

Memorandum

REPORT TO: City Commission

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

SUBJECT: Ordinance Provisional Adoption of the 2026 Unified Development Code Housekeeping Amendments 1, to Amend Section 38.530.040 Unified Development Code, BMC, to Amend Parking in the B-3 District After October 1, 2026, Application 26307

MEETING DATE: July 14, 2026

AGENDA ITEM TYPE: Ordinance

RECOMMENDATION: **Consider the Motion:** *Having reviewed and considered the Project report, draft ordinance, public comment, recommendation from the Community Development Board, and all information presented, I hereby adopt the findings presented in the parking amendment project report for application 26307 and move to provisionally adopt the ordinance revising parking in the B-3 zoning district on or after October 1, 2026.*

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.

One is 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.

The Community Development Board unanimously recommended approval of the amendments at their June 15, 2026 public hearing. See the attached project report for further information. See the attached ordinance for the full amendments.

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 CC Project Report - 2026 Housekeeping Amendments
1 - B3 Parking.pdf](#)

[26307 B-3 Parking Post Oct 1, 2026 - Provisional
Adoption.pdf](#)

Report compiled on: June 18, 2026