

BOZEMAN^{MT} COMMUNITY PLAN



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SIGNATURE PAGE

This certifies that the Bozeman Community Plan has been duly adopted by the Bozeman City Commission by City of Bozeman Resolution No. 2025-71, dated October 28, 2025.

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SPECIAL THANKS TO THE COMMUNITY MEMBERS WHO PARTICIPATED IN THE PROCESS AND CONTRIBUTED TO THE DEVELOPMENT OF THE COMMUNITY PLAN.

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INTRODUCTION

The City of Bozeman is set in an expansive valley, surrounded by mountain ranges, and intersected by blue ribbon fishing waterways. Over the last 150 years, Bozeman has grown from a small town supported by agriculture to a maturing city. Desirable attributes such as immediate access to year-round recreation, high-quality schools, a growing high-tech culture, advanced education, rapidly expanding economy, and thoughtful and forward-thinking city policies have all contributed to strong population growth, high employment and rapid development.

Bozeman had a 2024 estimated population of 57,894 people, which is up from 22,660 people in the year 1990 (refer to Appendices for additional information on population). It is the fourth largest city in Montana.

Bozeman is home to Montana State University, the largest university in the State with a total enrollment of 17,144 students in 2024. Montana State University is one of only 187 universities in the nation to be designated a very high research activity school. Bozeman is a growing regional healthcare hub, serves as the major trading center for much of southwestern Montana, has a sophisticated and growing high-tech industry, and is a renowned summer and winter recreational center that attracts many hundreds of thousands of visitors annually.

Bozeman's high rate of growth and changing economics, the rapid development in surrounding Gallatin County, and state law mandating that community plans be kept up to date, all make it necessary for Bozeman to update its community plan. Without guided growth and development, the community's identity and overall quality of life could be diminished by lack of housing and jobs, congestion, reduced services, and pollution. The City has had seven community plans dating back to 1958, the most recent being its 2020 plan. Each plan builds upon the others, reflecting the community's characteristics, vision and needs over time. This plan is a technical update of the 2020 plan.

This community plan (the Plan) is a policy document guiding further growth and community development in Bozeman. It sets forth Bozeman's policy for land-use and development. It reflects the community's shared values and priorities. The Plan is the City's long-range growth land use plan that meets the statutory requirements of Title 76 Chapter 25, the Montana Land Use Planning Act, Montana Code Annotated.

This Plan helps guide residents, City staff, and elected officials' decisions. It brings land use policy into larger community discussions on many issues addressed by the City. Its measure of success is continuation of the Bozeman tradition—a flourishing, safe, healthy, and a vibrant place to live, work, and raise a family.

The City, as an institution, takes many actions to implement the Plan as well as track the progress of the Plan's implementation through established indicators. These indicators will help determine the objectives that are working, where they can be improved, and the objectives that need to be reevaluated. The residents and businesses in the City, through their aspirations and hard work, will carry out the Plan

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01 | BASICS

ORGANIZATION

The Plan is organized into five main sections: Basics, Themes, Land Use Map, Implementation, and Amendments + Review. Appendices provide additional details.

01 | Basics outlines the organization of the plan, describes the Planning Area and the Planning Period, provides an overview of the public outreach process, summarizes existing conditions, and describes the relationship of the Plan to other City planning documents. Finally, this section describes the basic planning principles employed in developing the Plan. Recommendations are discussed within the context of the issues most important to Bozeman residents.

02 | Themes set forth community desired outcomes and the Plan goals and objectives to achieve these outcomes. The Themes include framework maps that show key opportunity areas related to each Theme.

03 | Future Land Use sets forth and discusses Bozeman's Future Land Use Map.

04 | Implementation details a monitoring program that will be used to track progress toward meeting the community's vision.

05 | Amendments + Review contains information concerning amendment of the Plan, and the principles involved in the City's subdivision and zoning review processes.

APPENDICES

APPENDIX A: ENGAGEMENT AND PROCESS TO CREATE THE PLAN

APPENDIX A DETAILS THE OUTREACH AND ENGAGEMENT PROCESS THAT HELPED SHAPE THE COMMUNITY PLAN. THE FOUR-PHASE PROCESS USED IN-PERSON AND DIGITAL APPROACHES TO ENGAGEMENT TO CAPTURE THE COMMUNITY'S VOICE AND THE TECHNICAL UPDATE PROCESS. THE TECHNICAL UPDATE PROCESS IS ALSO DESCRIBED.

APPENDIX B: INFRASTRUCTURE AND SUPPORTING DATA

APPENDIX B REFERENCES THE CITY'S ISSUE PLANS, WITH DESCRIPTIONS OF, AND LINKS TO EACH PLAN DOCUMENT. INCLUDED ARE FUTURE AND EXISTING PLANS FOR TRANSPORTATION, STORM WATER, WASTEWATER, PARKS AND OPEN LANDS, PUBLIC SAFETY, ECONOMIC DEVELOPMENT, HOUSING, NEIGHBORHOOD PLANS, AND OTHER TOPICS. OTHER SUPPORTING DATA IS ALSO REFERENCED.

APPENDIX C: HISTORY AND PHYSICAL SETTING

APPENDIX C DETAILS THE HISTORY OF THE CITY OF BOZEMAN, AND ITS PHYSICAL SETTING.

APPENDIX D: GLOSSARY

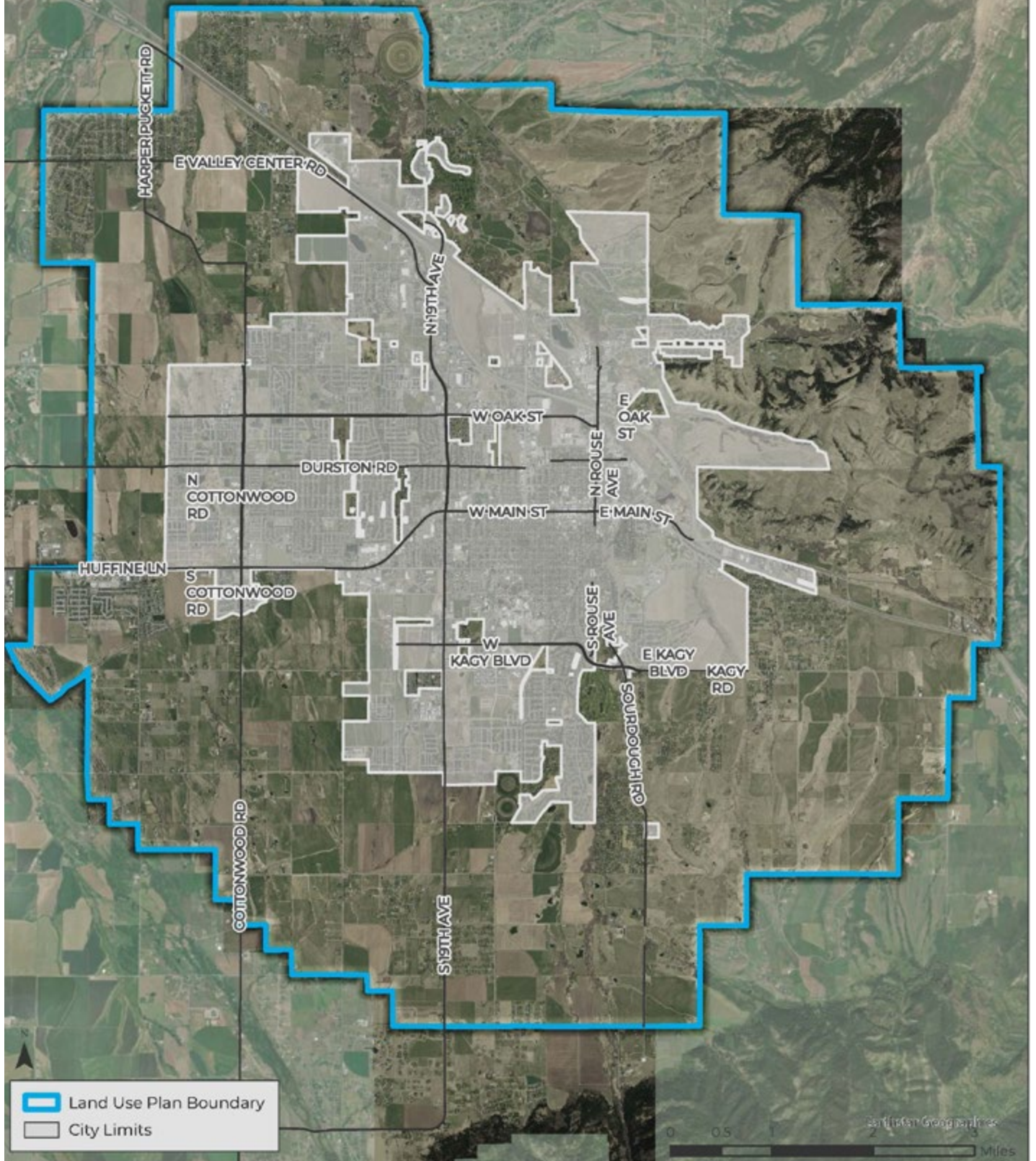
DEFINES SPECIFIC TERMS USED IN THE PLAN.

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PLANNING AREA

Bozeman's Planning Area is generally the area of the City's future municipal water and sewer service boundary. It includes the City of Bozeman as well as a half-mile to two-mile area around the City in the Gallatin County jurisdictional area. The Planning Area is nearly 70.8 square miles and has not changed since the 2020 plan. The City's footprint as of December 31, 2024, is 22.03 square miles. Much of the area within the planning area and outside of the City has already been developed at rural intensities. This Plan encourages development within the municipal boundaries where City services are available or can be made available. Thoughtful development in the Planning Area is guided by the Plan's goals and policies.

City of Bozeman Land Use Planning



City of Bozeman Current City Limits (in grey shade) and Growth Policy Boundary (in blue)

PLANNING TIME HORIZON

The time horizon for this Plan is 20 years—until 2045. This time horizon is referred to in the Plan as the “Planning Period.” As the time horizon increases so does uncertainty. The future land use map and other elements (i.e. plans for water, sewer, transportation, and parks) look into the future to envision development that is not predicted to occur over any specific time frame.

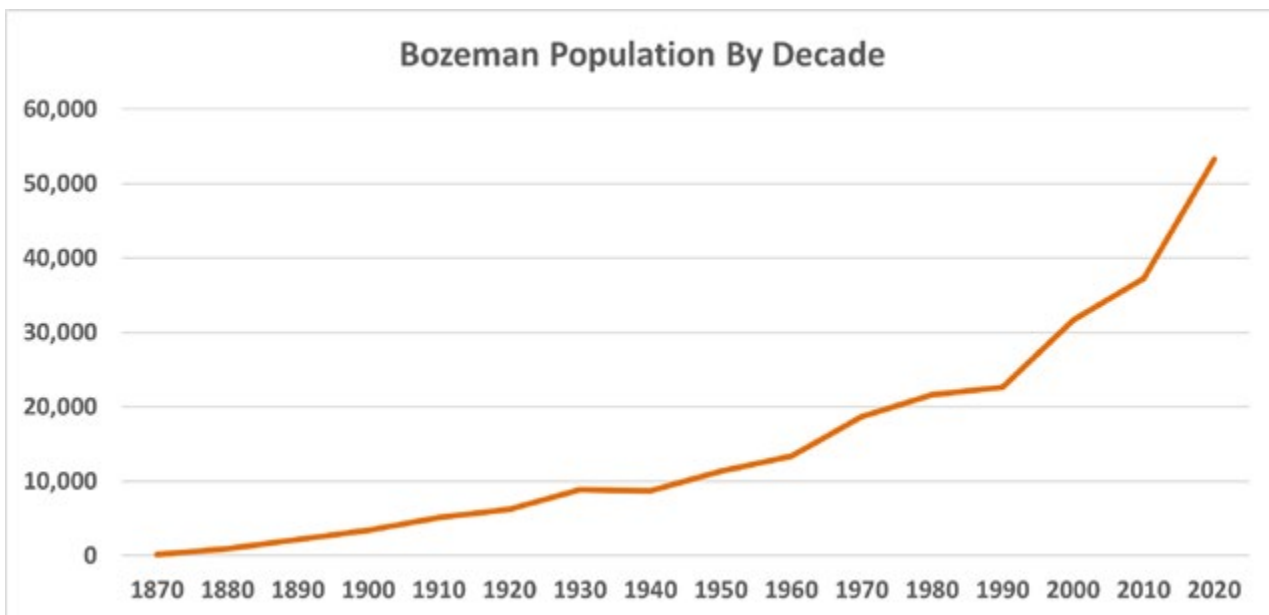
TO GROW OR NOT TO GROW? IF SO, HOW?

Bozeman has seen nearly continuous growth since its founding. The population of the City has expanded 306% since 1970. Many factors, including but not limited to: nearby extensive outdoor recreation opportunities, Montana State University, people who left the area for careers returning, an international airport providing ready access, changing technology enabling remote work, and people becoming familiar with the area during visits to Yellowstone National Park influence the decisions of individuals and businesses to move to Bozeman and the Gallatin Valley. Developing factors that appear to be increasing interest in the local area include climate change, increasing economic opportunities in the local area with technology and other sector growth, and the COVID-19 pandemic 2020-2023.

The increasing number of people and associated impacts cause changes in the community. Those changes stimulate an examination of whether the City should continue to grow or if it should try to “put on the brakes” by attempting to constrain growth in some manner.

Such a question reflects the deep concerns of people in many areas and issues.

Diverse changes have caused increases in number of homes and expanding areas of development. Extensive development outside of the City’s jurisdiction further raises concerns. As household sizes have decreased over time additional houses are required to serve the same population. The number of homes in Bozeman required to house 10,000 people increased 48.4% between 1970 and 2020. That increased number of homes requires more streets, water and sewer pipes, and similar expanded municipal and private facilities. The cost of services per person correspondingly increases. Should this household size



trend reverse, the City could see large population increases without construction of additional homes. Such shifts in demographics are difficult to predict.

Bozeman has expanded in population and land area from in- migration, change in the demographic makeup of the community, new births, and annexation of new areas to serve new or existing residents. Community change is dynamic and affected by many forces. It is also inevitable. Even if population stayed the same, there are forces that cause outward and inward changes in a community.

CONTEXT OF THE GROWTH QUESTION

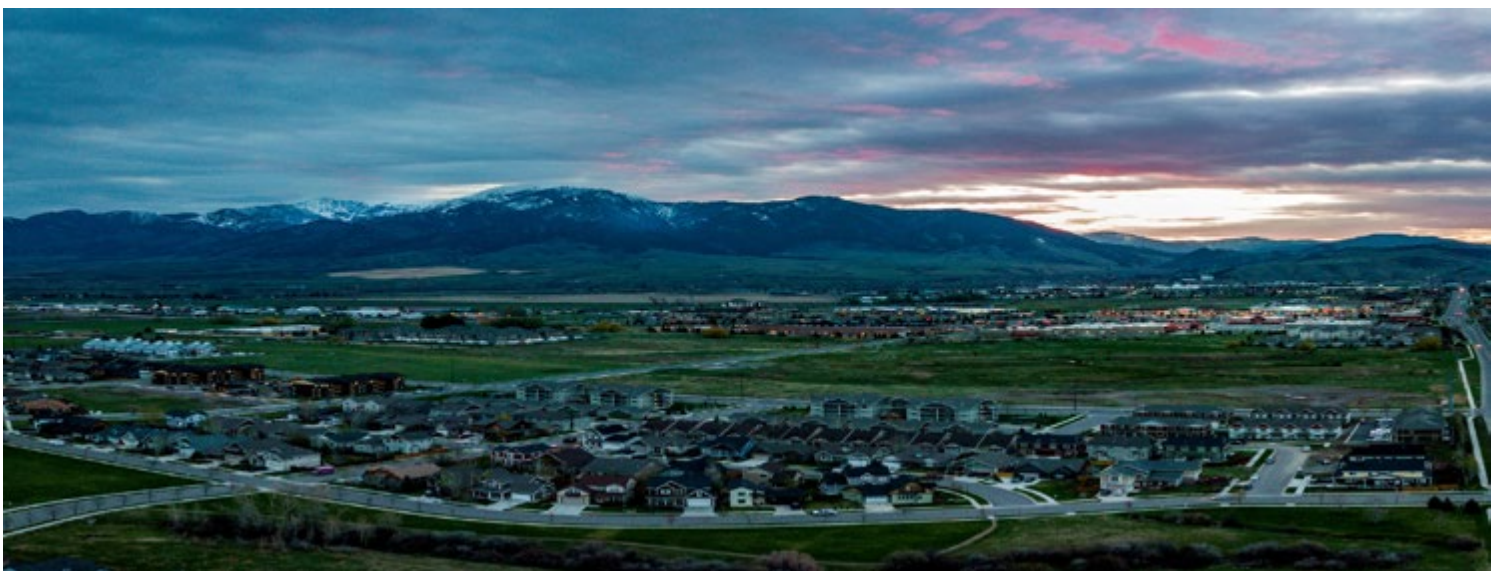
Consideration of Bozeman’s growth cannot be separated from the larger context of the Gallatin Valley. Bozeman has been 45-50% of the county population over time. Belgrade and Four Corners have seen rapid growth over the past 10-15 years. When people discuss growth in Bozeman, they are often thinking of more than just the legal boundaries of the City. Rapid growth has also been happening in other valley municipalities and the unincorporated areas of the County.

The Planning Area for the BCP is approximately 70 square miles. Most of that area lies outside of the existing municipal limits.

However, it is not free from development pressure or change. As shown on the map on the next page, much of the land within the Planning Area and outside the City has already been subdivided and developed to some degree, mostly as suburban and rural housing.

Analysis in 2019, showed that about 92% of all parcels in the nearly 49 square miles outside of the City Limits were smaller than 20 acres, and they occupied approximately 29 percent of these 49 square miles. Twenty acres is the minimum area generally considered eligible to be classified as agricultural property. This parcel pattern reflects many decades of land use decisions by private property owners as well as various governmental agencies.

The Planning Area outside of the City’s legal limits remains under the final authority of Gallatin County. The County and City do not have a shared planning board or regulations at this time. As described in



Chapter 2, Theme 7 the City works with Gallatin County on land use planning issues. However, should a landowner outside of the City ask to change zoning or subdivide land the County Commission has the final decision. Gallatin County adopted an updated growth policy, Envision Gallatin, in 2021 and a future land use map and housing strategy in November 2024. The City's regulations only apply within its legal limits. Areas that people often describe as being in Bozeman such as the Woodland Park and Middle Creek developments along Huffine Lane are outside of the City limits and were approved by the County.

DOES THE CITY HAVE TO GROW?

