

MLUPA Compliance Update

Local Government Interim Committee Testimony ~ May 28, 2026

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Compliance Required

Bozeman Population (2020 Census) 53,293

Gallatin County (2020 Census) 118,960

Compliance milestones

MLUPA compliant land use plan adopted on Oct 28, 2025, by Resolution

MLUPA compliant zoning and subdivision regulations final adoption on Dec 16, 2025, by Ordinance

Regulations effective date of Feb 1, 2026.

Public Engagement Tools for Land Use Plan and Implementing Regulations

- City Commission work sessions and hearings (19)
- Planning Commission meetings and hearings (29)
- Neighborhood Association meetings (15)
- Project websites (57,000 visits)
- Advisory Board meetings (18)
- Surveys (4)
- In-person Intercept sessions (12)
- Chat Kits (5)
- Open houses (11)
- Workshops (6)
- Written comments (1,000+)
- Public hearing oral comments
- Webinars (5)
- Email for comment submittal
- Website news posts
- Community group meetings
- Media reports (61)

Implementation Continues

- Electronic outreach tools, comment documentation and availability, and other review process elements are complete and in operation. All advisory board and governing body meetings are available in person or through electronic means.

- Have received 95 applications of all types since the Feb 1, 2026 effective date of new regulations.
- Continue to do public outreach to general public and design community on revised processes, standards, and public participation.

Impact of Implementation of MLUPA

- Administrative Review – Bozeman's three year 2023-2025 average submitted applications was 361 per year. Over that period, 8.5% of submitted applications required governing body action. Comparing post MLUPA review processes with the same profile of applications, 6.4% of applications would require Commission action (map and text amendments, appeals, final plats). Other communities may have different experiences.
- Between Jan 1, 2020 – Dec 31, 2025, Bozeman issued building permits for 8,779 homes. Pace of development saw a spike during 2021-2023 and is now returning to a more common pace of approximately 1,000 homes per year. The majority has been attached homes and mixed use. Mix of homes has been dictated by market demand, land availability, and financing. Too early to see if MLUPA will change these patterns.
- Private covenants apply to 73% of platted subdivisions within the City and planning area which may limit ability of individual landowners to implement the housing support features required to be available in code.

Selected Housing Support Options

- (a) Duplexes where single-home is permitted
- (e) Accessory dwellings
- (f) Single-room occupancy
- (h) Eliminate lot sizes
- (j) Tiny homes