

Memorandum

REPORT TO: Community Development Board

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

SUBJECT: Bozeman Community Plan Technical Compliance Update Public Hearing to Consider an Updated Text and Future Land Use Map for the Bozeman Community Plan to Conform to State Law Changes and Update Data and Document References, Application 23333

MEETING DATE: October 6, 2025

AGENDA ITEM TYPE: Plan/Report/Study

RECOMMENDATION: Having reviewed and considered the submitted materials, public comment, and all information presented, I hereby move to adopt the findings presented in the staff report and recommend the City Commission approve the Bozeman Community Plan Technical Compliance Update document and map with revisions as recommended by staff, application 23333.

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 has prepared community land use plans since 1958. These were voluntary but allowed community-wide participation in decision making outside the pressures of individual development actions. The City has adopted seven plans, with the most recent version adopted in 2020. In 2023, the Legislature changed the land use planning laws applicable to Bozeman by adoption of the Montana Land Use Planning Act (MLUPA). MLUPA replaces all prior land use planning, subdivision, and zoning laws applicable to Bozeman. Adoption of a Land Use Plan is now a required action with state specified content and process for adoption. Part of MLUPA is a requirement for the City to comply with the new law's requirements not later than May 17, 2026, with both adoption of a Land Use Plan compliant with the new law but also implementing regulations. The Land Use Plan must be adopted first. The Bozeman Community Plan includes five chapters, four appendices, and the Future Land Use Map. Seven themes organize the aspirational elements of the plan in Chapter 2. Each Theme includes an aspirational theme, goals, policy objectives, and action steps. The Themes are:

- A Resilient City;

- A City Of Unique Neighborhoods;
- A City Bolstered By Downtown And Complementary Districts;
- A City Influenced By Our Natural Environment, Parks, And Open Lands;
- A City That Prioritizes Accessibility And Mobility;
- A City Powered By Its Creative, Innovative, And Entrepreneurial Economy;
- A City Engaged In Regional Coordination.

The updated plan is limited to those things necessary to conform to updated legal requirements, update data, and reflect amendments made to the future land use map in the roughly five years since the plan was last adopted as a whole. No changes to goals and objectives are proposed.

See the attached staff report for more information and analysis.

The plan text, future land use map, and supporting formation is available at the project [website](#) [external link], included at the end of the attached staff report, and in the City's [Laserfiche](#) [external link] archive. The files are quite large and benefit from a larger viewing area.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Recommend approval;
2. Recommend approval with modifications;
3. Recommend denial based on non-compliance with the applicable criteria contained within the staff report; or
4. Conduct and continue the public hearing, with specific direction to staff to supply additional information or to address specific items.

FISCAL EFFECTS: All funds for this project have been budgeted.

Attachments:

[23333 BCPTCU CDB Staff Report 10-1-2025.pdf](#)

[23333 BCPTCU Recommended Revisions 9-30-2025.pdf](#)

Report compiled on: October 1, 2025