The Montana Land Use Planning Act requires the City to plan for growth, to identify factors that may constrain growth, and identify how limiting factors may be overcome. If the City did not do so, the undeveloped areas in town would eventually fill in with development. The City could choose to not annex new property which would result in increased pressure to place additional homes in existing areas. The City could stop acquiring water rights, stop expanding treatment capacity for water or sewer, or could strictly limit development opportunities through regulations on development intensity or rate. All of these would result in fewer homes and businesses than would otherwise be present but are contrary to the land use planning direction required by law. There is additional capacity presently in the City's systems due to planned "working room" to account for the fact that expansion of capacity often comes in large increments and therefore some excess capacity is needed at any given time to meet needs while the next increment of expansion is designed and constructed. Such capacity could be used up and not replaced.

A key sub-question and consequence in this subject is whether lack of capacity in municipal land area or systems would cause people to stop seeking to come to the Gallatin Valley. The residents of the City of Bozeman have for many decades been between 45-50% of the total county population. Since half or more of the county population has chosen to locate outside of the Bozeman limits it is highly likely that growth would continue but would locate outside the City within the unincorporated areas or other municipalities. The factors that draw people to the area would be unlikely to be changed by a City decision to restrict development. Therefore, the character of the valley, including areas adjacent to Bozeman, would continue to change but without material influence from the City.

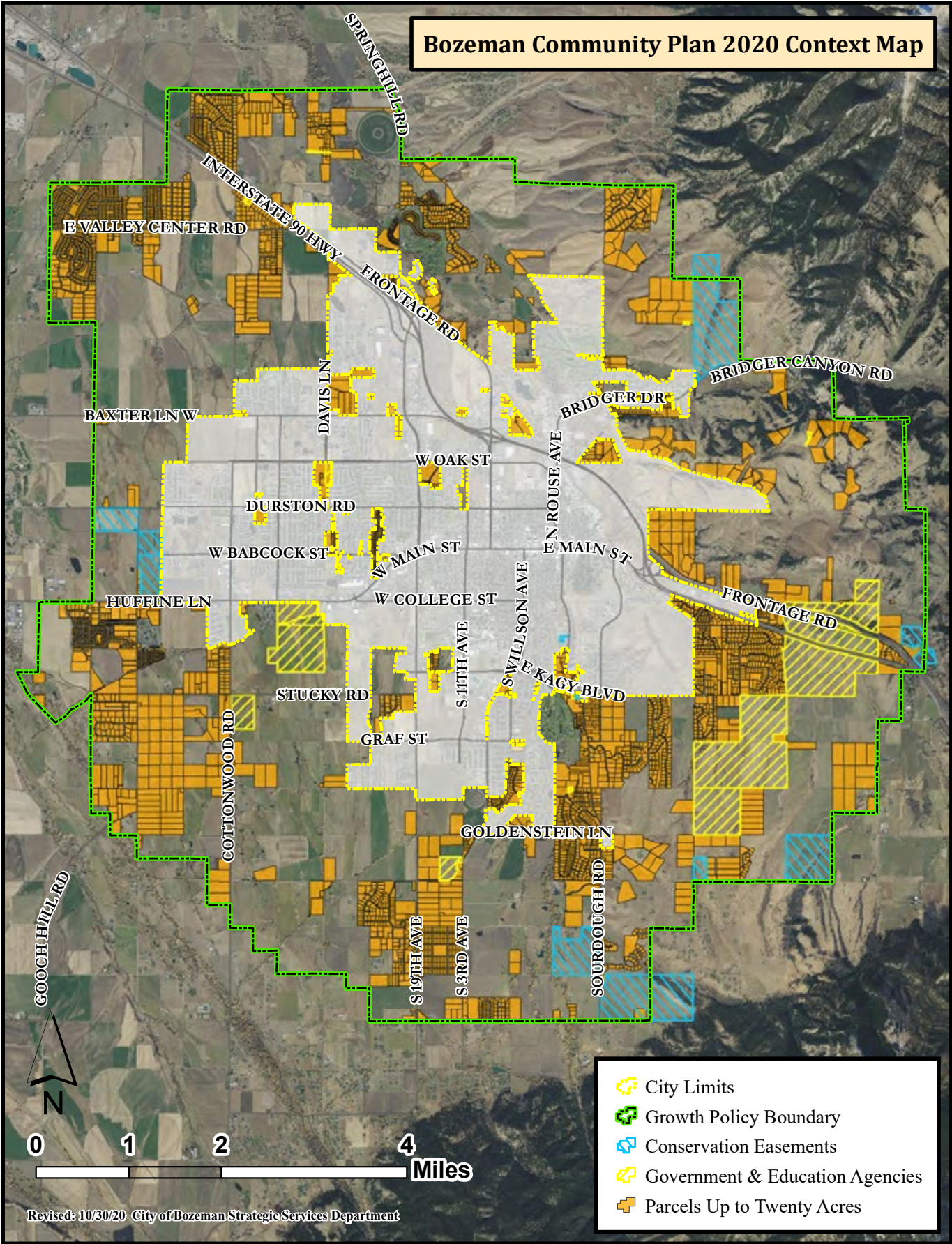
Some US cities and towns have attempted to artificially constrain growth by limiting annual growth percentages, limiting building permits, establishing greenbelt buffers, significantly restricting building height, etc. Generally speaking, such artificial growth limits tend to redistribute future growth outside city boundaries, drive up housing prices and rental costs, increase commuting times, and limit employment opportunities within city boundaries.

As the population and development of the Gallatin Valley has occurred the degree of interdependence has increased. The Bozeman economy relies substantially on persons living outside of the city to work at jobs located in the city. Data prepared for this plan in 2025 shows a total of 45,538 jobs in the City. The 2022 data from On The Map by the US Census shows that 16,216 jobs were serviced by City residents, 12,456 residents left the city for work, and the number of non-City residents coming into the City for work was 23,348.

A key outcome of this situation is that tens of thousands of people are commuting every day into the City and consuming street capacity, police and fire services, and other municipal services. However, revenue generated by their homes does not come to the City to offset those demands for service.

On a national level, the supply of housing is not keeping up with demand for housing. On a local level,

Bozeman Community Plan 2020 Context Map



City of Bozeman Context Map displaying development inside Growth Policy Boundary

this issue was examined by the 2019 Housing Needs Assessment (HNA) for the City. A similar effort was conducted by Gallatin County for their growth policy update, Envision Gallatin. The HNA identified a deficiency of available housing as a strong contributor to housing price escalation in the area. Housing prices, both nationally and locally, have increased substantially faster than incomes. Housing scarcity is a substantial concern and impacts the ability of businesses to hire workers. As local unemployment has been low for many years, attraction of new employees is dependent on the availability of additional housing in the area.

As discussed above, the majority of the Planning Area is outside of the City limits. The City of Bozeman and Gallatin County have worked together to encourage annexation and development within the City limits. Development within the City is more land efficient than rural or suburban development in unannexed areas. Urban intensity development, whether more intensive apartment style development or more typical medium density residential, is much more land efficient than rural/suburban development. Comparing suburban development with an average density of one home per 1.25 acres and rural at one home per 5.5 acres to the more intensive apartment style development of a project downtown; the suburban development consumes 135 times the amount of land and the rural consumes 594 times the amount of land per home. Development within the City also provides for a wide range of housing types to meet a wide range of housing needs. Development within the City lessens likelihood of conversion of agricultural and open spaces to other uses but does convert uses on some land with annexation.

Municipal development enables use of highly effective centralized water and sewer systems. Such centralized systems are more protective of water quality both at the surface and underground. Areas such as the Helena Valley in Lewis and Clark County are experiencing problems with ground water contamination resulting from significant use of on-site water and sewer systems.

Gallatin County has been a partner in encouraging potential development to annex and develop within the City. The County growth policy and the Triangle Community Plan support such action. However, if the City is unable or unwilling to annex and provide services the County will not prohibit development on that parcel. As shown on the context map, there has been considerable rural and suburban development within the Planning Area.



IF WE GROW, HOW?

In many planning efforts and discussions over the decades, the Community Development Board and City Commission have considered the various elements of the question of to grow or not grow and the consequences of either approach. After considering this question, they have concluded that having growth within the physical boundaries of Bozeman results in better outcomes than not. Therefore, the BCP approaches growth as something that overall is positive but recognizes that it does not come without drawbacks and that the community will change over time. The City has adopted land development

regulations and policies to reasonably mitigate negative impacts. These have been adopted to address the question of “If so, how.” Regulations can do many things to ensure adequate physical facilities and a visually appealing and functional development of sites. They support expansion of employment and tax base for the community. They ensure provision of new parks and walking trails, keep the water flowing if there is a home fire to be put out, and provide a framework within which people may pursue dreams of their own homes and businesses.

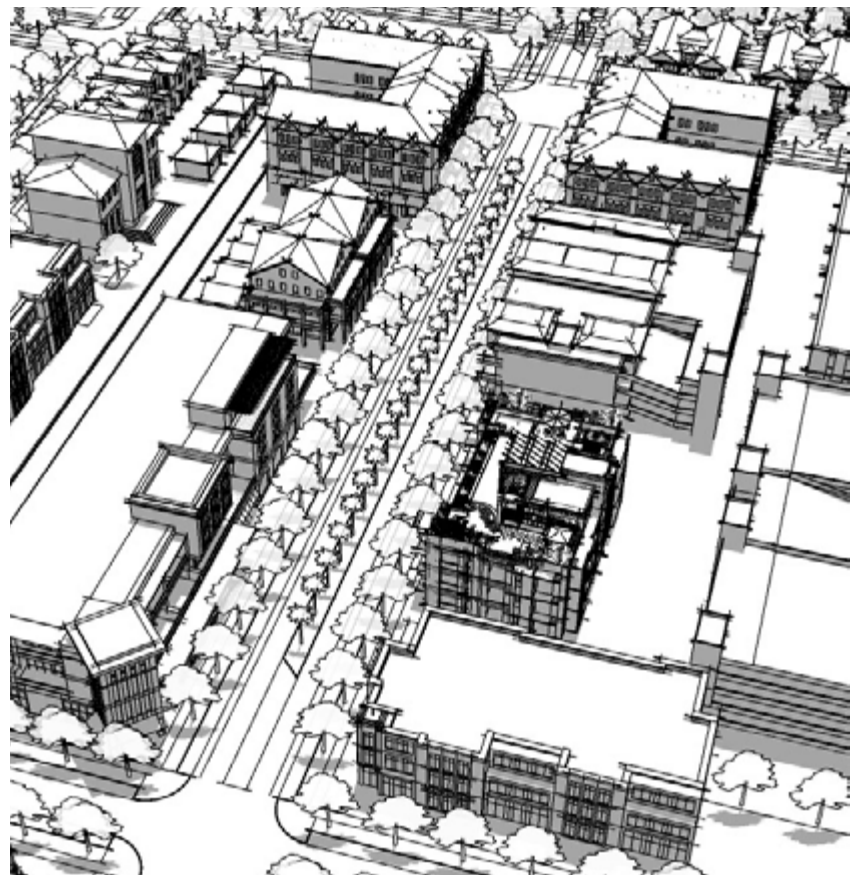
For all they can accomplish, there are things they cannot do. They cannot make there be fewer people on a favorite walking trail, make certain you see people you know as you walk down the street, or control things that happen outside of the City limits. They don’t set school service boundaries; or change the floodplain or water quality or wetland standards established by federal and state agencies. They can’t assure that buying a house will work out well for you. They can’t change the flight path of aircraft headed to the Bozeman Yellowstone International Airport.

They cannot assure you of a neighbor you want to have. They don’t change any state or federal policy. They do not prevent change or guarantee that change will happen in the way any individual prefers.

MITIGATING IMPACTS

For new people and businesses to come and establish in the community the City must be able to provide land area, utility services, and other functions. It is the long-standing policy of the City to balance the interests of new and existing residents. Therefore, the City has established standards and procedures to strive to ensure that new development proportionately contributes to the services and facilities needed to support new development. The following examples identify significant policies, but it is not an exhaustive list.

- **Annexation:** Annexation is almost entirely initiated by the landowner. The City has limited ability to start an annexation process. Annexation is often motivated by a desire to develop property or to address a failed on-site septic system. At the time of annexation, landowners commit to provide or do provide easements for major roadways, and to follow the City’s land development standards requiring the landowner to provide needed infrastructure for development of the land.
- **Water Rights:** All water in the state not reserved to the Federal Government or Tribal Government is owned by the State of Montana. No one can use water without the State’s permission. Such permission is called a water right. When new development occurs, the City requires that new development to provide either water rights to the City or to pay an equal amount of money so the City can acquire water rights



adequate to serve the new development. Existing water users are not required to pay for water rights for new development. The City proactively pursues additional water supply.

- Impact Fees: Impact fees are fee for service costs charged to new development to construct fire, water, sewer, and transportation facilities to support new development. There are strict rules to ensure that the impact fees don't fix existing problems. Impact fees enable the City to more closely keep up with water and sewer treatment capacity and other infrastructure needed for new development to be functional and safe.
- Utility and Service Planning: The City conducts long range planning for water, sewer, transportation, parks, and other services. This planning work examines the needs for existing users and future users. This enables the City to construct facilities before big bottlenecks occur. Since a water line can have a service life of at least 70 years, sizing them correctly is a significant concern to avoid future service limits and failures. Knowing what services are needed enables the City to work effectively and cost efficiently to serve existing and future users. Recent expansion and upgrades at the City's water and sewer treatment facilities were required both for maintaining legal compliance with treatment standards for existing users and to enable new users.
- Regulations: The City adopts standards for development to correlate timing of new development with the services needed to serve it. This protects the public health and safety. The regulations also provide predictability in decision making to both existing and new members of the community. Predictability is a very important element in the complex and difficult public and private decisions relating to growth.
- Geographic Information Systems: The city maintains large amounts of information and using various GIS tools shares that information with the public to enable early identification of potential issues, coordinate development activities, inform the public, and enable robust asset management.
- Capital Improvements Plan. The City annually updates a five-year plan for capital expenditures.



This lines out locations and funding for water main or sewer extensions, street expansion, park development, and other capital work. The CIP covers all areas of city operations and is supported by issue plans developed for most functions.

PUBLIC OUTREACH

Developing Bozeman’s Community Plan in 2020 involved a lengthy public outreach period. The Community Development Board and City Commission provided guidance throughout the process.

Development of the Plan included four distinct phases. The community was provided many opportunities throughout the process to voice their opinion including large-scale community events, small group listening sessions, stakeholder interviews, and a series of progressive, easy-to-use online surveys.

Events were advertised through print and social media, as well as on the City’s website and calendar. Additionally, postcards and flyers were handed out and posted throughout the community to encourage high levels of participation and to increase overall awareness. Appendix A details the City and its residents’ process to develop and update this Plan.

For the Love of Bozeman

FOUNDATION

- Project Branding
- One-on-One Interviews
- Listening Sessions
- Community Social + Questionnaire

Bozeman Talks

ANALYSIS + VISION

- Existing Plans Review
- Existing Conditions Analysis
- Community Values Identification
- Community Workshop + Questionnaire

Bozeman Thinks Big

OPPORTUNITIES + CHOICES

- Opportunities Identification
- Land Use Options Development + Refinement
- Community Events + Open House

Bozeman The Plan

PLAN DEVELOPMENT + APPROVAL

- Draft Plan Development
- Community Open Houses + Questionnaire
- Draft Plan Review
- Final Plan Development
- Formal Adoption Hearings

Community Plan Process and Outreach, 2018 - 2020



EXISTING CONDITIONS

POPULATION

Bozeman’s estimated 2024 population (57,894) was more than two and a half times the City’s population in 1990 (22,660). The median age of Bozeman residents is 30.07 years old, which can partially be attributed to the enrollment of over 17,144 students at Montana State University. The City’s percentage of residents with a bachelor’s degree or higher is greater than the national average. The City is projected to grow by 20,406 to 29,506 people through the year 2045. See appendices for more detail.

Net migration accounted for 75 percent of Gallatin County’s population change between 2010 and 2017 and continues to support a large fraction of population growth. A high rate of net migration indicates that an area is a desirable place to live and is a sign of a thriving economy.

EMPLOYMENT

Bozeman’s largest employer is Montana State University (MSU), with over 4,495 full and part-time employees. Gallatin County has experienced strong employment growth over the past decade and is expected to add up to 44,500 additional jobs by 2045. Bozeman is expected to add 26,100 jobs by 2045. See appendix for more detail.

INCOME

The median household income in Bozeman is \$74,113; however, the Bozeman median household income is \$104,824 for homeowners and \$56,715 for renters. This disparity may reflect, to some extent, the impact of MSU students on Bozeman statistical averages.

HOUSING

Figures in this section are from a variety of sources. About 48% of households in the City own their homes, up from 43.5% in 2010. The median sale price of homes, including single-detached homes, townhomes, and condominiums, was \$784,500 in 2024, an increase of 170 percent since 2019.

According to the 2023 American Community Survey there are 24,846 total households in Bozeman. Forty-eight percent of renters in Bozeman are cost-burdened meaning they pay more than 30% of income for housing.

The median year of construction for occupied housing units in the county is 2001, up from 1997 in 2022. Over half the homes county-wide are less than 20 years old. The City has permitted an average of 1,161 homes per year between 2018 and 2023. Of those homes, 66.9% of homes were multi-unit (3+), 16.9% were single-detached, 14.4% were townhomes and duplexes, and 1.9% percent were accessory dwelling units (ADUs). Bozeman has 78.5% of all multihousehold dwellings in the county. There is an estimated



demand for 10,700-15,100 new residences in Bozeman by the year 2045 to house projected population increase.

TRANSPORTATION

Bozeman residents have access to a range of transportation options, including an extensive sidewalk and trail system, the six citywide routes offered by Streamline Bus service, Skyline Bus service to Big Sky, Galavan transportation service for seniors and people with disabilities, taxi service and rideshare, and the bike network, which consists of 71.2 miles of on-street and 73.28 miles of off-street facilities.

Sixty-three percent of Bozeman commuters drive alone, 12.8% walk or ride a bike, 15% work from home, and less than one percent use public transit .in 2023. The average commute time, which has been increasing, is approximately 15 minutes, compared to the state average of 19 minutes and the national average of 26 minutes.

GROWTH

Bozeman’s land area and its population is growing. Since November 2020, Bozeman has annexed, at landowners’ request, 680 acres of land, about 1.06 square miles or 5%. Additional annexations are in review. Fifteen of those annexations were of wholly surrounded county properties.

The projected land demand for residential purpose over the Planning Period, based on estimated population growth, ranges from 2,275 to 2,935 acres, depending largely on levels of density in future residential developments and the amount of redevelopment in existing areas. Faster rates of population growth or restrictions on redevelopment will require additional land area.

See Appendix B for more on Bozeman's existing conditions and projections.

RELATIONSHIP TO OTHER PLANS

The Bozeman Strategic Plan is a general policy statement for broad areas of City responsibilities. It was first adopted by the City Commission on March 5, 2018, after a 24-month process of community discussion and evaluation. The Strategic Plan provides direction for this Plan primarily through its Vision Statement #4 entitled A Well-Planned City. This Vision Statement focuses on five goals listed in the table below. The Strategic Plan also provides direction on related issues through its Vision Statements entitled A Sustainable Environment, An Innovative Economy, and A High Performance Organization. The seven Themes in this Plan further the goals of the Strategic Plan.

