

# Memorandum

**REPORT TO:** Community Development Board

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

**SUBJECT:** Report on City Commission Action on Ordinance 2151 Repeal and Replace Chapter 38, Unified Development Code Including Text and Zoning Map to Comply with the Montana Land Use Planning Act and Implement the Bozeman Community Plan, Application 21381

**MEETING DATE:** December 15, 2025

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

**RECOMMENDATION:** Receive information on Commission Action.

**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:** This item is a short report on the actions the City Commission took on the UDC update. This project repeals the entirety of Chapter 38, Unified Development Code, and the associated zoning map and replaces it with new text and map in compliance with the requirements of the Montana Land Use Planning Act.. Full details on the project are available at the project website, [engage.bozeman.net/udc](https://engage.bozeman.net/udc). The Board functions as the Planning Commission required in state law to participate in development of zoning and subdivision regulations.

The City has regularly comprehensively updated and replaced its zoning since first adopting zoning in 1935. As the community changes the regulations need to keep pace, and approximately 650 text and map amendments or replacements have occurred since 1935.

The new text and map continue the implementation of the City's adopted land use plan, housing plan, climate action plan, and other issue and area (neighborhood) plans. The housing plan and climate action plan were adopted in 2020 and implementation has been ongoing. The nature and scope of this change was directly communicated in public hearing notices. The land use plan was initially adopted in 2020 and was updated for technical compliance with revised state laws and adopted on Oct 28, 2025. Improvements to the regulations for user convenience such as increased

graphics, simplified language, and document reorganization are also included.

The 2023 Legislature adopted a new legal framework for land use planning and regulation that applies to Bozeman and completely replaces the laws that governed earlier regulations. Bozeman must update and replace its regulations to comply with the new Montana Land Use Planning Act (MLUPA). This is being completed along with the UDC updates referenced above which have been underway since 2022. Bozeman’s land use plan and supporting issue plans address how the City of Bozeman intends to grow, the impacts of development and various ways to mitigate impacts of additional development.

The City Commission provisionally adopted Ordinance 2151 which adopts the updated draft with 20 revisions to the text and four to the zoning map. A summary of the changes is available through [Engage Bozeman](#) [external link] under the Code Documents folder and is linked below. The Commission accepted the majority of Community Development Board recommendations and based on public comment and their own consideration added several more. [Video](#) [external link] of the City Commission hearing is available and discussion of the UDC begins at minute mark 4:15:20.

Link to [summary of changes](#) (external link)

Link to [text](#) (external link)

Link to [zoning map](#) (external link)

Final adoption is presently scheduled for December 16th with an effective date of February 1, 2026.

**UNRESOLVED ISSUES:** None identified.

**ALTERNATIVES:** None required.

**FISCAL EFFECTS:** None. Funds for this project were previously budgeted and authorized.

Report compiled on: December 10, 2025