

# Memorandum

**REPORT TO:** City Commission

**FROM:** Chris Saunders, Community Development Manager  
Erin George, Community Development Director

**SUBJECT:** Authorization to Begin Amendments to Chapter 38, Unified Development Code on Three Topics and Adoption of Associated Engagement Plan

**MEETING DATE:** May 12, 2026

**AGENDA ITEM TYPE:** Community Development - Legislative

**RECOMMENDATION:** Authorize initiation of three amendments and engagement plan

**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 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. 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.

Staff requests Commission authorization to proceed with three focused code amendments. Timing for each is described in the attached engagement plan.

1) Wetlands and Watercourse Submittal Materials Technical Text Amendment. The City adopted revised regulations for watercourses and wetlands in 2025. The City relies on other outside agencies who have state and federal authority to review certain natural resource information and status for essential information to enable review of proposed land development that affects wetlands and watercourses. There have been recent changes in policy and practice by outside agencies that change when information becomes available to the City. This change needs to be reflected in the municipal code submittal requirements for land development applications.

2) 2026 Housekeeping 1 - Short Term Rental RA and Clarifications on Non-conforming Status and B3 Non-residential Parking. During the merger of Ordinance 2149 into the updated Unified Development Code adopted under

ordinance 2025-12 an unintended change occurred to allowance of short-term rentals in the RA district. This project will clarify application of regulations to existing short-term rentals. There was also an error in the parking requirements that take effect on October 1, 2026 where a table was not properly carried forward to address the unique requirements of the B3 zoning district. Both of these items are time sensitive and need to be corrected.

3) 2026 Housekeeping Code Amendments 2. The City regularly updates its regulations to keep current with changing laws, clarify text that is not sufficiently clear, correct incorrect references, and correct errors and omissions.

The engagement plan for the three amendments is presented as a single document attached to this memo.

**UNRESOLVED ISSUES:** None identified at this time.

**ALTERNATIVES:** As identified by the City Commission

**FISCAL EFFECTS:** None identified at this time.

Attachments:

[May 12, 2026 Combined Engagement Plan.pdf](#)

Report compiled on: April 30, 2026