TABLE 1. STRATEGIC PLAN ALIGNMENT

	A RESILIENT CITY	A CITY OF 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	COVERED BY OTHER PLANS	FUTURE LAND USE MAP
STRATEGIC PLAN VISION STATEMENT A WELL-PLANNED CITY									
1 Informed Conversation on Growth		•	•	•	•		•		•
2 High Quality Urban Approach	•	•	•	•	•	•	•	•	•
3 Strategic Infrastructure Choices	•	•	•	•	•	•	•	•	•
4 Vibrant Downtown, Districts & Centers		•	•		•	•	•	•	•
5 Housing and Transportation Choices	•	•	•		•		•	•	•

EXISTING PLANS

[Bozeman Creek Enhancement Plan – 2012](#)

[Bozeman Creek Neighborhood Plan – 2005](#)

[Bozeman Health Subarea Plan - 2024](#)

[Climate Action Plan – 2020](#)

[Community Housing Action Plan - 2020](#)

[Community Transportation Safety Plan – 2013](#)

[Downtown Improvement Plan – 2019](#)

[Downtown Strategic Parking Management Plan – 2016](#)

[Drought Management Plan – 2022](#)

[Economic Development Strategy Update – 2023](#)

[Fire and EMS Master Plan – 2017](#)

[Gallatin County Hazard Mitigation Plan and Community Wildfire Protection Plan – 2020](#)

[Housing Needs Assessment – 2019](#)

[Integrated Water Resources Implementation Plan – 2013](#)

[Midtown Action Plan – 2017](#)

[Neighborhood Conservation Overlay District \(NCOD\) Policy Report - 2019](#)

[Parks, Trails, and Active Transportation Plan - 2023](#)

[Stormwater Facilities Plan – 2025](#)

[Transportation Master Plan – 2017:](#)

[Triangle Community Plan – 2020](#)

[Urban Forestry Management Plan – 2016](#)

[Wastewater Collection Facilities Plan Update – 2025](#)

[Water Facility Plan Update – 2017](#)

The Themes reflect community priorities in prior plans, demonstrating a level of consistency in community values over time. This land use plan is also influenced by, and will influence, a number of other local plans, guidelines, policies, and manuals as listed below. These are intended to be used together to achieve a set of community goals while minimizing redundancies. See Appendix B for information on individual plans and other data. Given the City’s extensive operations, several plans are reviewed and updated each year. Please consult the most recent version of each plan. Information on individual issue plans and other data are available in Appendix B. Please consult the most recent version of each plan.

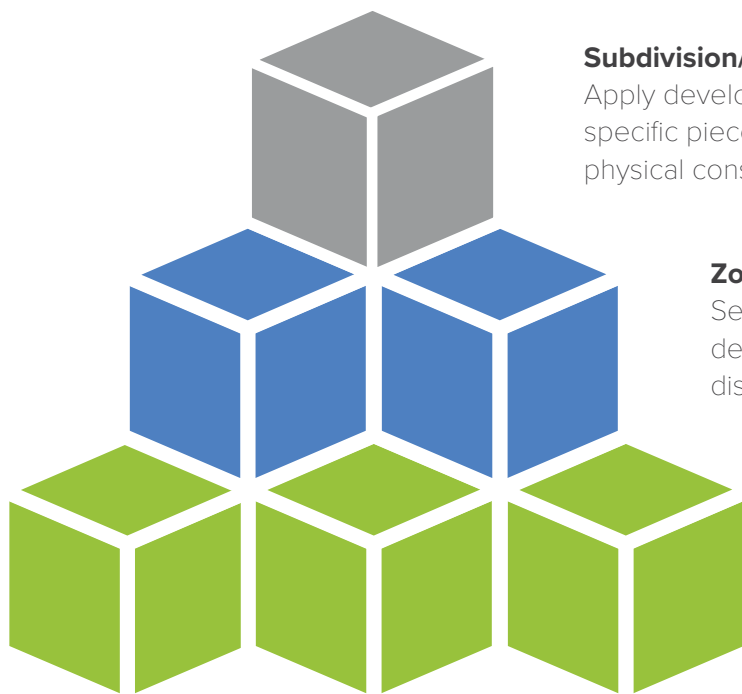
BASIC PLANNING PRECEPTS

PRINCIPLES APPLIED IN THIS PLAN

Drawing on best land use practices, community input, Bozeman’s land use planning experience, and the ideas discussed in the Themes, the City used the following principles to prepare the policies, goals, objectives, land use designations, and future land use map in this Plan:

- The health and well-being of the public is an essential focus and is influenced in turn by urban design and land development.
- Urban design should integrate residential and commercial land use activities, multi modal transportation, and open spaces.
- Variety in housing and employment opportunities are essential.
- Land use designations must respond to a broad range of factors, including infrastructure, natural, and economic constraints, other community priorities, and expectations of all affected parties concerning private development.
- Transportation infrastructure is vital in supporting desired land use patterns. Therefore, the two must be coordinated. Future infrastructure should favor interconnected multi modal transportation networks (i.e. infrastructure for bicycle, pedestrian, and transit modes of transport in addition to automobiles).
- Diverse uses of land should occur relatively close to one another.

- The City intends to create a healthy, safe, resilient, and sustainable community by incorporating a holistic approach to the design, construction, and operation of buildings, neighborhoods, and the City as a whole. Developments should contribute to these goals and be integrated into their neighborhood and the larger community.
- The needs of new and existing development coexist and they should remain in balance; neither should overwhelm the other.
- Infill development and redevelopment should be prioritized, but incremental compact outward growth is a necessary part of the City's growth.
- Gathering places and open spaces, including parks and trails, should be in convenient locations to those they serve. Quality and function is superior to quantity alone.



Subdivision/ Site Plan

Apply development standards to a specific piece of property prior to physical construction

Zoning Map Amendment

Selection of a zoning district and associated development standards on one or more distinct properties

Growth Policy

Broad policy and coarse geographic detail dealing with multiple zoning districts

The growth policy forms the foundation of the land development process.

CITY RESPONSIBILITIES

The City's primary function is to provide a safe, healthy, and high-quality environment that supports the physical, social, and economic welfare of its residents. For the Bozeman community to continue to prosper, all residents need equitable access to opportunities to advance their well-being regardless of their circumstances. The way a community is shaped through development patterns, infrastructure, transportation systems, housing options, economic opportunities, and green spaces can contribute to the well-being of residents or can make it harder for people to live healthy and successful lives.

COMMUNITY DESIRES

People who have participated in this Plan have consistently stated a desire for safe and accessible streets that support and encourage a variety of transportation preferences including walking, bicycling, transit, and driving. They want to live in walkable neighborhoods where they have easy access to everyday services, employment opportunities, healthy and affordable food, recreation, and social gathering places. Housing affordability is a concern; residents of all ages, abilities, and income levels require a diversity of housing types to meet their specific needs. Open space, parks, trails, and the preservation of local agricultural lands and view sheds were also priorities. A description of public participation is presented in Appendix A.

CITY'S ROLE

Development occurs most efficiently, and with best results, when the public and private sectors work together to achieve mutually compatible goals. It is worth emphasizing that the vast majority of the future built environment will be designed, paid for, and constructed by the private sector. The City provides foundational work by providing infrastructure, public services, and implementing design standards to shape the fabric of the community.

GROWTH

Bozeman's employment, population, and built environment have been growing rapidly. This has created community benefits including a strong local economy, increased diversity, and innovation. It has also led to growing pains—higher housing costs and increased traffic to name two. The City's response to this is to pursue policies that mitigate these growing pains. These policies are described throughout this Plan.

HOUSING AFFORDABILITY

Housing affordability is a critical issue for the community and has been an ongoing concern since it was identified as an issue in the 1972 community master plan. Housing instability and homelessness are public health issues and are exacerbated by the rapid rise in housing prices.

The positive attributes that make Bozeman a desirable place to live contributed to ever-increasing housing demand. Comparatively low wages have not increased at the same rate as housing costs. Home price increase exceeding wage increase is a national trend. The sale price of homes has more than fully recovered from the 2008 recession for all housing types. The median sale price of homes, including single-households, townhomes and condominiums, has increased significantly over the past five years. Especially sharp increases were seen in 2020-2022. Recently, there has been a slight decrease.

According to the Bozeman Housing Needs Assessment, an estimated 5,405 to 6,340 housing units for residents and employees were needed by 2025, or an average of about 770 to 905 units per year. This figure included housing for employees, units needed to improve the previously tight rental and ownership markets, provides choice to households, housing for employees filling jobs vacated by

retirees, workers filling new jobs, plus related non-employee citizen housing needs. This report predated the surge of in-migration related to COVID. Actual permitted construction has exceeded 9,300 dwellings as of September 2025. Most of these homes have been apartment style construction. Demand remains strong for opportunities for housing to purchase and new developments are bringing ownership housing onto the market.

Bozeman has taken the issue of housing seriously. It developed a housing needs assessment in 2019, hired a Community Housing Program Manager, and released the Community Housing Action Plan (CHAP) in October 2019. The CHAP was updated in April 2020. Many action steps followed.

The availability of affordable housing, whether for rent or for purchase, is one of Bozeman’s most serious problems, as demonstrated by the CHAP and the [EPS 2024 Q2 Market Report](#). Mitigating this shortage is a top priority of the Bozeman City Commission, the Community Development Board, and Bozeman staff in conjunction with local and regional authorities. The three top action items in the Community Affordable Housing Action Plan are:

- Ensuring community housing serves the full range of incomes without losing sight of safety net programs for extremely low income and homeless families. This includes safety net rentals below 30% AMI (about \$26,200 per year), additional resident and employee rentals up to 80% AMI (about \$69,800 per year), and ownership housing up to 150% AMI (about \$130,800 per year).
- Producing community housing at a rate that exceeds, or at least matches, job growth so that new employees can find homes.
- Striving to produce community housing at a rate that matches the spectrum of community housing needs, while also preserving what we have through a target of no net loss of existing community housing stock below 80% AMI.

The CHAP identified 19 priority action strategies to be evaluated and, where appropriate, utilized over the following five years in an effort to accomplish the objectives. Since that time hundreds of price capped rentals have been constructed. Because housing, including affordability, is the subject of the detailed CHAP, and other City programs, this Plan does not address housing affordability issues in detail. For additional, up-to-date detail, see the Economic Vitality Board and the Community Housing Action Plan.

However, zoning and land use regulations are processes that influence the cost of housing and are addressed in this Plan. This Plan supports housing regulations that allow for a range of housing types intermixed with one another in a given neighborhood, denser development, and efficiencies of various



types that can help reduce housing costs while not jeopardizing public safety and other community priorities.

More housing, in a variety of type, size, and cost, is needed at prices that residents can afford. This will provide choices, the ability to move as life circumstances change, allows employers to fill jobs, recruit, and retain employees, supports businesses, and supports citizen and student growth.

02



02 | THEMES

Seven Themes describe community-derived desired outcomes. The Themes contain objectives and actions to guide the City towards its Vision. Application of the Themes evolve as the City grows, and allow the City to incorporate new objectives as needed. 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.



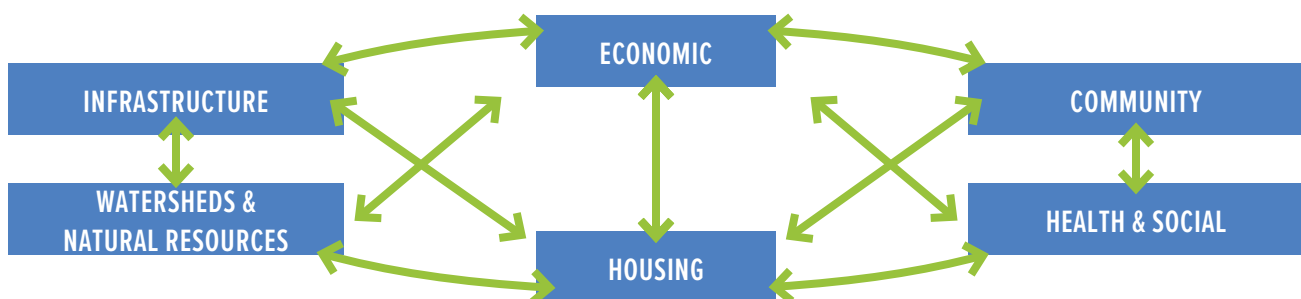
THEME 1 | A RESILIENT CITY

Our City desires to be forward thinking, collaborative, and deliberate in planning and execution of plans and policies to enable our community to successfully ride the waves of change.

IMPORTANCE

Communities and the world around them are constantly changing. Resilient communities rebound, positively adapt to, and thrive amidst changing conditions or challenges and maintain quality of life, healthy growth, durable systems and conservation of resources for present and future generations. Resiliency addresses both short-term or one-time shocks as well as long-term stressors.

Resiliency is needed to address a wide range of circumstances affecting all elements of the community and its operations. Stressors include natural disasters, climate change, economic shocks and transitions, and in 2020, a pandemic. Long term systems and adaptations, not just initial responses, are needed to maintain a healthy community. Resiliency takes a holistic approach towards protecting and improving a community. Bozeman is well positioned with diverse subject plans to address many of the likely areas where stressors occur. The staff and elected officials work to coordinate between plans and actions. The process of coordination is integrated with the constant process of updating plans, capital improvement programs, budgets, and ordinances.



THEME 1: OTHER RELEVANT PLANS

Climate Action Plan – 2020

Community Transportation Safety Plan – 2013

Drought Management Plan – 2022

Economic Development Strategy Update – 2023

Fire and EMS Master Plan – 2017

Gallatin County Hazard Mitigation Plan and Community Wildfire Protection Plan – 2020

Housing Needs Assessment – 2019

Integrated Water Resources Implementation Plan – 2013

Stormwater Facilities Plan – 2025

Transportation Master Plan – 2017:

Urban Forestry Management Plan – 2016

Wastewater Collection Facilities Plan Update – 2025

Water Facility Plan Update – 2017

During the development of the 2020 Community Plan, the world was beset by the COVID Pandemic and the subsequent COVID Financial Crisis.

Southwest Montana fared better with COVID than most communities on a global scale. Bozeman and Gallatin County experienced significant in-migration during this period. This placed additional demand for housing and substantially impacted housing costs. The economy was also affected with increased remote work, supply chain restrictions, and uncertainty.

The impacts of COVID and an influx of new citizens to our community are examples of events that can rapidly impact the community and require resilience, agility, and outside-the-box thinking, by all participants, the development community, including the City of Bozeman Commission and staff at all stages of the development process.

THEME 1 | GOALS, OBJECTIVES, AND ACTIONS

Goal R-1: Continue to strengthen and develop resilience as a community.

- R-1.1** Be reflective: use past experience to inform future decisions.
- R-1.2** Be resourceful: recognize alternative ways to use resources.
- R-1.3** Be inclusive: prioritize broad consultation to create a sense of shared ownership in decision making.
- R-1.4** Be integrated: bring together a range of distinct systems and institutions.
- R-1.5** Be robust: well-conceived, constructed, and managed systems.
- R-1.6** Be redundant: spare capacity purposefully created to accommodate disruption.
- R-1.7** Be flexible: willingness and ability to adopt alternative strategies in response to changing circumstances.

Goal R-2: Pursue community decisions in a manner that supports resilience.

- R-2.1** Co-Benefits: Provide solutions that address problems across multiple sectors, creating maximum benefit.
- R-2.2** High Risk and Vulnerability: Ensure that strategies directly address the reduction of risk to human well-being, physical infrastructure, and natural systems.

- R-2.3** Economic Benefit-Cost: Make good financial investments that have the potential for economic benefit to the investor and the broader community both through direct and indirect returns.
- R-2.4** Social Equity: Provide solutions that are inclusive with consideration to populations that are often most fragile and vulnerable to sudden impacts.
- R-2.5** Technical Soundness: Identify solutions that reflect best practices that have been tested and proven to work in similar local or regional contexts.
- R-2.6** Innovation: Advance new approaches and techniques that will encourage continual improvement and advancement of best practices.
- R-2.7** Adaptive Capacity: Include flexible and adaptable measures that consider future unknowns of changing climate, economic, and social conditions.
- R-2.8** Harmonize with Existing Activity: Expand, enhance, or leverage work being done to build on existing efforts.
- R-2.9** Long-Term and Lasting Impact: Create long-term gains to the community with solutions that are replicable and sustainable, creating benefit for present and future generations.





THEME 2 | A CITY OF UNIQUE NEIGHBORHOODS

Our City desires to be diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce.

IMPORTANCE

Bozeman is indeed a city of unique neighborhoods. From the traditional neighborhoods north and south of Bozeman’s downtown, to the developments of more recent times, Bozeman’s neighborhoods are as diverse as the periods of time in which they were built. This eclectic mix of housing opportunities within differing geographic parts of town helps define who we are, where we came from, and where we’re going.

Neighborhoods or communities that offer a mix of housing, needed services, and opportunities within close proximity of each other are considered “complete communities”. They promote walking or short commutes to the things in life we value and depend on including jobs, schools, places of worship, friends, goods and services, open spaces, trails, appropriately scaled urban agriculture such as community gardens, and more. Neighborhoods help improve community safety and overall community health.

The City supports policies that maintain and build neighborhoods designed to provide equitable access to amenities and opportunities for all. Housing type diversity within neighborhoods helps ensure community benefits are available to households of different size, income, and age. Mixed neighborhoods can help provide the density of people needed to support nearby commercial activities.

The need for a path to the emergence of small-scale neighborhood commercial development and its ability to bring pedestrian access to coffee shops, groceries, and other daily experiences, and related employment opportunities, is a critical part of Bozeman’s municipal maturation.

**Neighborhood
Elements**

Sense of Identity

Social Networks

Homes

Jobs

Parks and Recreation

Geography

Schools

Services



THEME 2: OTHER RELEVANT PLANS

[Bozeman Creek Neighborhood Plan – 2005](#)

[Bozeman Health Subarea Plan - 2024](#)

[Downtown Improvement Plan – 2019](#)

[Housing Needs Assessment – 2019](#)

[Midtown Action Plan – 2017](#)

[Neighborhood Conservation Overlay District \(NCOD\) Policy Report - 2019](#)



Such a path is dependent on sufficient population density in such neighborhoods to make neighborhood commercial viable. Typically, this viability cannot be achieved co-emergently with construction of neighborhood housing—for this reason other subsidy approaches must be developed and deployed to make co-emergence possible.

THEME 2 | GOALS, OBJECTIVES, AND ACTIONS

Goal N-1: Support well-planned, walkable neighborhoods.

