

Memorandum

REPORT TO: Community Development Board

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

SUBJECT: 2026 Unified Development Code Housekeeping Amendments 1, to Amend Chapter 38 Unified Development Code, BMC, to Address Legacy Short Term Rentals in the RA district and Parking in the B-3 District After October 1, 2026, Application 26307

MEETING DATE: June 15, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: Having reviewed and considered the project report, draft ordinances, public comment, and all information presented, I hereby adopt the findings presented in the project report for application 26307 and move to recommend approval of the amendments.

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 City adopted new development regulations in December 2026. Two time sensitive necessary corrections have been identified.

First, legacy short term rentals (STR). During the development of the new regulations several zoning districts were combined. This consolidation overlapped with updates to the STR regulations in 2023 by Ordinance 2149. The merging of the two ordinance had an unintended outcome in the new RA district that caused some STR to become non-conforming. State law and local code protect lawfully established non-conforming uses. The proposed STR ordinance provides additional clarity on the management of non-conforming STR. Two unresolved issues are identified in the project report.

Second, motor vehicle parking in the B-3 zoning district. In 2025, the MT Legislature adopted new law restricting local control on certain parking requirements. The new law takes effect on October 1, 2026. The Commission decided to establish parking regulations that transition from one standard to another on October 1, 2026. During the drafting of the regulations taking effect on October 1, 2026, some elements unique to the B-3 zoning district were unintentionally omitted. The proposed ordinance corrects the omissions.

See the attached project report for further information. The locations of the RA district may be found on the online [zoning map](#) [external link]. Open the link and select "Zoning" from the list of layers on the left of the window. Additional housekeeping amendments will be considered and available for public review later in 2026 as a separate action. Clarifications, corrected cross-references, and similar adjustments are to be expected after a major code update.

UNRESOLVED ISSUES: As identified in the project report.

ALTERNATIVES:

1. Adopt the ordinances as presented;
2. Direct revisions to the ordinances prior to adoption;
3. Do not adopt the ordinances; or
4. Request additional information and continue discussion on the ordinances.

FISCAL EFFECTS: No budgeted funds are affected with this action.

Attachments:

[26307 Project Report - 2026 Housekeeping Code
Amendments 1.pdf](#)

[004 26307 2026 UDC Housekeeping - B3 Parking Post Oct 1,
2026 - DRAFT.pdf](#)

[005 26307 2026 UDC Housekeeping - Legacy STR -
DRAFT2.pdf](#)

Report compiled on: June 10, 2026