

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 M-1 on 4.24 Acres, the 113 Maus Lane Annexation, Application 25213

MEETING DATE: December 9, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: **Consider the Motions:**
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 25213 and move to approve the 133 Maus Lane 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 25213 and move to approve the 133 Maus Lane 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 an existing parcel consisting of 4.24 acres plus adjacent rights-of-way into the City limits and establish an initial zoning of M-1, Light Manufacturing District. The property is currently zoned M-1, Light Manufacturing, within the County administered Gallatin County Bozeman Area Zoning District.

The property has been used for a variety of uses over the years and hosts two structures. The warehouse building is served by a failed septic system. The lot is wholly surrounded by the city and is bounded by Montana Rail Link

to the northeast.

The Future Land Use Map in the Bozeman Community Plan 2020 (BCP 2020) designates the property as “Industrial” which includes the M-1 district as implementing zoning districts. Adjacent municipal zoning includes M-2 and M-1 zoning.

A previous owner of the subject property submitted application to annex this property which was considered by the City Commission on May 17, 2010. The Commission voted to accept the petition to annex the property subject to terms of annexation and contingencies for zoning. The property owner did not complete the required steps to finalize the process. See application A-10001 Williams Industrial Annex.

The proposed annexation would bring in additional right of way to build out sections of Maus Lane upon future development of an 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. Finding the application met the review criteria for the establishment of M-1 zoning, the Commission voted (6:0) to recommend the Commission adopt the requested zoning. No comment was received to the hearing.

A full recording of the deliberations can be viewed at the following link.

https://bozeman.granicus.com/player/clip/2607?view_id=1&redirect=true

No public comment has been received on this application at the time of publication of this report.

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:

[25213 Maus Ln Annex_ZMA CC.pdf](#)

Report compiled on: December 2, 2025