- N-1.1** Promote housing diversity, including missing middle housing.
- N-1.2** Increase required minimum densities in residential districts.
- N-1.3** Revise the zoning map to lessen areas exclusively zoned for single-type housing.
- N-1.4** Promote development of accessory dwelling units (ADUs)
- N-1.5** Encourage neighborhood focal point development with functions, activities, and facilities that can be sustained over time. Maintain standards for placement of community focal points and services within new development.
- N-1.6** Encourage urban agriculture as part of focal point development, in close proximity to schools, and near dense or multi-unit housing.
- N-1.7** Review and where appropriate, revise block and lot design standards, including orientation for solar power generation throughout city neighborhoods.
- N-1.8** Install, replace, and maintain missing or damaged sidewalks, trails, and shared use paths.
- N-1.9** Ensure multi modal connections between adjacent developments
- N-1.10** Increase connectivity between parks and neighborhoods through continued trail and sidewalk development. Prioritize closing gaps within the network.
- N-1.11** Enable a gradual and predictable increase in density in developed areas over time.
- N-1.12** Encourage major employers to provide employee housing within walking/biking distance of place of employment.

Goal N-2: Pursue simultaneous emergence of commercial nodes and residential development through diverse mechanisms in appropriate locations.

- N-2.1** Ensure the zoning map identifies locations for neighborhood and community commercial nodes early in the development process.
- N-2.2** Revise the zoning map to support higher intensity residential districts near schools, services, and transportation.
- N-2.3** Investigate and encourage development of commerce concurrent with, or soon after, residential development. Actions, staff, and budgetary resources relating to neighborhood commercial development should be given a high priority
- N-2.4** Evaluate design standards. Encourage development in appropriate districts of buildings that are capable of serving an initial residential purpose and be readily converted to commercial uses when adequate market support for commercial services exists.
- N-2.5** Ensure that new development includes opportunities for urban agriculture, including rooftop and home gardens, community gardens, or urban farms.

Goal N-3: Promote a diverse supply of quality housing units.

- N-3.1** Establish standards for provisions of diversity of housing types in a given area.
- N-3.2** Review zoning districts to assess the range of housing types in each district.
- N-3.3** Encourage distribution of affordable housing units throughout the City with priority given to locations near commercial, recreational, and transit assets.
- N-3.4** Require development of affordable housing through coordination of funding for affordable housing and infrastructure.
- N-3.5** Strongly discourage private covenants that restrict housing diversity or are contrary to City land development

policies or climate action plan goals.

- N-3.6** Include adequate residentially-designated areas for anticipated future housing in the future land use map.
- N-3.7** Support compact neighborhoods, small lot sizes, and small floor plans, especially through mechanisms such as density bonuses.
- N-3.8** Promote the development of "Missing Middle" housing (side by side or stacked duplex, triplex, live-work, cottage housing, group living, rowhouses/ townhouses, etc.) as one of the most critical components of affordable housing.
- N-3.9** Ensure an adequate supply of appropriately designated land to accommodate Low Income Housing Tax Credit development in qualifying census tracts.

Goal N-4: Continue to encourage Bozeman’s sense of place.

- N-4.1** Continue to recognize and honor the unique history, neighborhoods, neighborhood character, and buildings that contribute to Bozeman’s sense of place through programs and policy led by both City and community efforts.
- N-4.2** Incorporate features, in both public and private projects, to provide organization, structure, and landmarks as Bozeman grows.
- N-4.3** Revise Design Guidelines within the Conservation Overlay District to distinguish Downtown from the residential neighborhoods, to encourage neighborhoods and neighborhoods near transition areas, both north and south of Downtown.
- N-4.4** Ensure an adequate supply of off-leash facilities to meet the demand of Bozeman dog owners.



THEME 3 | A CITY BOLSTERED BY DOWNTOWN AND COMPLEMENTARY DISTRICTS

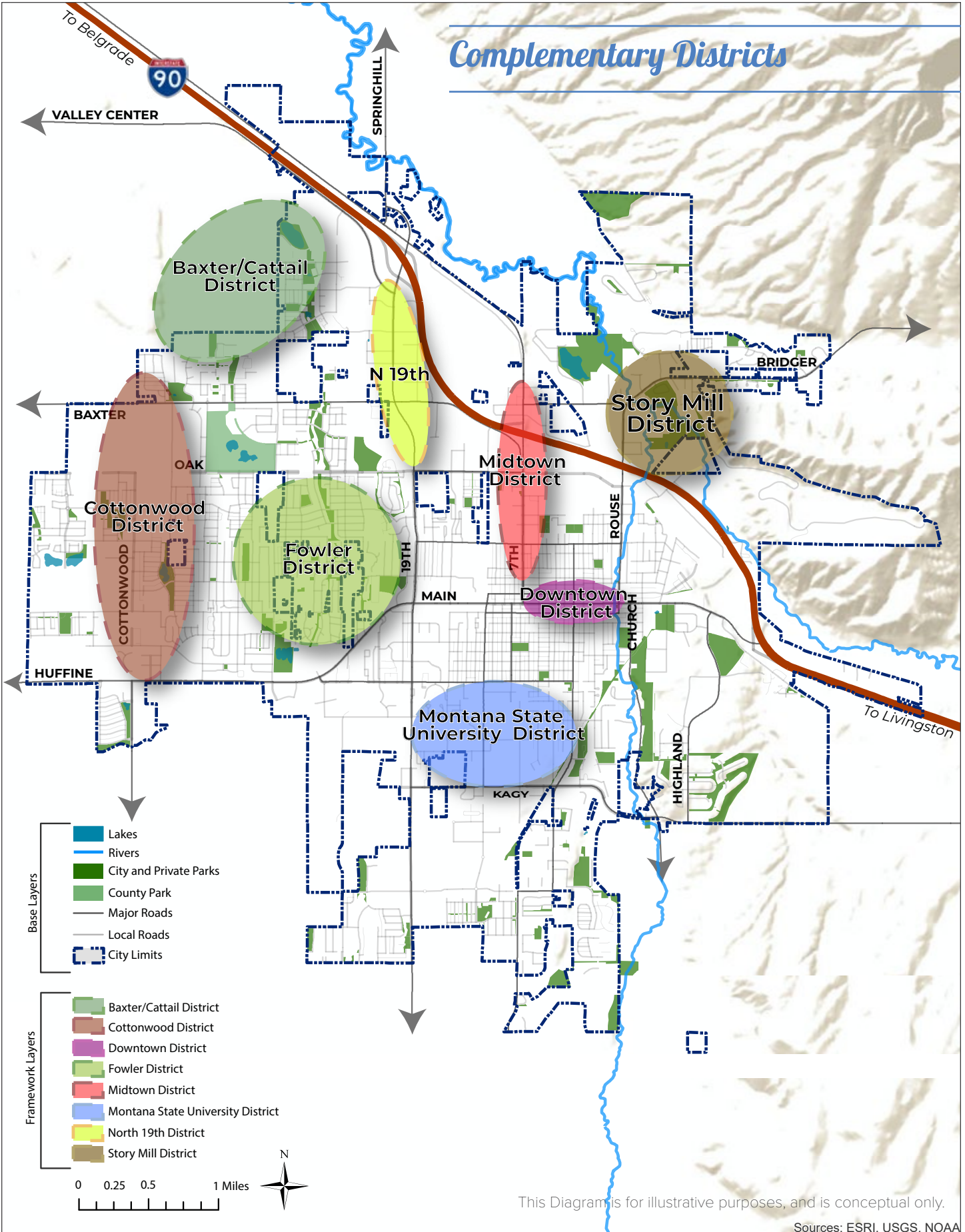
Our City is bolstered by our Downtown, Midtown, University and other commercial districts and neighborhood centers that are characterized by higher densities and intensities of use.

IMPORTANCE

Thoughtful city planning provides a host of advantages from economic vitality to environmental health to overall quality of life. Many of Bozeman’s neighborhoods have a concentration of housing with a variety of housing types that support nearby commercial centers. The City intends to look inward by prioritizing infill. Concentrated development uses land more efficiently, may reduce infrastructure costs, and reduces the overall amount of road surface and need for parking lots, improving overall access to parks, schools, and shops. Access is ultimately improved and places are connected through a variety of transportation options.

Concentrated development makes sense for our pocketbooks and overall health. When it comes to promoting a walkable, bikeable, safe, affordable, and energy-efficient community, density and design matter. Preventing sprawl and increasing resource efficiency depend on an intensity of urban life found in our commercial centers. Innovative design and planning include ideas like pocket neighborhoods, smaller housing, green alleys, urban agriculture, and creativity in our public spaces.

Complementary Districts



This Diagram is for illustrative purposes, and is conceptual only.

Sources: ESRI, USGS, NOAA

THEME 3 | GOALS, OBJECTIVES, AND ACTIONS

Goal DCD-1: Support urban development within the City.

- DCD-1.1** Evaluate alternatives for more intensive development in proximity to high visibility corners, services, and parks.
- DCD-1.2** Remove regulatory barriers to infill.
- DCD-1.3** Work with state regulatory agencies and the legislature to remove disincentives in state law and regulations to municipal development.
- DCD-1.4** Update the Unified Development Code (UDC) to reflect density increases or minimums within key districts.
- DCD-1.5** Identify underutilized sites, vacant, and undeveloped sites for possible development or redevelopment, including evaluating possible development incentives.
- DCD-1.6** Investigate expansion of existing or creation of new urban renewal areas to encourage redevelopment of key properties.
- DCD-1.7** Coordinate infrastructure construction, maintenance, and upgrades to support infill development, reduce costs, and minimize disruption to the public.
- DCD-1.8** Collaborate with the Montana State University School of Architecture and the Sustainable Foods and Bioenergy Systems department to develop educational materials and opportunities for local architects, community planners, and citizens on how to do quality urban design for infill and greenfield sites.
- DCD-1.9** Promote mixed-use developments with access to parks, open space, and transit options.
- DCD-1.10** Support University efforts to attract development near campus.
- DCD-1.11** Pursue annexations consistent with the future land use map and adopted facility plans for development at urban intensity.
- DCD-1.12** Prioritize the acquisition and/or preservation of open space that supports community values, addresses gaps in functionality and needs, and does not impede development of the community.
- DCD-1.13** Pursue acquisition and development of diverse water sources and resources.

Goal DCD-2: Encourage growth throughout the City, while enhancing the pattern of community development oriented on centers of employment and activity. Support an increase in development intensity within developed areas.

- DCD-2.1** Coordinate infrastructure development, land use development, and other City actions and priorities through community planning.
- DCD-2.2** Support higher density development along main corridors and at high visibility street corners to accommodate population growth and support businesses.
- DCD-2.3** Review and update minimum development intensity requirements in residential and non-residential zoning districts.
- DCD-2.4** Evaluate revisions to maximum building height limits in all zoning districts to account for contemporary building methods and building code changes.
- DCD-2.5** Identify and zone appropriate locations for neighborhood-scale commercial development.

- DCD-2.6** Evaluate and pursue joint mitigation of development impacts across multiple developments.
- DCD-2.7** Encourage the location of higher density housing and public transit routes in proximity to one another.
- DCD-2.8** Revise the zoning ordinance, reducing the number of zoning districts to be more consistent with the designated land use classifications, to simplify the development process, and support affordability objectives of the plan.
- DCD-2.9** Evaluate increasing the number of stories allowed in centers of employment and activity while also directing height transitions down to adjacent neighborhoods.

EXISTING PLANS

- Bozeman Creek Enhancement Plan – 2012
- Bozeman Creek Neighborhood Plan – 2005
- Bozeman Health Subarea Plan - 2024
- Climate Action Plan – 2020
- Community Housing Action Plan - 2020
- Community Transportation Safety Plan – 2013

Goal DCD-3: Ensure multimodal connectivity within the City.

- DCD-3.1** Expand multimodal accessibility between districts and throughout the City as a means of promoting personal and environmental health, as well as reducing automobile dependency.
- DCD-3.2** Identify missing links in the multimodal system, prioritize those most beneficial to complete, and pursue funding for completion of those links.
- DCD-3.3** Identify major existing and future destinations for biking and walking to aid in prioritization of route planning and completion.
- DCD-3.4** Support implementation of the Bozeman Transportation Master Plan strategies.
- DCD-3.5** Encourage increased development intensity in commercial centers and near major employers.
- DCD-3.6** Evaluate parking requirements and methods of providing parking as part of the overall transportation system for and between districts.

Goal DCD-4: Implement a regulatory environment that supports the Community Plan goals.

- DCD-4.1** Ensure that the Planning Department is supported with the resources required to effectively implement this plan, to dedicate staff to long range and regional planning efforts, and to process development applications expeditiously.
- DCD-4.2** Continuously invite and give due consideration to the input of design and development professionals in the improvement of the city's project evaluation processes and development code.
- DCD-4.3** Complete the transition to a form-based code and simplification so that it can be understood by the general public and consistently applied by planning staff.
- DCD-4.4** Differentiate between development and redevelopment. Allow relaxations of code provisions for developed parcels to allow redevelopment to the full potential of their zoning district.



THEME 4 | A CITY INFLUENCED BY OUR NATURAL ENVIRONMENT, PARKS, AND OPEN LANDS

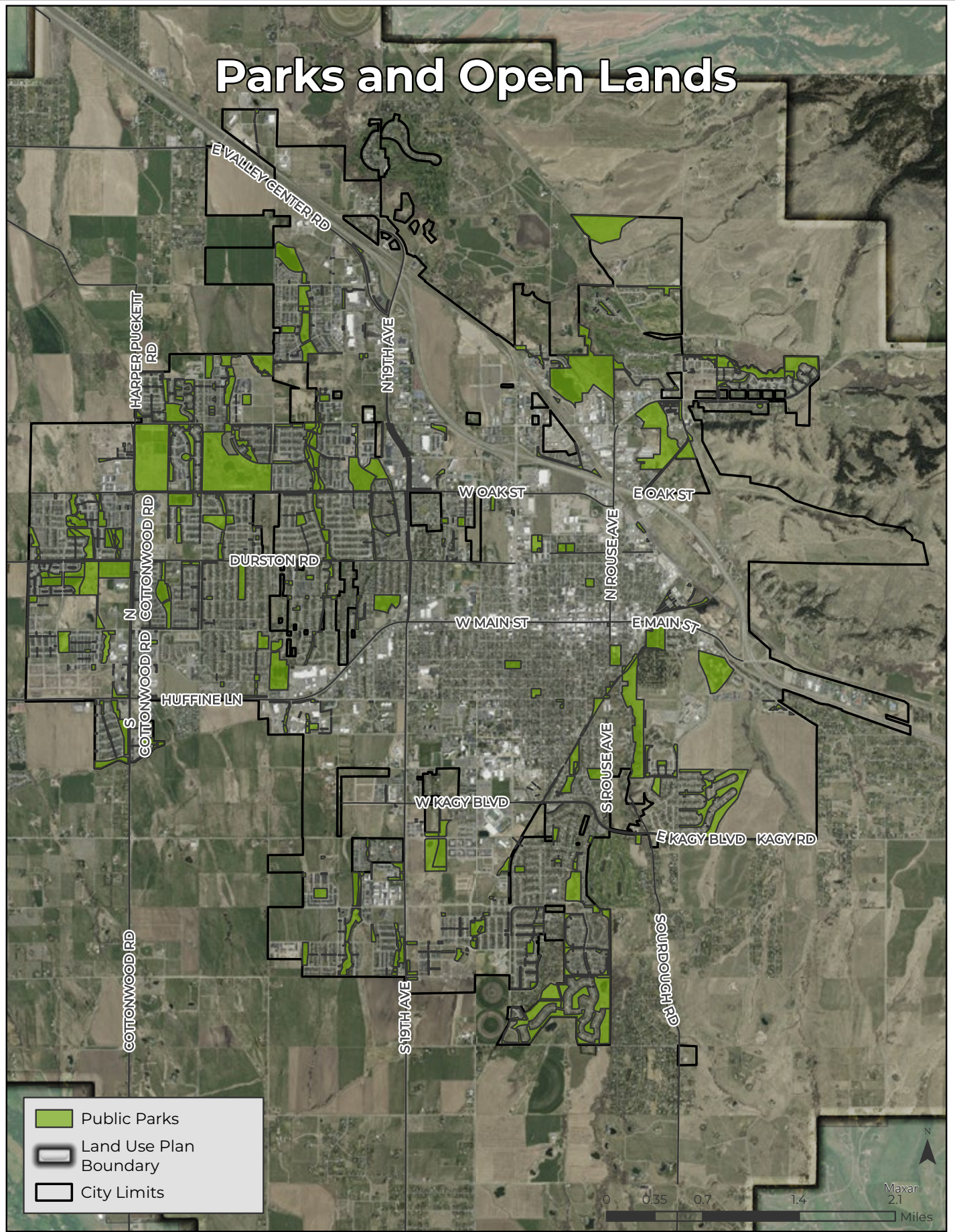
Our City is home to an outdoor-conscious population that honors and protects our natural environment and our well-managed open space and parks system.

IMPORTANCE

Surrounded by mountains, within close proximity to world-class rivers and Yellowstone National Park, Bozeman’s natural environment is hard to beat. It’s the foundation of our healthy tourist economy and the reason why many people move here, start businesses, and raise their families. It’s also the reason behind the City’s prioritization of parks, trails, and open space. And while Bozeman residents value and enjoy many forms of outdoor recreation, community members also understand and appreciate the need for maintaining and protecting the natural resources that support a healthy ecosystem.

Protecting our immediate and regional ecosystem requires diligence and careful planning as Bozeman and Gallatin County continue to grow. Responding to climate change, protecting the health of our water systems and our air quality, and grappling with the impacts of increased human population and invasive plants and animals are some of our challenges.

Parks and Open Lands



THEME 4 | GOALS, OBJECTIVES, AND ACTIONS

Goal EPO-1: Prioritize strategic acquisition of parks to provide a variety of recreational opportunities throughout the City.

- EPO-1.1** Coordinate the location of existing and future parks to create opportunities for linear parks to connect larger parks. Prioritize quality locations and features in parks over quantity of parks.
- EPO-1.2** Collaborate with partner agencies and organizations to establish sustainable funding sources for ongoing acquisition, construction, and operations of City parks, trails, gardens, and open space.
- EPO-1.3** Incorporate unique and inclusive recreational and artistic elements into parks.
- EPO-1.4** Research and implement multi-use features within parks to promote increased use and visitation. Wherever possible, parks are connected to multi-modal transportation options and accessible for people with disabilities.
- EPO-1.5** Work with partner organizations to identify and reduce impacts on at-risk, environmentally sensitive areas that contribute to water quality, wildlife corridors, or wildlife habitat, specifically wildlife habitat as we continue outward growth.
- EPO-1.6** Upon completion of an update to the City's park master plan, review standards of the UDC for adequacy and update, as needed, to coordinate with development review standards and practices.

Goal EPO-2: Work to ensure that development is responsive to natural features.

- EPO-2.1** Where appropriate, activate connections to waterways by creating locations, adjacent trails, and amenities encouraging people to access them.
- EPO-2.2** Work with the U.S. Army Corps of Engineers to keep wetlands mitigation within the Gallatin Valley rather than locating to other watersheds.
- EPO-2.3** Identify, prioritize, and preserve key wildlife habitat and corridors.

Goal EPO-3: Address climate change in the City's plans and operations.

