

Memorandum

REPORT TO: City Commission

FROM: Shawn Kohtz - Director of Utilities

SUBJECT: Authorize the City Manager to Sign a Professional Services Agreement with Sanbell - Rocky Mountain for the Gooch Hill Area Plan and Adopt the Resolution for the Community Engagement Plan

MEETING DATE: February 3, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: **Consider the Motions:** *I move to Authorize the City Manager to Sign a Professional Services Agreement with Sanbell - Rocky Mountain for the Gooch Hill Area Plan.*
AND
I move to Adopt the Resolution for the Gooch Hill Area Plan Community Engagement Plan.

STRATEGIC PLAN: 4.3 Strategic Infrastructure Choices: Prioritize long-term investment and maintenance for existing and new infrastructure.

BACKGROUND: The City of Bozeman is initiating a area plan to support the construction of the Gooch Hill Sanitary Sewer Lift Station, a project that will open approximately 2,000 acres to City sanitary sewer service in the northwest corner of the Bozeman growth plan boundary. This area plan will provide more detailed development guidance based upon the overarching vision of the Bozeman Community Plan, ensuring growth is coordinated, sustainable, and aligned with citywide priorities. The purpose of the area plan is to support and guide the transition of the area within the service area boundary of the Gooch Hill Sanitary Sewer Lift Station to an urbanized area. By integrating direction from existing plans, including the Wastewater Collection System Facility Plan Update, 2023 Comprehensive Parks, Recreation, and Active Transportation Plan, 2017 Transportation Master Plan, and Gallatin Valley Sensitive Lands analysis, the Gooch Hill Area Plan will address land use, development, infrastructure, natural resources, parks, and community input to proactively shape the area within the lift station service area boundaries.

The community engagement process for the Gooch Hill Area Plan is intended to create an inclusive and transparent dialogue between the City of Bozeman, local stakeholders, and the public. Through a variety of engagement activities, we aim to gather meaningful input that reflects community values, priorities, and aspirations for future development within

the Gooch Hill lift station service area. Engagement will focus on building shared understanding of infrastructure needs, land use opportunities, and growth considerations to ensure that the area plan is grounded in local knowledge and informed by those who live, work, and invest in the area. Ultimately, our goal is to foster a sense of ownership and collaboration resulting in a plan that balances community vision with responsible planning and infrastructure investment.

The proposed scope, fee, and community engagement plan along with the agreement for all work elements are attached.

There are two separate motions associated with this item:

1. Authorize the City Manager to Sign a Professional Services Agreement with Sanbell - Rocky Mountain for the Gooch Hill Area Plan
2. Adopt the Resolution for the Gooch Hill Area Plan Community Engagement Plan

UNRESOLVED ISSUES: None.

ALTERNATIVES: As suggested by the City Commission.

FISCAL EFFECTS: The total project cost is \$81,500, which will be paid by a combination of the Wastewater Impact Fee Fund and Community Development Department funds.

Attachments:

[Gooch Hill Subarea Plan Scope of Work 012326.pdf](#)

[Gooch Hill Subarea Plan Engagement Plan 012326.pdf](#)

[Gooch Hill Subarea Plan PSA 012626.pdf](#)

[Gooch Hill Area Plan - Resolution Adopting Community Engagement Plan](#)

Report compiled on: January 20, 2026