

Memorandum

REPORT TO: Bozeman Historic Preservation Advisory Board

FROM: Rebecca Harbage, Deputy Director of Community Development
Erin George, Director of Community Development

SUBJECT: Work Session to Continue Discussion of Demolition Regulations

MEETING DATE: July 15, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Discuss demolition topics, receive public comment, and provide direction.

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: Demolition regulations, which apply within the Neighborhood Conservation Overlay District, are part of Bozeman's current Historic Preservation Program and are located in [Bozeman Municipal Code Sec. 38.240.020.H through L](#). Such regulations must balance constitutionally-protected property rights with the need to ensure historic buildings are safe and preserved when possible. The Local Landmark Project Phase I Report, which was reviewed and discussed by HPAB before being adopted by City Commission in May 2025, included a recommendation to update the existing demolition regulations. At their June 17 meeting, HPAB received a presentation from the project team covering the purpose and limitations of demolition policy, as well as updated data related to the number and type of demolitions within the NCOD in recent years.

During this work session, HPAB will continue their discussion about what's working and what could be improved in the City's existing regulations. Topics that may be discussed include what documentation should be included with demolition applications, such as updated historic inventory forms and a demonstration of the remaining economic life of the property, ways to incentivize reuse and rehabilitation and disincentivize "demolition by neglect," the City's existing option to impose a two-year stay on demolition of historic structures, deconstruction ordinances, and the role of HPAB, among other considerations. To prepare, HPAB members and attendees are encouraged to read the existing demolition regulations, linked above, and review the recording of the June 17 HPAB discussion prior to the meeting.

Feedback from the work session and public comment will be incorporated into draft text that will be reviewed by HPAB later this summer.

UNRESOLVED ISSUES: None

ALTERNATIVES: As provided by the Board

FISCAL EFFECTS: Funding for this project was included in the FY27-28 biennial budget.

Report compiled on: July 9, 2026