- EPO-3.1** Support development of maintenance standards including sidewalk clearing, sidewalk surfaces, bike lanes, and procedures for consistent implementation.
- EPO-3.2** Ensure complete streets and identify long-term resources for the maintenance of year-round bike and multi-use paths to improve utilization and reduce annual per capita vehicle miles traveled.
- EPO-3.3** Support water conservation, use of native plants in landscaping, and development of water reuse systems.
- EPO-3.4** Review and update landscape and open space standards for public and private open spaces to reduce water use. Likewise, review and update standards for reuse systems.
- EPO-3.5** Update land development standards to implement the Integrated Water Resources Plan.
- EPO-3.6** Review and revise stormwater standards to address changing storm profiles.
- EPO-3.7** Review and update development regulations to implement facility and service plans when those plans are updated.

- EPO-3.8** In coordination with the Sustainability Division, provide public education on energy conservation and diversified power generation alternatives.
- EPO-3.9** Integrate climate change considerations into development standards.
- EPO-3.10** Inclusion of community gardens, edible landscaping, and urban micro-farms as part of open spaces outside of watercourses and wetlands in subdivisions is encouraged where appropriate.
- EPO-3.11** Support resource conservation through recycling, composting, and other appropriate means.

Goal EPO-4: Promote uses of the natural environment that maintain and improve habitat, water quantity, and water quality, while giving due consideration to the impact of City regulations on economic viability.

- EPO-4.1** Eliminate reliance on private maintenance of public infrastructure, including public parks, trail systems, and stormwater facilities. Identify a sustainable and reliable public funding source for this infrastructure.
- EPO-4.2** Update floodplain and other regulations that protect the environment.
- EPO-4.3** Pursue an inter-jurisdictional effort to establish baseline information on air quality trends and enhance monitoring facilities.
- EPO-4.4** Collaborate with other Montana cities working with regulatory agencies to establish fair and technologically feasible water treatment standards.
- EPO-4.5** Complete the update for an integrated Hazard Management and Mitigation Plan.
- EPO-4.6** Develop a plan to mitigate conflicts between humans and wildlife through the use of proactive, non-lethal measures.

THEME 4: OTHER RELEVANT PLANS

- [Bozeman Creek Enhancement Plan – 2012](#)
- [Cemetery Master Plan - 2018](#)
- [Climate Action Plan – 2020](#)
- [Drought Management Plan – 2017](#)
- [Integrated Water Resources Implementation Plan – 2013](#)
- [Parks, Trails, and Active Transportation Plan - 2023](#)
- [Stormwater Facilities Plan – 2025](#)
- [Transportation Master Plan – 2017:](#)
- [Urban Forestry Management Plan – 2016](#)
- [Wastewater Collection Facilities Plan Update – 2025](#)
- [Water Facility Plan Update – 2017](#)





THEME 5 | A CITY THAT PRIORITIZES ACCESSIBILITY AND MOBILITY CHOICES

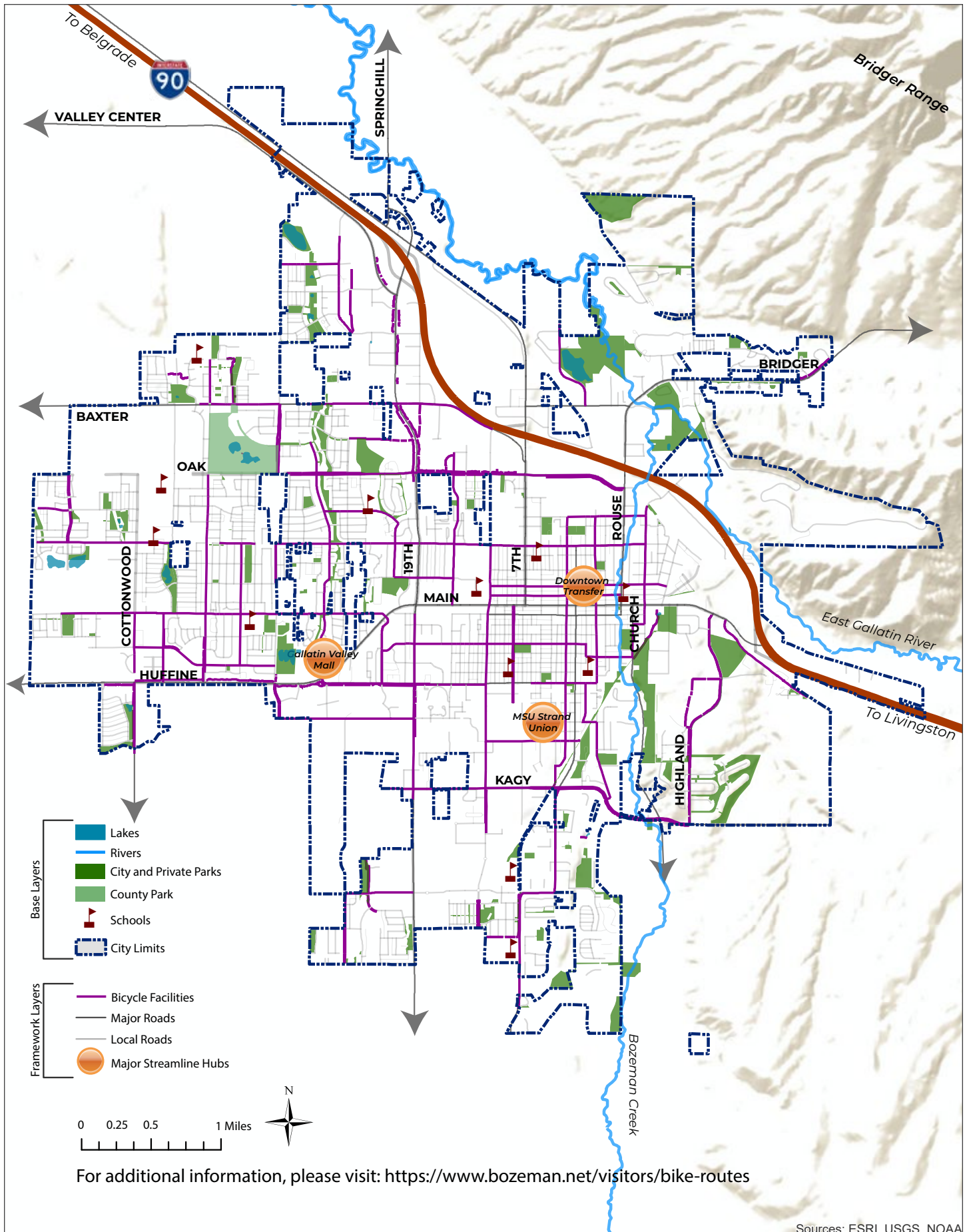
Our City fosters the close proximity of housing, services, and jobs, and desires to provide safe, efficient mobility for pedestrians, cyclists, transit users, and drivers.

IMPORTANCE

The best transportation plan is a good land use plan. Transportation systems impact the following: 1) livability (in terms of traffic congestion, but also noise, pollution, physical activity, accessibility, safety, and aesthetics); 2) affordability (after housing, transportation is the second largest expense for most households); and 3) sustainability (transportation accounted for more than one third of Bozeman's 2016 greenhouse gas emissions). Notably, the Bozeman Yellowstone International Airport is the busiest airport in the state. An affordable, livable, sustainable city should grow with reduced reliance on driving alone to reach daily destinations.

Active transportation increases daily physical activity, improving health and lowering healthcare costs. Motor vehicle accidents are one of the leading causes of preventable deaths in our country. Designing streets to prioritize safety (rather than speed) significantly reduces fatal injuries for all users and promotes active transportation.

Living in housing that's far from daily destinations usually means the only reasonable transportation choice is your personal car. Thoughtful community planning provides residents and visitors with a wide range of transportation options. Appropriately designed trails, sidewalks, crossings, bike lanes, and transit networks help us move around our neighborhoods and promote safe, efficient passage to our destinations.



THEME 5 | GOALS, OBJECTIVES, AND ACTIONS

Goal M-1: Ensure multimodal accessibility.



Anticipating Changes in Multimodal Transportation
OHM Advisors

- M-1.1** Prioritize mixed-use land use patterns. Encourage and enable the development of housing, jobs, and services in close proximity to one another.
- M-1.2** Make transportation investment decisions that recognize active transportation modes and transit as a priority.
- M-1.3** Develop service standard levels for multimodal travel.
- M-1.4** Develop safe, connected, and complementary transportation networks for pedestrians, bicyclists, and users of other personal mobility devices (e-bikes, electric scooters, powered wheelchairs, etc.).
- M-1.5** Identify locations for key mobility hubs (e.g. rideshare drop off/ pick up areas, bike/scooter share, transit service, bike, and pedestrian connections).
- M-1.6** Integrate consideration of rideshare and other mobility choices into community planning regulations.
- M-1.7** Develop a trunk network of high-frequency, priority transit service connecting major commercial nodes and coinciding with increased density.
- M-1.8** Establish standards and procedures for placement of bus shelters in City rights of way.
- M-1.9** Prioritize and construct key bicycle infrastructure, to include wayfinding signage, connections, and enhancements with emphasis on completing network connectivity.
- M-1.10** In conjunction with the transportation plan, work to develop a core network of “AAA” (appropriate for all ages and abilities) bike routes covering at least 75 percent of households and 75 percent of jobs within ½ mile of the network.
- M-1.11** Prioritize and construct key sidewalk connections and enhancements.
- M-1.12** Eliminate parking minimum requirements in commercial districts and affordable housing areas and reduce parking minimums elsewhere, acknowledging that demand for parking will still result in new supply being built.
- M-1.13** Work with community partners to expand the Main Street to the Mountains network and integrate the larger community recreational travel network.
- M-1.14** Identify possible routes for future bicycle and pedestrian beltway/greenway.

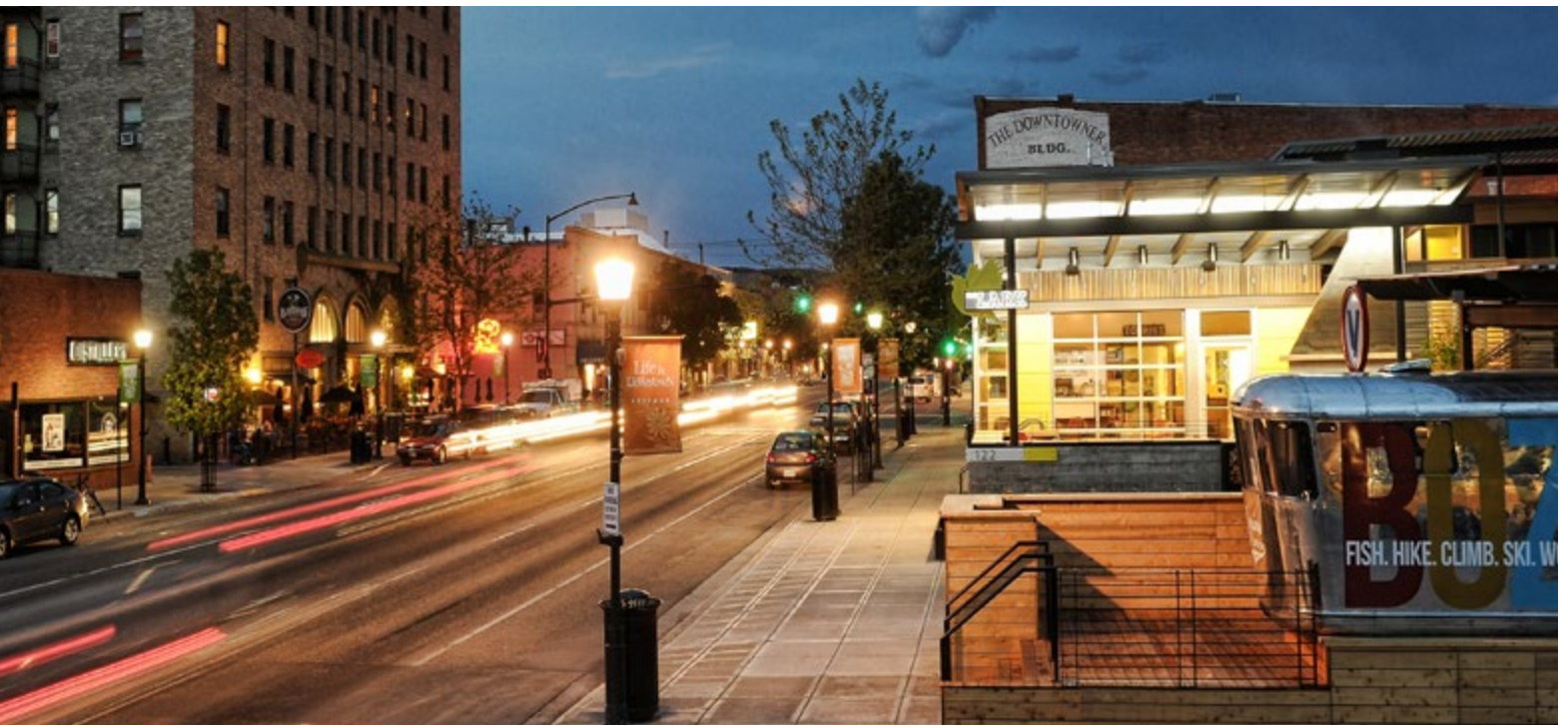
Goal M-2: Ensure multimodal safety.

- M-2.1** Work with the Public Works Department, Police Department, and other partners to provide education on safe travel behaviors and rules.
- M-2.2** Review and, as appropriate, update the City’s complete streets policy.
- M-2.3** Work with School District #7 and other community partners in planning and operating safe routes to local schools.
- M-2.4** Encourage the design of school sites to support walking and biking.
- M-2.5** Develop safe crossings along priority and high utilization pedestrian and biking corridors.

THEME 5: OTHER RELEVANT PLANS

- [Bozeman Community Transportation Safety Plan – 2013](#)
- [Downtown Strategic Parking Management Plan – 2016](#)
- [Parks, Trails, and Active Transportation Plan - 2023](#)
- [Transportation Master Plan – 2017](#)





THEME 6 | A CITY POWERED BY ITS CREATIVE, INNOVATIVE, AND ENTREPRENEURIAL ECONOMY

Our City benefits from and desires to further an expanding economy that is powered by the talents of its residents, a dedicated and engaged business community, and strong regional partnerships.

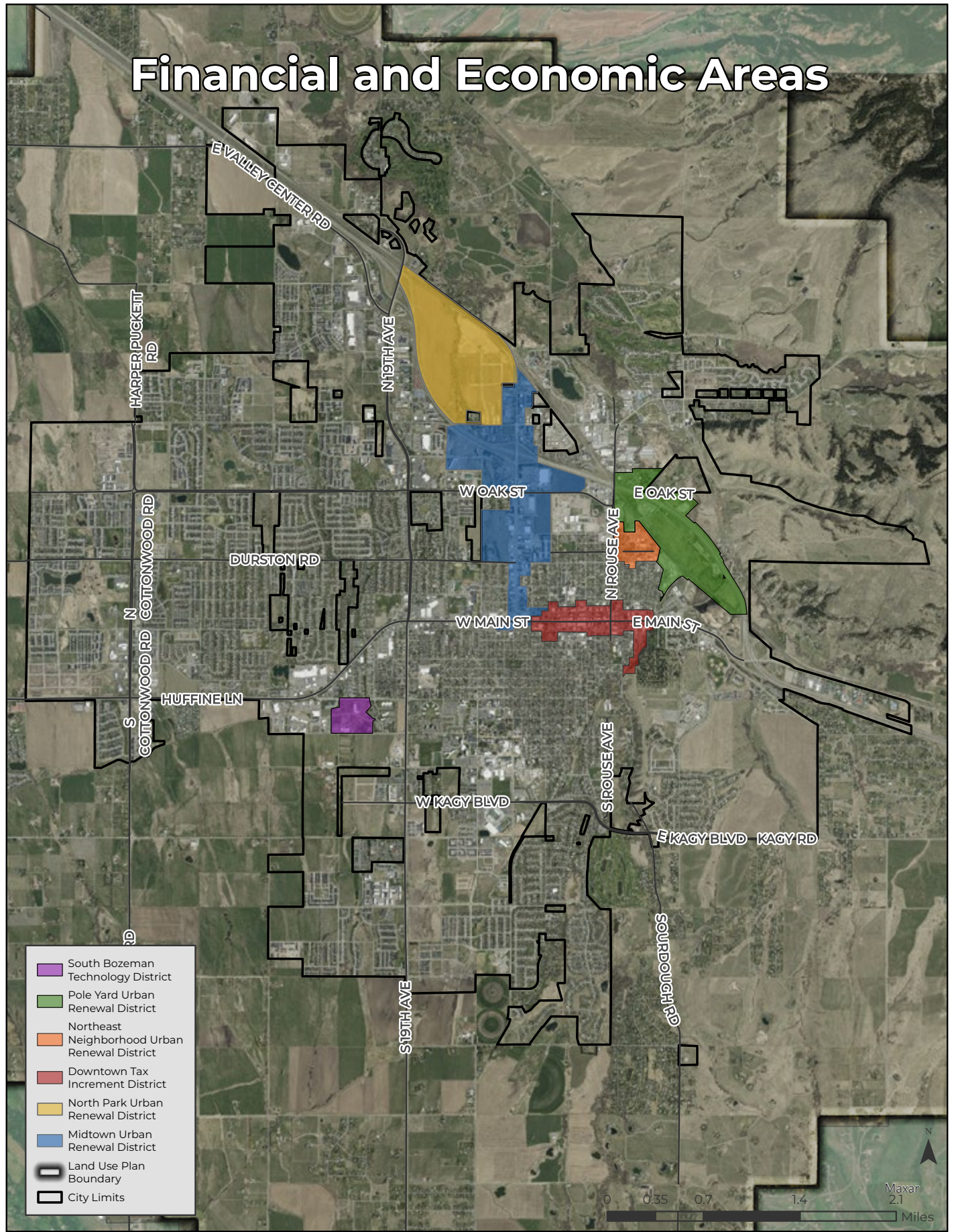
IMPORTANCE

Bozeman's economy is diverse and expanding, with a mix of businesses and industries centered on technology, healthcare, education, recreation, and tourism, and regional services. This is one of the City's great strengths. The City also has many lower wage jobs in service roles. Bozeman has access to cutting edge education and research at opportunities from Montana State University. With an enrollment of nearly 17,000 students, the University hosts ten colleges that includes subjects such as Engineering, Agriculture, Business, and Nursing. Graduates have created offshoot industries that foster competencies in several national industries, including businesses in opto-electronics, biofilm, and outdoor gear and other industries. Continued investment in job training and education is needed to support continued economic growth.

The City's commitment to broadband availability through its Economic Development Division has improved availability of national-level broadband speeds in key areas of the City, making state of the art communications and information from distant consultants available locally. Immediate and short-distance proximity to outdoor recreation opportunities provides significant daily mental and physical health benefits to residents and employers, making Bozeman one of the most desirable innovation centers in the country.

