

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-3 on 17.92 Acres, the L Street Annexation, Application 25360

MEETING DATE: December 16, 2025

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 25360 and move to approve the L Street 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 25360 and move to approve the L Street 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 and property owners seek to annex three existing parcels consisting of 17.92 acres plus adjacent rights-of-way into the City limits and establish an initial zoning of R-3, Residential Medium Density District. The property is currently zoned A-S, Agricultural Suburban, within the County administered Gallatin County Bozeman Area Zoning District.

The properties make up a significant portion of an unannexed island with city limits. The unannexed island consists of 52.5 acres of which this annexation totals 17.92 acres or 34 percent of the area. Existing county zoning is split equally of R-S, Residential Suburban and A-S, Agricultural

Suburban. The northern boundary of the property is directly adjacent to the Story Mill Park.

The properties are largely vacant and undeveloped apart from some minor agricultural buildings and an existing well. The east Gallatin River bisects the property with adjacent potential wetlands as shown on the annexation map. A full wetland delineation will be required with any future site development. It also abuts the Pole Yard Urban Renewal District on the southern edge.

The Subject Property is located within the Idaho Pole Co. Superfund Site boundary and the associated Controlled Groundwater Area (CGA). Any future development of the property will require the installation of municipal utilities provided by the City to support residential use. The CGA requires that any excavation or disturbance of the soil be approved by the Environmental Protection Agency (EPA) and the Montana Department of Environmental Quality (MDEQ). The applicant acknowledges this requirement and will obtain the necessary approval prior to development. The Subject Property lies outside of both the Treated Soils Area (TSA) and the Residential Restricted Area.

The proposed annexation would bring in additional right of way to build out sections of L Street and Story Mill Road upon future development along with additional internal local street network.

The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on December 1, 2025. After hearing all information presented and allowing for public comment, no comment was provided, the Board focused discussion on transportation needs, city services, the fact that city standards are better suited to address potential development constraints on the site, and appropriate density for the property. In conclusion, the Board voted (4:2) to recommend the City Commission approve the requested zoning of R-3.

The full recording of the deliberations can be viewed at the following link. The discussion starts at time stamp 34:50. Hearing recording. [[External Link](#)]

Public comment has been received on this application and can be reviewed at the following link [[External 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:

[25360 L Street Annex_ZMA CC.pdf](#)

Report compiled on: December 2, 2025