

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 a Zoning Designation of R-1, Residential Low-Density District, in Association with the Annexation of 1.173 Acres, the 1071 Story Mill Road Annexation, Application 25525

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 (5:0) approved Application 25525 on February 10, 2026, to annex 1.173 acres and voted (5:0) to establish an initial zoning designation of R-1, Residential Low-Density District, now RA, subject to terms of annexation and contingencies for zoning. Final documents and easements have been received. A signed annexation agreement was received on June 30, 2026.

The property is addressed at 1071 Story Mill Road and generally located on the southwest corner of Story Mill and Boylan Roads. The applicant and property owners seek to annex two existing parcels and establish an initial zoning of R-1 (RA), Residential Low-Density District. The property is currently zoned M-1, Light Manufacturing, within the County administered Gallatin County Bozeman Area Zoning District (the Donut).

As stated by the applicant, “The Great Northern Golf Company of Montana intends to continue the current use of this property while gaining access to essential services such as water and sewer. Since the property is currently dry, the owners have relied on temporary restroom facilities on site or directed employees to use facilities at the clubhouse on McIlhattan Road. With Gallatin County’s population growth and the rising demand for outdoor recreation, Bridger Creek Golf Course has experienced steady increases in number golfers’ season after season. This growth has required additional maintenance staff, and planning for long-term employee needs has become a priority.”

Golf courses and support services are permitted use in the R-1 district with an approved Special Use Permit. Golf courses are permitted use in the R-A and R-B districts with a special use permit in the recently adopted Unified Development Code (UDC). The existing use will not change because of annexation and zoning, but any future changes will be subject to municipal standards and processes.

The Future Land Use Map in the Bozeman Community Plan (BCP) 2020 designates the property as “Urban Neighborhood” which includes the R-1 (RA) district as implementing zoning districts. Adjacent municipal zoning includes B-2M to the east, R-1(RA) and R-3 (RB) to the north and west, and another inholding of un-annexed property to the south.

The proposed annexation provides additional rights-of-way for Story Mill Road.

UNRESOLVED ISSUES: There are no unresolved issues with 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 Annexation or Zone Map Amendment. Future development will incur costs and generate revenue according to standard City practices.

Attachments:

[25525 1071 Story Mill Road Ordinance.pdf](#)

[05_Zoning Exhibit - Map.pdf](#)

Report compiled on: July 20, 2026