

Memorandum

REPORT TO: City Commission

FROM: Chris Saunders, Community Development Manager
Erin George, Community Development Director
Greg Sullivan, City Attorney

SUBJECT: A Resolution Approving Initiation of Amendments to Chapter 38, Unified Development Code for Wireless Facilities, Historic Preservation and Design Guidelines, and Landmark Program

MEETING DATE: March 24, 2026

AGENDA ITEM TYPE: Resolution

RECOMMENDATION: Approval of resolution

STRATEGIC PLAN: 4.1 Informed Conversation on Growth: Continue developing an in-depth understanding of how Bozeman is growing and changing and proactively address change in a balanced and coordinated manner.

BACKGROUND: The Montana Land Use Planning Act (MLUPA), Title 76 Chapter 25, Montana Code Annotated (MCA) is the enabling legislation adopted by the Legislature that authorizes the City of Bozeman to adopt land use regulations. Sections 76-25-304 and 76-25-401 MCA authorize the governing body of Bozeman to adopt regulations for zoning and subdivision review processes and standards. The City Commission of Bozeman approved final adoption of new land use regulations, Ordinance 2025-12/2151, to implement MLUPA on December 16, 2025 with an effective date of February 1, 2026. Section 76-25-304, MCA limits the parties who may initiate a zoning amendment and amendments initiated by the City must be initiated by a majority vote of the governing body.

Several code amendments were under development prior to the adoption of Ordinance 2025-12/2151 and local implementation of MLUPA. It is advisable to establish a formal City Commission action to authorize those amendments to continue to proceed so there are no future procedural questions on this work. All items have been prior Commission actions to approve contracts for consultants to support the three projects listed in the Resolution. This is expected to be a one time action as part of MLUPA initial implementation.

Going forward for future amendments this Commission action can be coordinated along with adoption of a contract if there is a consultant or as

part of the engagement plan for staff prepared amendments.

UNRESOLVED ISSUES: None.

ALTERNATIVES: 1) Adopt the resolution.
2) Do not adopt the resolution.

FISCAL EFFECTS: Funds for the listed projects have all previously been budgeted.

Attachments:

[Commission Authorization for Code Amendments March 2026.docx](#)

Report compiled on: March 3, 2026