING DATE: August 4, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Provisionally adopt 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 Commission unanimously (5:0) approved Application 25213 on December 9, 2025, to annex 5.13 acres and establish an initial zoning designation of M-1, Light Industrial District, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received. A signed annexation agreement was received on July 14, 2026.

The applicant and property owner requested annexation of an existing parcel consisting of 5.13 acres including adjacent rights-of-way into the City limits and establish an initial zoning of M-1, Light Manufacturing District. The property is currently zoned M-1, Light Manufacturing, within the County administered Gallatin County Bozeman Area Zoning District.

The property has been used for a variety of uses over the years and hosts two structures. The warehouse building is served by a failed septic system. The lot is wholly surrounded by the city and is bounded by Montana Rail Link to the northeast.

The Future Land Use Map in the Bozeman Community Plan 2020 (BCP 2020) designates the property as “Industrial” which includes the M-1 district as implementing zoning districts. Adjacent municipal zoning includes M-2 and M-1 zoning.

A previous owner of the subject property submitted application to annex

this property which was considered by the City Commission on May 17, 2010. The Commission voted to accept the petition to annex the property subject to terms of annexation and contingencies for zoning. The property owner did not complete the required steps to finalize the process. See application A-10001 Williams Industrial Annex.

The proposed annexation brings in additional right of way to build out sections of Maus Lane upon future development of an additional internal local street network.

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:

[25213 133 Maus Lane Ordinance.pdf](#)
[02- Zone Map.pdf](#)

Report compiled on: July 20, 2026