

Memorandum

REPORT TO: City Commission

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

SUBJECT: Final Adoption of a Zone Map Amendment Modifying the Zoning Map from PLI to R-3 on 1.37 Acres Plus the Adjacent Right of Way, the Vaquero Land Swap Zone Map Amendment, Application 25035

MEETING DATE: July 1, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Approve Ordinance 2025- _____.

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 provisionally adopted Ordinance 2025-_____ on June 17, 2025 to rezone a portion of an existing lot totaling 1.37 acres, Application 25035. The application requested approval to rezone an area from PLI to R-3 to accommodate proposed residential development. The subject property is adjacent to the Gallatin County Regional Park. The area was originally annexed in 2001 as the Baxter Meadows Annexation by Resolution No. 3487. The property owner performed a land swap with the adjacent property, Gallatin County, to reconfigure the the property boundary of the Regional park and the subject property. The Gallatin County Commission reviewed and approved the land swap by 2007 as shown on Certificate of Survey Minor Sub 400A.

The Gallatin County Commission adopted a Resolution to formalize the land swap action. According to the Resolution the purpose of the land swap was to, "Enhances corridor on north, mitigate impacts on adjacent residential development, and create better alignment with existing infrastructure and providing additional trails and connectivity." The Resolution also stated the intent was to rezone the reconfigured from PLI to R-3 zoning.

Application materials [[external link](#)] are available through the city's website. The Community Development Board held a public hearing on June 2, 2025 to consider the request. Public comment was provided at the hearing. No written comment was provided. After consideration of the public comment,

application materials, and staff report, the Board voted (6:0) to recommend approval of the zone map amendment to the City Commission. A full recording of the agenda item can be viewed here [[External Web Link](#)].

A full recording of the City Commission hearing can be reviewed at the following link. [[External Link](#)] The Commission agenda and packet materials can be reviewed at the following link. [[External Link](#)]

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

ALTERNATIVES: As determined by the Commission.

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

Attachments:

[25035 Vaquero Land Swap Ord.pdf](#)

Report compiled on: June 24, 2025