

Memorandum

REPORT TO: Community Development Board

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-1 on 1.173 Acres, the 1071 Story Mill Road Annexation, Application 25525

MEETING DATE: January 26, 2026

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 presented in the staff report for application 25525 and move to recommend approval of the 1071 Story Mill Road Zone Map Amendment, with contingencies required to complete the application processing.

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, 45 Architecture & Interiors, and the property owner, Great Northern Golf Company of Montana, seek to annex property into the City limits and establish initial zoning of R-1, Low Density Residential. Golf courses and support activities are permitted use in the R-1 district through the Special Use Permitting process.

The property is currently zoned M-1, Light Industrial, in the Gallatin County Bozeman Area Zoning district. There are multiple structures on the property all without water and sewer service. The property owners intend 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.

The Bozeman Community Plan 2020 (BCP2020) designates this and the surrounding property as Urban Residential on the Future Land Use Map. The R-1 district is an implementing district of this land use classification.

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:

[25525 Story Mill Annex_ZMA CDB.pdf](#)

Report compiled on: January 14, 2026