

Memorandum

REPORT TO: City Commission

FROM: Jacob Miller, Associate Planner
Chris Saunders, Community Development Manager
Martin Matsen, Community Development Director

SUBJECT: Canyon Gate Annexation, Adoption of Resolution 5363, and Zone Map Amendment, Provisional Adoption of Ordinance 2099, to Annex Approximately 25.42 Acres and Establish Zoning Districts of R-3, R-5, REMU, and B-2M, Located at 980 Story Mill Road, Application 21337

MEETING DATE: December 21, 2021

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings related to annexation presented in the staff report for application 21337 and move to approve Resolution 5363, the Canyon Gate Annexation and authorize the City Manager to sign the Canyon Gate Annexation Agreement.

Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings related to zoning presented in the staff report for application 21337 and move to provisionally adopt Ordinance 2099, the Canyon Gate Zone Map Amendment.

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: Annexation of 25.42 acres and amendment of the City Zoning Map for the establishment of zoning designation of R-3, Residential Medium Density District, R-5, Residential Mixed Use High Density District, REMU, Residential Emphasis Mixed Use District, and B-2M, Community Business District - Mixed. The City reviews applications for annexations and zone map amendments as they are submitted by the landowner. The landowner submitted an application to annex four parcels and adjacent right of way of Story Mill Road and Bridger Drive. The issue of whether and how the City should grow is a prominent part of the City's adopted Bozeman Community Plan 2020, see pages 8-15. See the attached staff report for additional information and analysis of compliance with required criteria.

[Public comment](#) and [Application Materials](#) can be viewed in our Laserfiche Repository.

Both the public comments and application materials are also linked in the staff report.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Direct Staff to include additional terms of annexation or revised terms of annexation to be included in a revised annexation agreement prior to adoption of Resolution 5363 which annexes the property.
2. Do not adopt Resolution 5363 or Ordinance 2099 based on the City Commission's stated findings of non-compliance with the applicable criteria contained within the staff report;
3. Open and continue the public hearing on the application, with specific direction to staff or the applicant to supply additional information or to address specific items; or
4. Utilize 38.260.120.D to propose and consider an alternate zoning action.

FISCAL EFFECTS: See staff report.

Attachments:

[21337 Canyon Gate ANNEX ZMA CC SR.pdf](#)

[Hinds v. COB Decision.pdf](#)

[21337 Canyon Gate ANNEX Resolution 5363.pdf](#)

[A1DevelopmentReviewApplication_08112021.pdf](#)

[DRCMemoResponses_10272021.pdf](#)

[Canyon Gate Annexation Map 11-12-21.pdf](#)

[RevisionandCorrectionRC.pdf](#)

[Letter to City - Annexation Agreement.pdf](#)

[21337 Canyon Gate ZMA Ordinance 2099.pdf](#)

[Canyon Gate Annexation Meets and Bounds 11-12-21.docx](#)

[Canyon Gate ZMA 11-12-21.pdf](#)

[Canyon Gate Zoning Meets and Bounds 11-12-21.docx](#)

[SIDWaiver_10272021.pdf](#)

[ExistingOff-](#)

[SiteGasPipelineEasementBk122Pg54_10272021.pdf](#)

[ExistingWaterMainEasementBk17Pg29_10272021.pdf](#)

[StoryMillRoadPublicStreetandUtilityEasement_10272021.pdf](#)

[WaterPipelineAccessEasement_10272021.pdf](#)

[21337 Canyon Gate Comment Tracking.xlsx](#)

Report compiled on: December 9, 2021