

Memorandum

REPORT TO: Community Development Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Continued Discussion of Unified Development Code Update Focusing on Environmental Consideration in Development Review

MEETING DATE: August 11, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Discuss and determine whether to make a recommendation to the City Commission on general standards and scope of environmental considerations of development review applications.

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: Environmental considerations during development review are integral to the Unified Development Code (UDC). Process, requirements, and standards are imbedded throughout the code and are often related and dependent on one another. The purpose of the UDC is to regulate land use and development within the city while promoting public health, safety, and welfare as described in 38.100.040:

"The intent of this unified development chapter is to protect the public health, safety and general welfare; to recognize and balance the various rights and responsibilities relating to land ownership, use, and development identified in the United States and State of Montana constitutions, and statutory and common law; to implement the city's adopted growth policy; and to meet the requirements of state law."

The City has received public comments during the UDC project expressing concerns about the natural environment and development's impact on watercourses, wetlands, trees, water supply, solar access, food production, and others. The Commission responded by expanding the scope of the UDC supplementary engagement in winter and spring 2024-2025 to provide a forum to discuss these concerns.

Many of these topics are being addressed in more detail via separate projects such as the Wetlands Ordinance, the Integrated Water Resources

Plan and the Urban Forest Management Plan. More details on the other projects are referenced in the attached memo, as well as descriptions of how various environmental elements are addressed in the current and proposed UDC. The memo also explains the development review process and environmental submittal requirements for different types of applications.

The purpose of this discussion is to expand on the process, requirements, and standards involved to maintain Bozeman's high quality of living and ensuring the long term health of our environment within the City limits. Staff will be present at the work session to walk through the information and answer questions.

UNRESOLVED ISSUES: Determination of recommendation to City Commission

ALTERNATIVES: As determined by the Board.

FISCAL EFFECTS: No budgeted funds are expended with this discussion.

Attachments:

[CDB August 11 2025 Natural Environment - 8-7-2025.pdf](#)

Report compiled on: August 6, 2025