Bozeman's growing economy makes possible its increasing dynamism, diversity, and wealth. Each of the major sectors of our economy – education, technology, outdoor recreations, tourism, health care, and regional services – benefits from and reinforces the others. The growing economy provides resources the money that enables the City to pursue its priorities.

Financial and Economic Areas



THEME 6: OTHER RELEVANT PLANS

Downtown Improvement Plan – 2019

Economic Development Strategy Update – 2023

Transportation Master Plan – 2017

Wastewater Collection Facilities Plan Update – 2025

THEME 6 | GOALS, OBJECTIVES, AND ACTIONS

Goal EE-1: Promote the continued development of Bozeman as an innovative and thriving economic center.

- EE-1.1** Support the goals and objectives outlined in the Bozeman Economic Development Strategy.
- EE-1.2** Invest in those infrastructure projects that will strengthen business and higher education communities as coordinated through the annual capital improvement plan.
- EE-1.3** Continue to facilitate live/work opportunities as a way to support small, local businesses in all zoning districts.
- EE-1.4** Support employee retention and attraction efforts by encouraging continued development of affordable housing in close proximity to large employers.
- EE-1.5** Support expansion of current and emerging infrastructure technologies including fiber optic service and other communication infrastructure.
- EE-1.6** Update the zoning map to correct deficiencies identified in the annual land use inventory report.

Goal EE-2: Survey and revise land use planning and regulations to promote and support economic diversification efforts.

- EE-2.1** Ensure the future land use map contains adequate areas of land for anticipated diverse users.
- EE-2.2** Review and revise, or possibly replace, the Business Park Mixed Use zoning district to include urban standards and consider possible alterations to the allowed uses.
- EE-2.3** Adopt zoning regulations that establish and define the range of urban agricultural practices, including vertical farms and other forms of urban farming, as a permitted or conditional use in appropriate locations. Urban agriculture can be compatible with a variety of land use designations shown on the Future Land Use Map.



THEME 7 | A CITY ENGAGED IN REGIONAL COORDINATION

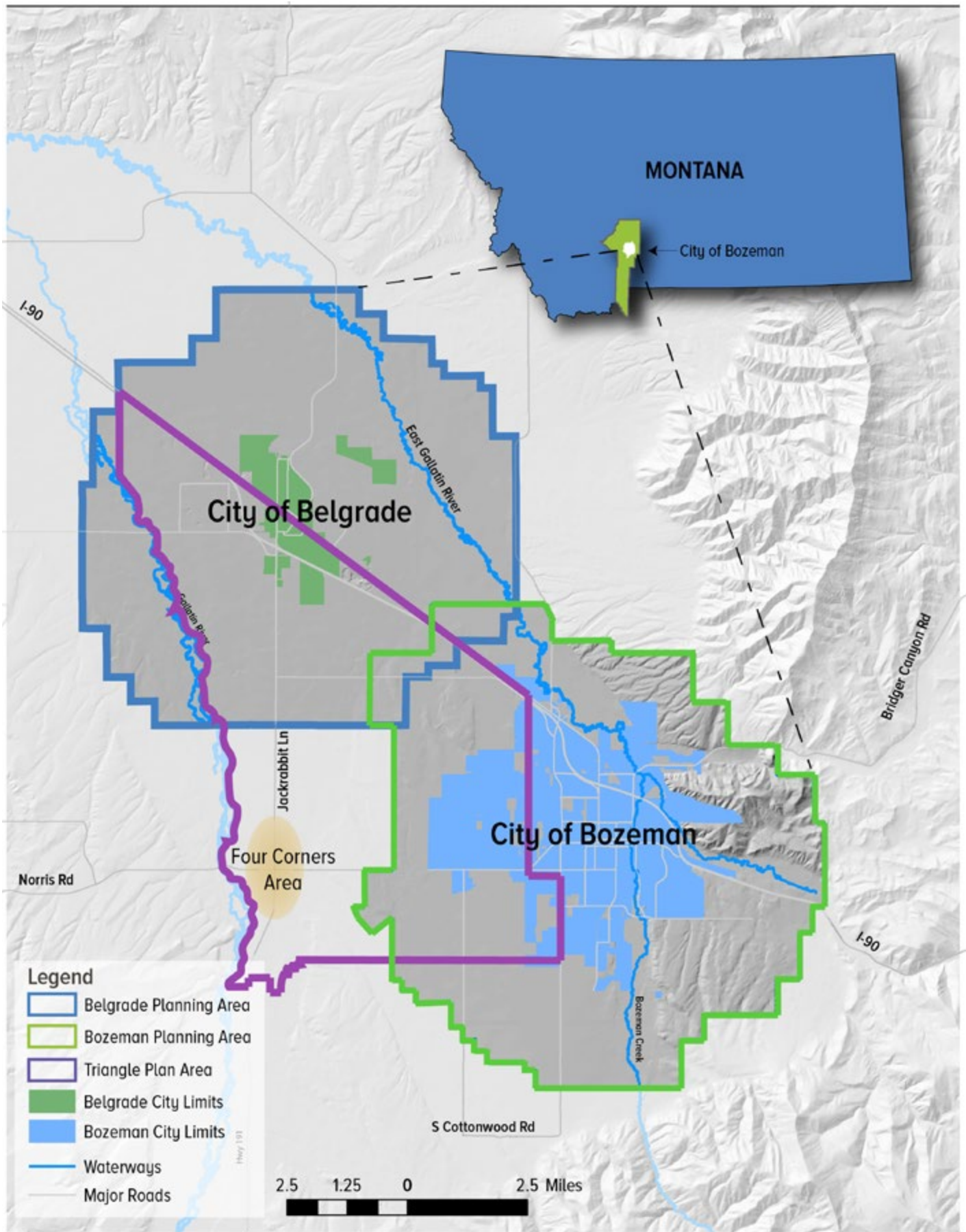
Our City, in partnership with Gallatin County, Montana State University, and other regional authorities, desires to address the needs of a rapidly growing and changing regional population through strategic infrastructure choices and coordinated decision-making.

IMPORTANCE

Cooperation between agencies makes sense. Conflicting decisions and lack of trust between agencies can create complications and uncertainty, adversely affect our overall public health and safety, and drive up costs. A good working relationship between city and county officials and staff can reduce conflicts, improve our overall infrastructure, lower taxpayer costs and ultimately create a safer, healthier community. Regional coordination creates and maintains a coherent land use pattern that supports the needs of existing and future residents and the desire to protect community character and amenities. Cooperation between jurisdictions supports development patterns that do not compromise the ability of municipalities to grow in the future or expand necessary infrastructure. The jurisdictional lines between City and County, state land and local land, are important in helping define the roles of various public agencies.

Belgrade, Bozeman, and Gallatin County have mutually agreed they will coordinate land use in the area of overlapping jurisdictions known as the triangle, and pursuant to the Triangle Community Plan, to achieve:

- Compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources;
- Well-planned transportation systems, consistent with the overall growth management vision, support the development of multi-modal and public transportation networks;
- Community cores that have adequate transportation, utility, health, educational, and recreational facilities. Residential areas that provide healthy surroundings; and
- Opportunities for agriculture, industry, and business, while minimizing conflict between adjacent land uses.



Bozeman commits to Gallatin County and the City of Belgrade to work together in pursuit of these goals. The Planning Coordinating Committee will play a key role in coordinating this work.

THEME 7 | GOALS, OBJECTIVES AND ACTIONS

Goal RC-1: Improve communication and coordination with Gallatin County, the City of Belgrade, public schools, and other regional public entities regarding community planning and associated matters.

- RC-1.1** Consider regional impacts when making policy decisions affecting areas outside the City.
- RC-1.2** Coordinate planning activities to promote consistency throughout the region for parks, transportation, bus service, and other community infrastructure.
- RC-1.3** Research, understand, and collaboratively construct infrastructure and transportation improvements that benefit the region.
- RC-1.4** Participate in regularly scheduled coordination meetings with Gallatin County and the City of Belgrade planning departments and planning boards to coordinate planning issues.
- RC-1.5** Implement the Triangle Community Plan in coordination between Bozeman, Belgrade, and Gallatin County.
- RC-1.6** Prepare for establishment of a Metropolitan Planning Organization, anticipated to be required by federal law after the completion of the 2020 US Census.

Goal RC-2: Continue and build on successful collaboration with Gallatin County, neighboring municipalities, and other agencies to identify and mitigate potential hazards and develop coordinated response plans.

- RC-2.1** Prohibit development in environmentally-sensitive or hazard-prone areas.
- RC-2.2** Identify effective, affordable, and regionally-appropriate hazard mitigation techniques through the Gallatin County Hazard Mitigation and Community Wildfire Protection Plan and other tools. As a group, annually review the Gallatin County Hazard Mitigation Plan, and determine the need for updates and enhancements.
- RC-2.3** Along with non-profit and agency partners, identify, map, and utilize geographic information systems (GIS) data to locate and monitor developments on environmentally sensitive and hazard-prone areas.
- RC-2.4** Review and revise land use regulations and standards that affect the wildland urban interface to provide adequate public safety measures, mitigate impacts on public health, and encourage fiscal responsibility.
- RC-2.5** Through coordination with non-profit and agency partners, identify and prioritize lands for acquisition or placement of conservation easements with the goal of lessening or eliminating development in environmentally sensitive areas and/or preserving areas consistent with the other priorities of this Growth Policy.

Goal RC-3: Collaborate with Gallatin County regarding annexation and development patterns adjacent to the City to provide certainty for landowners and taxpayers.

- RC-3.1** Work with Gallatin County to create compact, contiguous development and infill to achieve an

efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.

RC-3.2 Work with Gallatin County to keep rural areas rural and maintain a clear edge to urban development that evolves as the City expands outwards.

RC-3.3 Prioritize annexations that enable the incremental expansion of the City and its utilities.

RC-3.4 Encourage annexation of land adjacent to the City prior to development and encourage annexation of wholly surrounded areas.

RC-3.5 Establish standard practices for sharing development application information and exchanging comments between the City and County.

RC-3.6 Develop shared information on development processes.

RC-3.7 Provide education and information on the value and benefits of annexation, including existing un-annexed pockets surrounding the City, to individual landowners and the community at large. Establish interlocal agreements, when appropriate, to formalize working relationships and procedures.

RC-3.8 Coordinate with Gallatin County for siting, development, and redevelopment of regional parks, emergency services, fairgrounds, transportation facilities, interchanges, or other significant regional services.

THEME 7: OTHER RELEVANT PLANS

[Bozeman Strategic Plan – 2018](#)

[Fire and EMS Master Plan – 2017](#)

[Gallatin County Hazard Mitigation Plan and Community Wildfire](#)

[Protection Plan – 2020](#)

[Triangle Community Plan – 2020](#)

[Wastewater Collection Facilities Plan Update – 2025](#)

[Water Facility Plan Update – 2017](#)

Goal RC-4: Ensure that all City actions support continued development of the City, consistent with its adopted Plans and standards.

RC-4.1 Enhance collaboration between City agencies to ensure quality design and innovation across public and private areas.

RC-4.2 Further develop reasonable and relevant metrics for community development within the City's Planning Area to determine whether the intent of this Plan is being accomplished.

RC-4.3 Prioritize human well-being and health in the creation and implementation of land development standards.

RC-4.4 Update the Unified Development Code (UDC) to:

- Implement a twice-yearly code revision cycle. Identify and make revisions to optimize the UDC current conditions.
- Incorporate development minimums in designated growth areas.
- Revise the zoning map to harmonize with the future land use map.

03



03 | FUTURE LAND USE

IMPORTANCE

Future land use is the community’s fundamental building block. It is an illustration of the City’s desired outcome to accommodate the complex and diverse needs of its residents. Part of Bozeman’s appeal is its distinct character. Its character comes from the natural setting and includes the sense of place created by constructed landmarks such as Downtown and the MSU campus. Continuing Bozeman’s character as a unique place rather than “Anywhere, USA” is important. There is increasing evidence that sense of place is an important influence on economic development and overall community health.

Bozeman’s physical landscape provides residents and visitors variety when moving amongst its streets, bike paths, and trails. This variety is often noted as an important part of Bozeman’s unique character – to experience open, agricultural, and recreational spaces just minutes from dense, urban corridors from the seat of a bike or a car, a bus, or when walking. As Bozeman continues to evolve, promoting this landscape diversity will be important to maintaining the community character that people know and love.

Community development oriented on centers of employment and activity shorten travel distances and encourage multi-modal transportation, increase business synergies, and permit greater efficiencies in the delivery of public services.

City activities all require continuous thoughtfulness and planning. Capital improvements, maintenance programs, and plan implementation tools must be regularly evaluated and updated. Ensuring a consistent set of guiding principles provides a higher level of service to residents, minimizes contradictory or conflicting policies that waste resources, and enable a more accurate evaluation of public policies.

All of these are reflected in, and shaped by, the way land is used. The character of our well-planned City is defined by urban edges, a varied skyline, centers of employment and activity, pedestrian-friendly streetscapes, and easy access to the natural world.

The land use map sets generalized expectations for what goes where in the community. Each category has its own descriptions. Understanding the future land use map is not possible without understanding the category descriptions. Land use categories are not regulatory. Each category description can be implemented by multiple zoning districts. The land use categories and descriptions provide a guide for appropriate development and redevelopment locations for civic, residential, commercial, industrial, and other uses. The Future land use designations are important because they aim to further the vision and goals of the City through promoting sustainability, citizen and visitor safety, and a high quality of life that will shape Bozeman's future development.



FUTURE LAND USE MAP - LAND USE DESCRIPTIONS

The Future Land Use Map for the Planning Area is an indispensable part of this Plan. It utilizes ten land use categories to illustrate and guide the intent, type of use, density, and intensity of future development. The map does not always represent existing uses but does reflect the uses that are desired. Although Gallatin County has final approval authority on land development outside the City of Bozeman, land annexed by the City is under the City's authority. The City has adopted facility plans that enable coordination with Gallatin County. If one or more intergovernmental agreements are developed that address areas outside City limits, development would need to meet the terms of these agreements. Land use categories are not regulatory in and of themselves. The Correlation with Zoning table shows the existing zoning districts that implement the intent of each district.

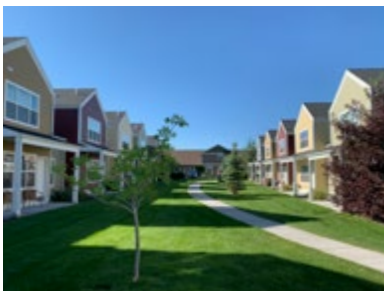
The future land use map is not limited to conditions or needs expected within a certain number of years. It depicts what, at whatever time the land changes use, what the City sees as the best long term use. It may take many plan update cycles before the depicted conditions on the future land use map occur. The Planning Area boundary and development opportunities are coordinated with the City's water and sewer plans. These plans are periodically updated. The Planning Area boundary and capacity should be reviewed to accommodate changes in these plans. Amendments to the FLUM follow the procedures in Chapter 5. Due to limitations of scale and ability to predict the nuances of land development, the water bodies and streams are not depicted nor are the locations of future parks.

The categories are as follows:

1. URBAN NEIGHBORHOOD.

This category primarily includes urban density homes in a variety of types, shapes, sizes, and intensities. Large areas of any single type of housing are discouraged. In limited instances, an area may develop at a lower gross density due to site constraints and/or natural features such as floodplains or steep slopes. Complementary uses such as parks, home-based occupations, fire stations, churches, schools, and some neighborhood-serving commerce provide activity centers for community gathering and services. The Urban Neighborhood designation indicates that development is expected to occur within municipal boundaries. This may require annexation prior to development.

Applying a zoning district to specific parcels sets the required and allowed density. Higher density residential areas are encouraged to be, but are not required or restricted to, proximity to commercial mixed use areas to facilitate the provision of services and employment opportunities without requiring the use of a car.



Near Enterprise Blvd. and Graf St.



Near N. Black Ave. and E. Beall St.



Northeast Neighborhoods

2. RESIDENTIAL MIXED USE.

This category promotes neighborhoods substantially dominated by housing, yet integrated with small-scale commercial and civic uses. The housing can include single-attached and small single-detached dwellings, apartments, and live-work units. If buildings include ground floor commercial uses, residences should be located on upper floor. Variation in building mass, height, and other design characteristics should contribute to a complete and interesting streetscape.

Secondary supporting uses, such as retail, office, and civic uses, are permitted on the ground floor. All uses should complement existing and planned residential uses. Non-residential uses are expected to be pedestrian oriented and emphasize the human scale with modulation in larger structures. Stand alone, large, non-residential uses are discouraged. Non-residential spaces should provide an interesting pedestrian experience with quality urban design for buildings, sites, and open spaces.

This category is appropriate near commercial centers. Larger areas should be well served by multimodal transportation routes. Multi-unit, higher density, urban development is expected. Any development within this category should have a well-integrated transportation and open space network that encourages pedestrian activity and provides ready-access within and adjacent development.



Cannery District



Near Enterprise Blvd. and Graf St.



Northeast Neighborhoods

3. COMMUNITY COMMERCIAL MIXED USE.

The Community Commercial Mixed Use category promotes commercial areas necessary for economic health and vibrancy. This includes professional and personal services, retail, education, health services, offices, public administration, and tourism establishments. Density is expected to be higher than it is currently in most commercial areas in Bozeman and should include multi-story buildings. Residences on upper floors, in appropriate circumstances, are encouraged. The urban character expected in this designation includes urban streetscapes, plazas, outdoor seating, public art, and hardscaped open space and park amenities. High density residential areas are expected in close proximity.

Developments in this land use area should be located on one or two quadrants of intersections of the arterial and/or collector streets and integrated with transit and non-automotive routes. Due to past development patterns, there are also areas along major streets where this category is organized as a corridor rather than a center. Although a broad range of uses may be appropriate in both types of locations, the size and scale is to be smaller within the local service areas. Building and site designs made to support easy reuse of the building and site over time is important. Mixed use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any single use. Higher intensity uses are encouraged in the core of the area or adjacent to significant streets and intersections. Building height or other methods of transition may be required for compatibility with adjacent development.

Smaller neighborhood scale areas are intended to provide local service to an area of approximately one half-mile to one mile radius as well as passersby. These smaller centers support and help give identity to neighborhoods by providing a visible and distinct focal point as well as employment and services. Densities of nearby homes needed to support this scale are an average of 14 to 22 dwellings per net acre.



