

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 PLI on 1.048 Acres, the 2221 South 3rd Annexation, Application 24714

MEETING DATE: July 22, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Recommended 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 24714 and move to approve the 2221 South 3rd Avenue Annexation with recommended terms of annexation, and direct staff to prepare an annexation agreement for signature by the parties.

Recommended 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 24174 and move to approve the 2221 South 3rd Avenue 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 applicants and property owner, Museum of the Rockies, seek to annex a 1.048-acre parcel into the City limits and establish initial zoning of PLI, Public Lands and Institutions. The property is currently zoned Public Lands and Institutions within the county and hosts a single-household structure with associated out buildings. Immediate vicinity municipal zoning includes R-1, Residential Single-Household Low Density, a recently annexed property directly to the south zoned R-3, Residential Medium-Density, and more diverse zoning designations within one third of a mile that includes R-2, B-P, B-1, R-3, and R-O. Even a small parcel of Agricultural Suburban unannexed

property kitty corner across South 3rd to the east.

The Bozeman Community Plan 2020 (BCP2020) designates this and the surrounding property as Public Institutions on the Future Land Use Map. Schools are a dominate use including Montana State University. Other typical uses are libraries, fire stations, and publicly operated utilities.

Pursuant to section 38.300.130, BMC, the intent of the PLI public lands and institutions district is to provide for major public and quasi-public uses outside of other districts. Not all public and quasi-public uses need to be classified PLI. Some may fit within another district; however, larger areas will be designated PLI.

Community Development Board (Zoning Commission) Summary:
The Community Development Board acting in their capacity as the Zoning Commission held a public hearing on July 7, 2025. After considering the staff report, applicant submittal, public comment, and all available information they voted (5:0) to recommend approval of the requested zoning. A full recording of the deliberations can be viewed at the following link.

https://bozeman.granicus.com/player/clip/2522?view_id=1&redirect=true

No public comment has been received on this application.

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:

[24714 2221 South 3rd ANNEX - ZMA CC SR.pdf](#)

Report compiled on: July 9, 2025