Northeast Neighborhoods



Cannery District



Ferguson Farms

4. TRADITIONAL CORE.

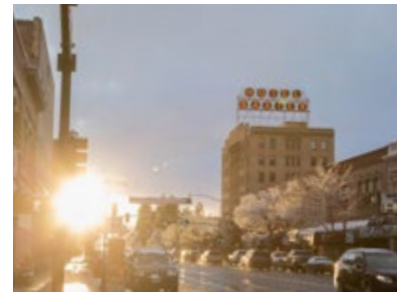
The traditional core of Bozeman is Downtown. This area exemplifies high quality urban design including an active streetscape supported by a mix of uses on multiple floors, a high level of walkability, and a rich architectural and local character. Additionally, essential government services and flexible spaces for events and festivals support opportunities for civic and social engagement. The intensity of development in this district is high with a Floor Area Ratio (FAR) well over 1. As Bozeman grows, continued evolution is necessary for long-term resilience. Challenges do exist, particularly around keeping local identity intact, balancing growth sensitively, and welcoming more transportation modes and residents. Underdevelopment and a lack of flexibility can threaten the viability of the land use designation. Future development should be intense while providing areas of transition to adjacent neighborhoods and preserving the character of the Main Street Historic District through context-sensitive development.



Main St.



Babcock St.



Main St.

5. REGIONAL COMMERCIAL AND SERVICES.

Regionally significant developments in this land use category may be developed with physically large and economically prominent facilities requiring substantial infrastructure and location near significant transportation facilities. Due to the scale of these developments, location, and transition between lower-density uses is important. Residential space should be located above the first floor to maintain land availability for necessary services. Development within this category needs well-integrated utilities, transportation, and open space networks that encourage pedestrian activity and provide ready-access within and adjacent to development. Large community scale areas in this land use category are generally 75 acres or larger and are activity centers for several surrounding square miles. These are intended to service the overall community as well as adjacent neighborhoods and are typically distributed by a one-to two-mile separation.



1001 Oak Street



Kenyon Noble



Highland Blvd.

6. MAKER SPACE MIXED USE

This classification provides areas for dynamic mixed uses including technology industries, manufacturing, research and development, offices, and supportive uses to provide employment and services to the community. Opportunity for live/work may be provided or housing elements integrated on upper floors of mixed use buildings. Careful consideration is given to public policies supporting compatibility to enable mixed uses to coexist in harmony. Development within these areas is often intensive and the area is connected to significant transportation corridors. Although use in these areas may be intense, they are part of the larger community and standards for architecture and site design apply.



S&S Building



Offices



Employment with on site residential

7. INDUSTRIAL.

This classification provides areas for manufacturing, warehousing, technology industries, and transportation hubs. Development within these areas is intensive and is connected to significant transportation corridors. Uses that would be harmed by industrial activities are discouraged from locating in these areas. Although use in these areas is intense, they are part of the larger community and standards for architecture and site design apply. In some circumstances, uses other than those typically considered industrial have been historically present in areas that were given an industrial designation in prior growth policies. Careful consideration must be given to public policies to allow these mixed uses to coexist in harmony.



Multi-Modal Freight Terminal



Straightaway Motors



Northwestern Energy

8. PARKS AND OPEN LANDS.

All recreational lands, including parks, are included within this category, as well as certain private lands. These areas are generally open in character and may or may not be developed for active recreational purposes. This category includes conservation easements or other private property which may not be open for public use.



Story Mill Park



Sourdough Trail Area



Meyers Lake

9. PUBLIC INSTITUTIONS.

The land in this classification is owned by a public entity. A variety of activities are undertaken in this land use classification. Schools are a dominant use including Montana State University. Other typical uses are libraries, fire stations, and publicly operated utilities. A significant portion of Bozeman's employment occurs within this category.



Bozeman Public Library, Main St.



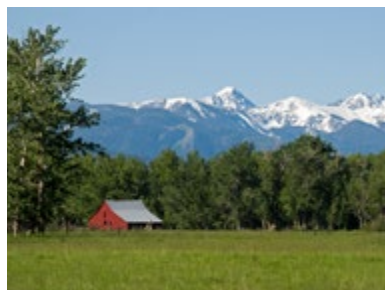
City Hall



Meadowlark Elementary School

10. NO CITY SERVICES.

This category designates areas where development is considered inappropriate over the 20-year planning horizon of this growth policy because of natural features, negative impacts on the desired development pattern, or difficulty providing urban services. As a result, the City does not anticipate building infrastructure to serve these lands at any time during the Planning Period. As the City's growth policy is updated, some areas currently classified as No City Services may be reclassified. Suburban or rural density subdivisions in these areas are discouraged because they impede an orderly and cost effective expansion of the City.



CORRELATION WITH ZONING

The zoning districts which implement each future land use category are shown in relation to each future land use category in chart below. For zoning district intent, see [38.300](#). For permitted uses, see [38.310](#).



LEGEND

- Low Density Housing
- Moderate Density Housing
- Medium Density Housing
- High Density Housing & Mixed Use
- Neighborhood & Community Commercial & Business
- Office
- Downtown Business & Mixed Use
- Large Commercial & Business
- Maker Space
- Manufacturing & Artisan
- Public Lands, Parks, & Open Space
- Educational Facilities
- Civic Buildings & Institutions

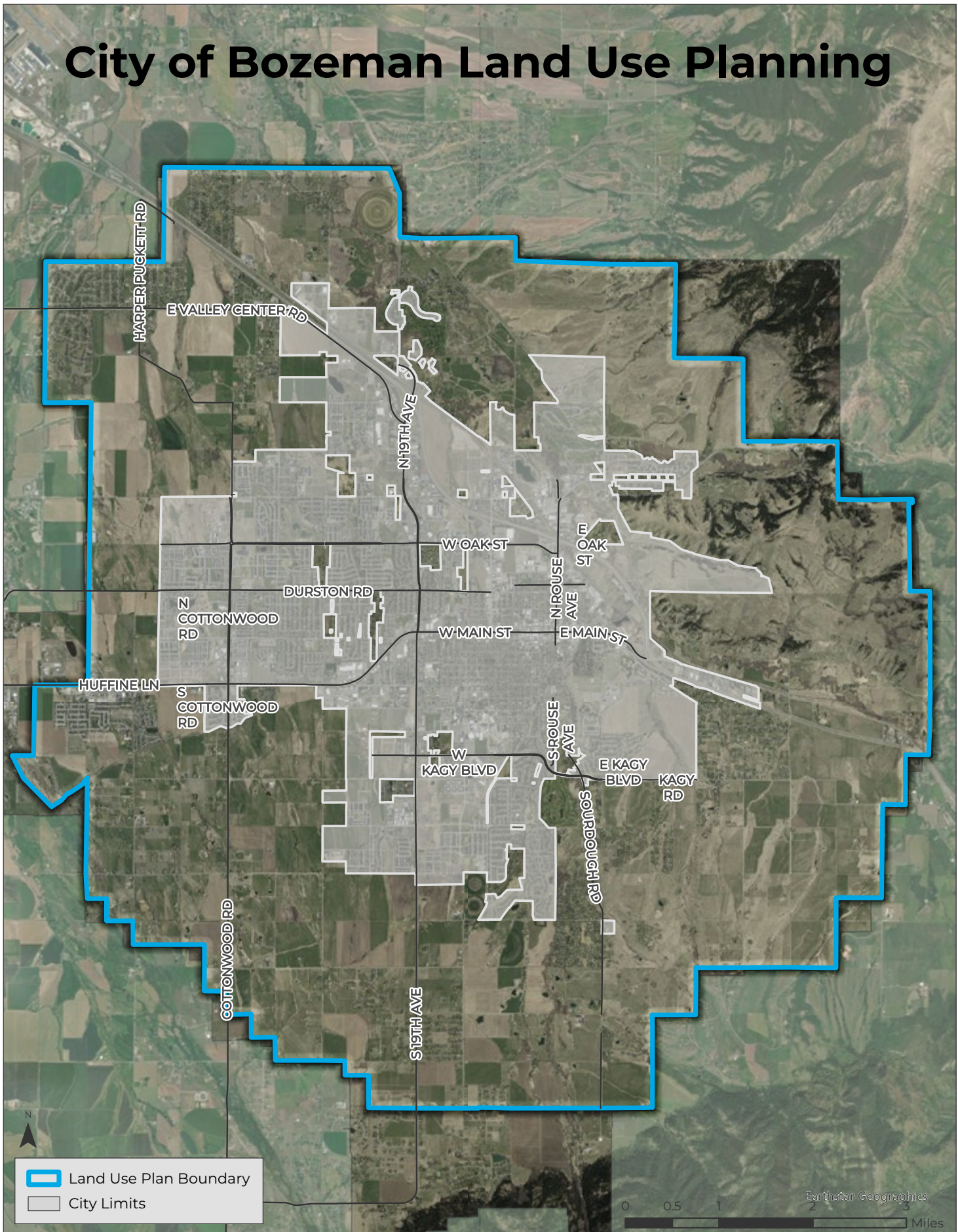
THE FUTURE LAND USE MAP



The Future Land Use Map on the following page identifies the land use categories that are detailed on the previous pages in Chapter 3. Due to the large scale of the map, any useful review will require access to its digital version, which can be expanded to show details. The City's web viewer displays the most current digital version of the map at all times. It is available at <https://gisweb.bozeman.net/Html5Viewer/?viewer=planning>.

Outward development of the City is strongly connected to locations of municipal water and sewer systems. The City has planned for eventual utility services to the Planning Area. The inset map at right shows the location of current City boundaries and where utility services are presently available. New development regularly expands this area.

Many mapping resources for utilities, land use, zoning, parks, transportation, floodplains, and other land use related subjects are available through the City's web portal at <https://www.bozeman.net/government/gis-mapping>.

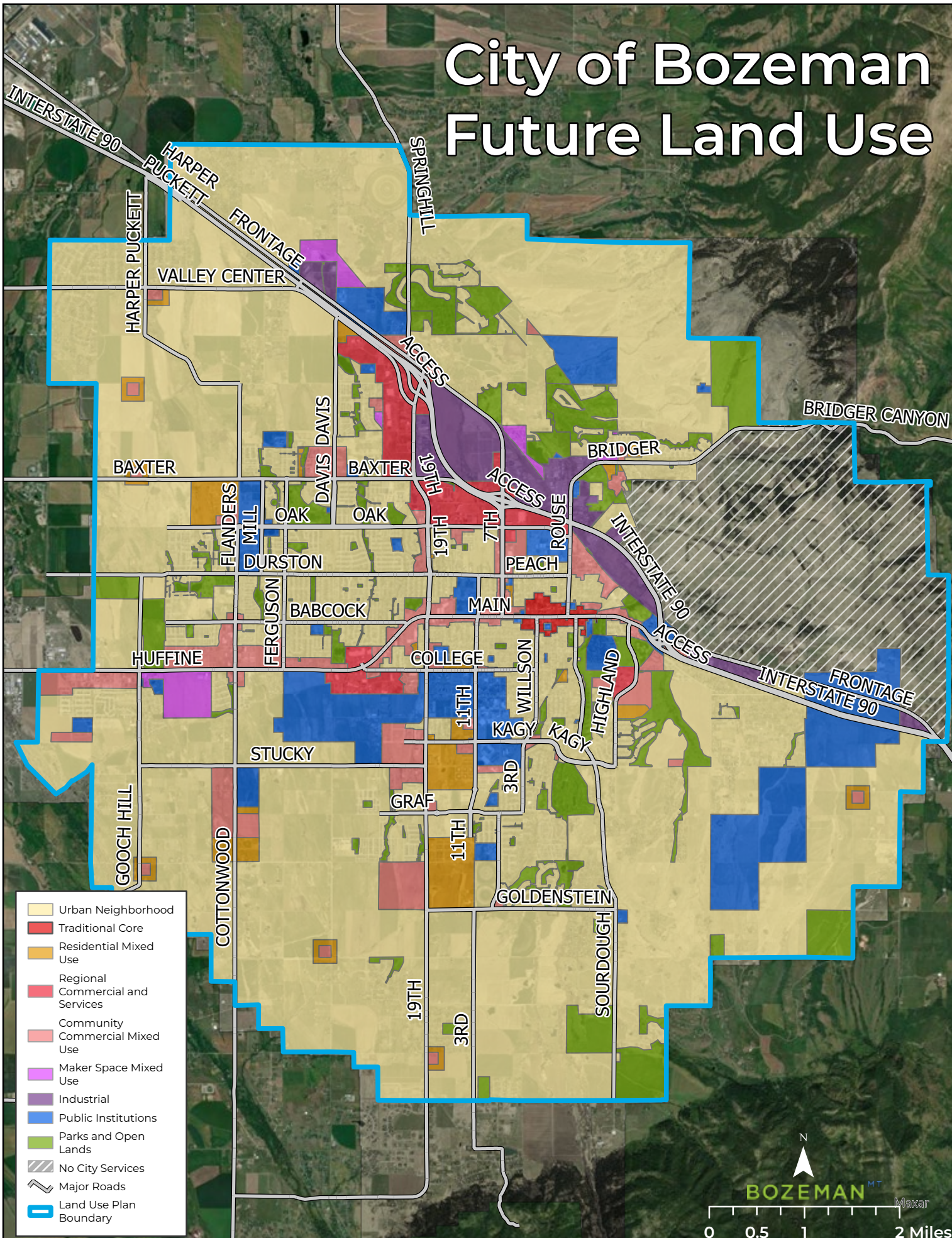
City of Bozeman Land Use Planning



 Land Use Plan Boundary
 City Limits

0 0.5 1 2 3 Miles
Earthstar Geographics

City of Bozeman Future Land Use



04



04 | IMPLEMENTATION

IMPORTANCE

Implementation of the goals, objectives, and actions of this Plan will require work in coordination with action items listed below and referred to in more detail in Chapter 2. Implementation will proceed in coordination with the City's Strategic Plan, Capital Improvements Program, and other relevant plans and documents guiding the City. Some of the actions are already underway while others will occur in the future. Not all factors needed for success are controlled by the City. Successful implementation of this Plan will require dedication, engagement, and hard work from the community.

This Plan is intended to be a living document used daily by the City. Measuring and reporting on the Plan's efficacy (or outcomes) is a main tenant of the Plan. Successful implementation of the Plan will be enhanced by periodic reporting and by objective monitoring. These activities can determine how well the City's initial objectives are working, where they can be improved, and what is not working.

To that end, the Department of Community Development will annually provide a report to the Community Development Board and the City Commission summarizing the actions taken to date to achieve each of the Objectives and Actions described in Chapter 2 and the success of these actions.

In addition, objective monitoring will take place at specified intervals based on information availability. Indicators have been identified for each Theme in order to track progress and setbacks. For example, one indicator under the neighborhoods-based Theme evaluates housing stock diversity by looking at square footages, the number of bedrooms and bathrooms, and the taxable value of homes. A diverse housing stock is indicative of a City that is more accessible and affordable to those of all incomes.

SHORT-TERM ACTION LIST

This Plan identifies many actions and objectives to address the listed goals. Many actions are ongoing. Some are specific shorter-term actions to implement this Plan. The following list is not listed in any order of priority and is drawn from those shorter-term actions listed in Chapter 2. The City completed many implementation actions since initial adoption in November 2020. More actions remain to be finished.

1. Evaluate zoning map changes needed to implement objectives N-2.1, N-2.2 consistent with factors identified in Chapter 5, Zoning Amendment Review.
2. Evaluate design standards as identified in objective N-2.4. Buildings are to be capable of serving an initial residential purpose and be readily converted to commercial uses when adequate market support for commercial services exists.
3. Identify missing links in the multimodal system, prioritize those most beneficial to complete, and pursue funding for completion of those links as noted in objectives M-1.4, M-1.9, and M-1.11.
4. Revise current intersection level of service design standards to multimodal level of service or traffic stress for people walking, biking, and using transit as identified in objective M-1.3.
5. Update zoning map to conform to the future land use map with the MLUPA compliance zoning code adoption.

MONITORING AND UPDATES

Tracking and monitoring the accomplishment of the Plan is critical. Each Theme has one or more identified indicators, which use data to measure success towards the goal. Each indicator listed below identifies a source—from where the data should be drawn, description, frequency—defines how often the data is available, and set forth notes describing key considerations.

The development of indicators requires the City to establish where we are now in relation to each indicator. This provides a baseline from which to track changes over time. Indicators were selected to be replicable, effective, and where possible, of a similar scope and nature as for indicators for with peer cities. A target, or where we want to go, will be established for each indicator. In some cases the process of setting a target will itself require substantial effort. The targets listed below are to give a general indication of intended trends; further refinement will follow. If an indicator shows over time that the City is getting farther from, rather than closer to, the intended target, it may be necessary to modify targets, policies, or standards. The process for revising the growth policy is described in Chapter 5. Development of specific targets for each indicator has been completed. An annual report on the status of each indicator should be provided to the community. The City created an [online dashboard](#) to present the ongoing results of the monitoring.

TABLE 5. MONITORING AND UPDATES

Indicator	Source	Frequency	Notes	Target
QUALITATIVE CITY MEASURES				
Community Perception of City Performance	Citizen Satisfaction Survey	3 year cycle	Intent to capture citizen quality of life measures such as ICMA National Citizen Survey	Maintain or improve land use related scores
A CITY OF UNIQUE NEIGHBORHOODS				
Housing Stock Diversity	State of Montana Department of Revenue, MLS	2 years	Type, Square footage, number of bedrooms, and number of baths	Maintain or increase
Residential Density	State of Montana, Department of Revenue	Real-time data analyzed and published annually	Gross dwelling units per acre of residentially-zoned and developed land by zoning district	Increase
Walk Score	Walk Score®	Annually	Ability to meet basic needs within walking distance	Increase
A CITY BOLSTERED BY DOWNTOWN AND COMPLEMENTARY DISTRICTS				
Location of Development	City of Bozeman, CDD	Real-time data analyzed and published annually	Development within subdivisions platted more than and less than 35 years ago	Increase redevelopment
A CITY INFLUENCED BY OUR NATURAL ENVIRONMENT, PARKS, AND OPEN LANDS				
Park Accessibility	City of Bozeman, GIS	2 years	Percentage of residents/households within ½-mile walking distance to open space or trails.	Increase
Vehicle Miles Traveled	MDOT	2 years	Per capita	Reduce
A CITY THAT PRIORITIZES ACCESSIBILITY AND MOBILITY CHOICES				
Transit Accessibility	Streamline	Annually	Increase ridership.	Increase
A CITY POWERED BY ITS CREATIVE, INNOVATIVE, AND ENTREPRENEURIAL ECONOMY				
Land Use Availability	City of Bozeman, Community Development Division, GIS Division	Monthly data analyzed and published annually	Availability of land not for economic activity based on annual land use inventory	Maintain
A CITY ENGAGED IN REGIONAL COORDINATION				
City Expansion	City of Bozeman, Community Development Division; Gallatin County Planning Staff	2 years	Number of projects within the Planning Area but outside of City limits that conform to adopted interlocal agreements	Maintain



05 | AMENDMENTS + REVIEW

PLAN AMENDMENTS

NEED FOR BALANCE

A growth policy must balance consistency with responsiveness to changing needs of the community. If the policy is not consistent, it will have little value as a planning tool, provide an inadequate basis for implementation actions, nor have the confidence of the community. If the policy is not responsive, policies and actions are continued that no longer address community needs, may conflict with changed laws, and provides less than optimal guidance for future actions.

This Plan was prepared based on information available at this time. The nature of planning for the future is imprecise. The plan is reviewed every five years to update information. As situations change it may be necessary to update the plan to accommodate future events.

State law requires review and consideration of the need for amendments through Section 76-25-202(1). After a local government adopts a land use plan and future land use map in accordance with 76-25-201, the land use plan and future land use map must be reviewed every fifth year after adoption to determine whether an update to the land use plan and future land use map must be performed.

Assumptions regarding population growth, land use, and other subjects are embedded in the Plan. Significant changes in the rates or the interaction of these items necessitate a review of the Plan; although, a review may find that no changes are needed. Reviews help ensure that the information upon which the plan is based remains accurate and timely.

Evaluating the existing land use plan text and maps is an essential part of any review. New inventory maps should be made available for consideration during the review process if the new map would display materially changed information. Periodic formal and informal reviews of the implementation policies as well as the land use plan text and map themselves are desirable.

REVIEW OF AMENDMENTS AND AMENDMENT CRITERIA

AMENDMENT PROCESS

The Bozeman Community Plan was formed on the basis of significant community outreach efforts and the input of many persons and groups. Alterations, whether the result of a review as described above or another reason, to the growth policy must provide a significant opportunity for public participation and understanding of the proposed changes. Amendments to the land use plan must meet the same statutory standards as the original adoption. Therefore, prior to the adoption of any amendment to the Plan, a public process must be provided.

A fundamental requirement for public participation is time for individuals to become aware of proposed amendments and to study the proposed changes. A minimum active public review period of three months is to be expected.

This Plan has been prepared to balance a wide variety of interests. Changes to the Plan must continue the balance of needs and interests.

This Plan has been prepared to be internally consistent. Internal consistency meets one of the fundamental purposes of community planning— coordination between government programs and policies. All amendments must be carefully evaluated to ensure that changes do not create conflicts between goals, maps, or implementation tools. If a proposed amendment would cause conflicts within the Plan, additional amendments must be identified and reviewed so that conflicts are resolved.

WHO MAY INITIATE AMENDMENTS

Section 76-25-201, MCA specifies who may propose an amendment to the land use plan and the process of analysis required to be followed prior to action on an amendment.

AMENDMENT CRITERIA

When an amendment to either the text of the Plan or the future land use map is requested, it must be reviewed against the criteria in 76-25-201(8).

ZONING AMENDMENT REVIEW

Zoning establishes most of the standards and review processes for the use of land. Amendments to zoning change the rules for future development. Therefore, zoning amendments are reviewed deliberately and in public. Review must be fair to all, allow for identification and resolution of concerns, and provide meaningful opportunities for participation. The review process has been changed by the Montana Land Use Planning Act.

BACKGROUND

Section 76-25-301, et seq., Montana Code Annotated, requires Bozeman to adopt zoning. As each community uses zoning differently, the authorization identifies certain purposes and processes but leaves many details to each community. Chapter 38, Unified Development Code, City of Bozeman municipal code outlines local details and is the primary regulatory implementation of this land use plan.

DEFINITIONS

This section describes how the city considers several key elements that impact how zoning standards are created and applied. Several of these are also subject to areas of state law outside of the Montana Land Use Planning Act.

AGRICULTURE

The cultivation or tilling of soil or use of other growing medium for the purpose of producing vegetative materials for sale or for use in a commercial operation and/ or the raising or tending of animals for commercial sale or use. Agriculture does not include gardening for personal use, keeping of house pets or animals as authorized under Chapter 8 of the municipal code, service animals as defined by the Americans with Disabilities Act, or landscaping for aesthetic purposes.

The following presumptions apply:

1. Property annexed or seeking to be annexed within the depicted urban area shown on the future land use map will generally not be utilized for agricultural purposes over the long term but may continue agricultural practices in place at the time of annexation.
2. Urban agriculture may be appropriate within the City in limited areas where physical constraints make an area undesirable for the construction of buildings, or in support of a commercial business such as a plant nursery or a common community garden.
3. Urban density development within the City of Bozeman facilitates the preservation of agriculture in Gallatin County. It provides a location for the development of residential and employment activities in a compact and efficient manner. This reduces pressure to convert agricultural lands to non-agricultural uses in the county.
4. Undeveloped lands within the City not constrained by physical features should be developed at urban densities. This enables infill development and reduces outward expansion of the City.

AGRICULTURAL WATER USER FACILITIES

Agricultural water user facilities are defined as follows: Those facilities, which include but are not limited to ditches, pipes, and other water-conveying facilities that provide water for irrigation and stock watering including return flows on agricultural lands defined in 15-7-202, and also subject to Title 70 and Title 85, MCA. The following presumptions apply:

1. Agricultural uses are not generally urban uses. The transition of agricultural lands to urban uses will often remove the need for agricultural water user facilities within the urbanized area. Where a need for protection due to ongoing use for water conveyance can be demonstrated, provision for protection of the facility must be made.
2. The formal abandonment and removal of any agricultural water user facilities within the City must occur in accordance with Montana law. Should the beneficial use cease in the future, an easement for protection of agricultural water user facilities may be removed in accordance with state law. Water rights and conveyance facilities are property and holders of the property must be informed and participate in development review as set forth in Chapter 38, BMC.
3. Agricultural Water User Facilities are subject to Section 70-17-112, and Section 85-7-2211 and 85-7-2212, MCA.

LOCAL SERVICES

Local Services mean all services provided by local governmental bodies for the benefit of residents. This includes, but is not limited to, police, fire, water, recreation, streets, parks, libraries, schools, wastewater, and solid waste collection and disposal. Those criteria to which a specific response and evaluation of impact must be made are listed within the City regulations.

The following presumptions apply:

1. When the City has assessed needs and the means of addressing those needs, Developers will not be required to duplicate that work without good cause. If the City has completed a portion of a required assessment, the developer may be required to submit the remaining portion of the necessary information.
2. Capacity and capability in local services is limited. All development must equitably participate in providing adequate services for itself, including replacement of consumed reserve capacity. Development must meet levels of service and facility design standards established by the City.
3. Response times, physical space within facilities, compliance with applicable issue plans, and general design of local service facilities within proposed development must be addressed in detail during the review of development and necessary mitigation is to be provided.
4. Lack of adequate service capacity and capability within local services is grounds for denial of approval when impacts of proposed development are not mitigated.

NATURAL ENVIRONMENT

The natural environment is defined as the physical conditions which exist within a given area, including land, water, mineral, flora, fauna, noise, light, and objects of historic or aesthetic significance.

The following presumptions apply:

1. The natural environment is linked with our economic development, as an attraction to new and expanding businesses, a tourist destination, and a basic component of Bozeman's character.
2. Impacts to consider include road locations, stormwater treatment and discharges, potential contamination of ground or surface water, building placement, and others that may be identified through subdivision, zoning, data inventories, and other implementation tools.
3. Natural environment related regulations established by state or federal law is to be enforced by state or federal agencies.

WILDLIFE AND WILDLIFE HABITAT

Wildlife means animals that are neither human, domesticated, nor feral descendants of commonly domesticated animals. Wildlife habitat means the place or type of habitat where wildlife naturally thrives. Habitat excludes areas developed for human use including agriculture.

The following presumptions apply:

1. Lands within the urban area are typically utilized for development purposes and will have a minor impact on wildlife habitat. Watercourse corridors and wetlands are an exception to this presumption. The designated urban area includes all lands except the No City Services category shown on the future land use map.
2. The habitat needs of larger and/or predatory wildlife species such as deer, moose, bears, coyotes, or similar species will not be met within urban density development and will likely be in conflict with people. Therefore, these types of animals are found to be undesirable within the City boundaries.
3. Smaller species, especially birds, may be compatible within urban density development and should be preserved, including the encouragement of suitable habitats consistent with other community priorities.
4. High value wetlands, stream corridors, and similar high value habitats should be preserved in accordance with the City's adopted standards. These provide a variety of recreational, environmental sustainability, and safety values such as flood control as well as habitat.

PUBLIC HEALTH AND SAFETY

Public health and safety means a condition of optimal well-being, free from danger or injury, for a community at large, as well as for an individual or small groups.

The following presumptions apply:

1. Health is a comprehensive subject and threats to health include chronic as well as acute hazards.
2. Development design should encourage physical activity and a healthy community.
3. The creation of hazards to public health and safety are not acceptable and appropriate mitigation must be provided.
4. Some level of risk is always present despite efforts to prevent harm. Developments are not solely responsible for the correction of risks common to all. They should equitably participate in common solutions to common problems. However, the presence of common risks, such as inadequate public services, may prevent approval of a development until the hazard has been removed or corrected. The developer may not accept hazards to public health and safety on behalf of future residents or owners of a development by declaring that necessary infrastructure improvements or other actions are unnecessary.

WHAT DOES IT MEAN TO BE ZONED?

It means the City has adopted standards and procedures for the development and use of property within the City. Zoning is the primary implementation tool for this land use plan and includes both text and map. Zoning sets standards to be followed during development. Zoning sets the character of an area by applying use and development standards to an individual property. Zoning addresses public safety, public welfare, and compatibility between uses. Chapter 38 of the Bozeman Municipal Code contains the zoning code. The City applies standards and procedures to individual properties through the zoning

map. The City will not modify those standards and procedures without public notice and participation. The City does not represent or commit to anyone that the standards and procedures will not change.

Zoning is adopted under the authority of the Montana Land Use and Planning Act and the City must periodically update zoning to remain consistent with changes in state law.

HOW IS ZONING APPLIED TO PROPERTY?

The zoning map shows the designation that applies to each property. The zoning map covers the entire area within City boundaries. The zoning district map assigns a designation to each property in the City. Once applied, the standards and procedures for each district apply to land designated within each district until the City amends the map or text of Chapter 38. Since 1935, the City has adopted a change to the zoning map or text over 650 times including replacing the entire code 19 times. A comprehensive update is in public review at this time and will complete after adoption of this land use plan.

WHO CAN CHANGE THE ZONING TEXT OR MAP?

Only the City Commission can approve an amendment and only after notifying the public of the possible change and giving people a chance to participate in review of the change. As a legislative action, amendments are made through a process called a “map” or a “text” amendment. There is a defined public process for amendments to occur. See below for a summary of that process. The process to initiate amendments is established in 76-25-304, MCA and further expanded in 38.770, BMC.

WHAT IS NEEDED TO JUSTIFY A CHANGE IN A ZONING DISTRICT MAP OR TEXT?

A change to the zoning text or map is a legislative action. The City Commission can initiate or approve amendments when they believe it is needed. In determining whether to begin a City initiated amendment, the Commission can consider broad legislative factors such as the passage of time, changes in the needs of the community, outside actions like court decisions or new laws, whether the existing map or text is reaching the intended outcome, and changes like installation of new infrastructure. Some examples include the following:

1. Changes to state or federal law that the zoning must address.
2. Court decisions changing the interpretation of meaning of the law that interacts with zoning.
3. Change in circumstances including the current zoning does not comply with the City’s adopted Community Plan (i.e. its land use plan), policies within the land use plan have changed, land is annexed, or infrastructure is newly available.
4. An owner(s) requests the change, and the request meets required standards.

Items 1 and 2 are most likely to generate changes in the text; items 3 and 4 are more likely to generate changes in the zoning map.

The applicant must demonstrate the requested change meets the required criteria and guidelines for an amendment set in the Montana Land Use Planning Act.

The City’s zoning establishes what responsibilities exist, such as controlling stormwater, and requires people to meet those responsibilities. Zoning also addresses the balance of interests between adjacent properties by defining districts where uses will not conflict and providing for transitions and buffers between zoning districts where the City determines it is necessary to control impacts and prevent the use of one person’s property right from inappropriately impacting another. When such protections are in place it is appropriate for the property owner to have an opportunity to ask for changes to zoning. If an

owner does not show that criteria and guidelines are successfully met the City Commission can choose not to approve the change. This does not prevent the City from initiating a change on its own.

To provide transparency in decision making, accountability, and public participation the zoning map or text amendment process requires public notice and hearings. Before any action to approve an amendment, the Commission must address the criteria, which provide guidance in deciding whether an amendment is acceptable.

WHEN DOES THE CITY INITIATE ZONING CHANGES TO INCREASE DEVELOPMENT OPPORTUNITIES?

The City Commission may initiate an amendment to the zoning map to enable additional development in a specific area. In examining whether to do so, the Commission may consider many factors including but not limited to the following:

- The existing zone district does not match the future land use map in Chapter 3.
- Forty percent or more of the existing uses within an area are not principal uses within the zone district presently in place.
- There is 40% or more available sewer capacity and there is less than 10% vacant land within the sewer drainage area.
- Proximity to parks that are larger than 1 acre.
- Proximity to employment and services.
- Vacant annexed areas which are 10 acres or larger in size.
- Areas within ¼ mile of MSU (roughly 4 blocks) and not in a National Register Historic District.
- Revising zoning boundaries to better follow preferred boundaries such as streets or watercourses.
- Request of landowners in the area.
- Available capacity in the water plant and water reclamation facilities and permits.

REVIEW CRITERIA FOR ZONING AMENDMENTS AND THEIR APPLICATION

Section 76-25-304 of state law establishes the criteria for the creation and amendment of zoning. Due to the range of subjects, the applicability of any individual criterion may be of more or less importance. The City Commission must evaluate whether the applicable criteria are met, not applicable, or if the benefits of the change offset negative impacts. Below is the state statute that provide the criteria and guidelines for zoning decisions. The state may amend these criteria.

76-25-304. ADOPTION AND AMENDMENT OF ZONING REGULATIONS.

The state has created the following criteria to identify and where possible to determine impacts of development that may follow a zoning amendment. This reduces the degree of work required by an individual application to analyze issues of jurisdiction wide importance. The city relies on adopted issue plans and similar documentation to consider the jurisdiction wide issues and establish policy. If an amendment proposes something that has not been considered during issue plan or land use plan development the applicant may be required to conduct a broader scale analysis.

(1)(c) make a preliminary determination as to whether the zoning regulation and map as proposed or as amended would be in substantial compliance with the land use plan, including whether the zoning regulation or map:

- (i) accommodates the projected needed housing types identified in 76-25-206;
 - (ii) contains five or more specific strategies from 76-25-302 to encourage the development of housing within the jurisdiction;
 - (iii) reflects allowable uses and densities in areas that may be adequately served by public safety, emergency, utility, transportation, education, and any other local facilities or services identified by the local government in 76-25-207;
 - (iv) allows sufficient area for existing, new, or expanding commercial, industrial, and institutional enterprises the local government has identified in 76-25-208 for targeted economic growth in the jurisdiction;
 - (v) protects and maximizes the potential use of natural resources within the area, as identified in 76-25-209;
 - (vi) minimizes or avoids impacts to the natural environment within the area, as identified in 76-25-209; and
 - (vii) avoids or minimizes dangers associated with natural hazards in the jurisdiction, as identified in 76-25-209; and
- (d) preliminarily determine whether the proposed zoning regulation, map, or amendment results in new or increased impacts to or from local facilities, services, natural resources, natural environment, or natural hazards from those previously described and analyzed in the assessment conducted for the land use plan.

REVIEW

Many agencies review amendments to zoning regulations. Reviews are to be conducted by each agency, as needed. The purpose of these reviews is to verify compliance with the law and identify concerns which may require mitigation. These entities may include, but are not limited to the following:

- City staff from many departments
- Private utilities such as power and telecommunications
- Montana Fish, Wildlife, and Parks
- Montana Department of Transportation
- Gallatin County
- Community Development Board
- City Commission

Public notice is required in state law for amendments. The public review process has substantially changed under the Montana Land Use Planning Act. The review process is laid out in 38.770 of the Bozeman municipal code. The City Commission completes the process by adoption of an ordinance containing the amendment.

REVIEW OF SUBDIVISION APPLICATIONS FOR COMPLIANCE

Subdivisions set the “bones” for a community by establishing the locations for roads, parks, and lots for development. How a subdivision is designed and reviewed can impact Bozeman’s residents for many years to come. Review must be fair to all, allow for identification and resolution of concerns consistent

with adopted standards, and provide opportunities for documentation of compliance with adopted standards.

BACKGROUND

Local governments in Montana must review proposed subdivisions. Section 76-25-401 et seq. Montana Code Annotated governs the review of subdivisions. Bozeman is required to establish subdivision review regulations and state law establishes the minimum requirements for those regulations. The state has established surveying requirements which must also be followed. Primary establishment of development standards and mitigation to avoid negative impacts is provided by zoning regulations.

Creation of a subdivision often precedes or accompanies a change in the use of that land. A subdivision generally remains in perpetuity and continues to influence the location and intensity of land uses within and adjacent to the subdivision.

Therefore, subdivisions are strongly connected to the planning process and may significantly advance or hinder public goals. Because of this strong influence, the City has adopted zoning regulation to implement policy priorities. Subdivisions must demonstrate compliance with the zoning regulations. Applicants are entitled to approval when the application conforms to adopted standards.

REVIEW PARTICIPANTS

Many agencies review subdivisions. Reviews are to be conducted by each agency, as needed. The purpose of these reviews is to verify compliance with zoning and other elements of the law and identify concerns which may require mitigation. These entities may include, but are not limited to the following:

- City staff from many departments
- Private utilities such as power and telecommunications
- Montana Fish, Wildlife, and Parks
- Montana Department of Transportation
- Irrigation companies
- Gallatin County

Public notice within certain bounds is required in state law for subdivisions. The public review process has substantially changed under the Montana Land Use Planning Act from the previously applicable Subdivision and Platting Act. Review process is laid out in Division 38.750 of the Bozeman municipal code. The decision maker for a subdivision is the Director of Community Development or designee.

REVIEW OF ZONING APPLICATIONS FOR COMPLIANCE

If Subdivisions set the “bones” for a community, zoning review fills in the rest. Zoning reviews range from verification of compliance for a single home on an individual lot up to large residential complexes, institutional buildings, and commercial facilities.

BACKGROUND

Bozeman must adopt zoning and must review development applications for compliance with that zoning. Section 76-25-301 et seq. Montana Code Annotated governs the review of subdivisions. Zoning is the primary tool for identifying and addressing development requirements. Applicants are entitled to approval when the application conforms to adopted standards.

REVIEW PARTICIPANTS

For smaller projects, zoning compliance is the responsibility of the Community Development department. For larger and more complex projects addressing more topics, many agencies review applications. Reviews are to be conducted by each agency, as needed. The purpose of these reviews is to verify compliance with zoning and other elements of the law and identify concerns which may require mitigation. These entities may include, but are not limited to the following:

- City staff from many departments
- Private utilities such as power and telecommunications
- Montana Fish, Wildlife, and Parks
- Montana Department of Transportation
- Irrigation companies
- Gallatin County

Public notice within certain bounds is required in state law for non-ministerial zoning reviews. The public review process has substantially changed under the Montana Land Use Planning Act. Review process for different types of zoning applications is laid out in Division 38.740 of the Bozeman municipal code. The decision maker for a zoning application is the Director of Community Development or their designee.

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