



NENA NEWS



For more information visit NENABozeaman.org

Water, Water, Everywhere...

by Karen Filipovich

Bozeman Creek Vision Plan

The urban sections of Bozeman creek have been straightened, buried, and otherwise altered. Over the years, several efforts—including the Bogart Park creek restoration—have been made to improve its natural characteristics, reduce potential flooding damage, and improve access. However, there is still much work that could be done.

The City of Bozeman set a priority to develop a vision for Bozeman Creek that could inform future land use planning. SeeBozemanCreek.org is partnering with the City to develop a vision. The goals of this effort, adopted by the City Commission, are:

- Enhance flood mitigation efforts;
- Improve water quality & ecological health;
- Increase access and connectivity to parks and trails;
- Support economic vitality opportunities; and
- Strengthen community connection to a vital resource.

A substantial section of Bozeman Creek flows through NENA. Neighborhood residents and businesses are encouraged to publicly engage in vision development so that future decisions on and around Bozeman Creek reflect the priorities of the neighborhood.

GET INVOLVED AND STAY INFORMED: Read about the **Bozeman Creek Vision Plan** at Engage.Bozeman.net/bzncreek where you can sign up online for notices about public engagement opportunities.

Water-wise Home and Commercial Opportunities

Bozeman and the Gallatin watershed has limited water in a semi-arid climate. We are heading into a dry year, so this is a great time to make changes that will result in less water use.

The City of Bozeman **Water Conservation Department** has several programs to help homeowners and commercial businesses save water inside and out.



Rebate Programs: Homes and commercial business have opportunities to swap out old fixtures and replace existing turf with water-wise landscaping and irrigation. There are also a limited quantity of free items to help fix leaks and limit water use. You can also explore ideas for drought tolerant and water-wise gardens.

Drop Counter: This app lets you track your water use in real time. If you have a leak or change your water practices, this helps identify the change quickly.

Don't forget, **permanent watering restrictions** are in place!

List of Websites:

City of Bozeman Water Conservation Program:

<https://www.bozeman.net/departments/utilities/water-conservation>

Water Conservation Rebate Program (indoors and out):

<https://www.bozeman.net/departments/utilities/water-conservation/rebates-and-free-products>

Interactive Garden Map and Information: <https://www.bozeman.net/departments/utilities/water-conservation/drought-tolerant-demonstration-gardens>

Dropcountr Real Time Water Use App: <https://www.bozeman.net/departments/utilities/water-conservation/dropcountr-water-usage-portal>

NCOD Guidelines to be Updated

by Amy Hoitsma and Zehra Osman

The **Neighborhood Conservation Overlay District (NCOD)** was created by the City in 1991 to recognize the city's historic core and to protect its historic properties and character. The NCOD contains more than 4,000 properties and nine National Register Historic Districts located in and around Bozeman's historic downtown core. All of the Northeast Neighborhood lies within the NCOD boundaries.

According to City Code, new construction within the NCOD will be welcome provided primary emphasis is given to the preservation of existing buildings and further provided the design of such new space enhances and contributes to the aesthetic character and function of the property and the surrounding neighborhood or area. With limited exceptions, any alteration, demolition, or new construction within the NCOD requires design review through a Certificate of Appropriateness application, and all work must be in conformance with the most recent edition of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. When applying these standards, the review authority must be guided by the NCOD design guidelines to determine whether the proposal is compatible with any existing or surrounding structures.

As part of the overall **Landmark Project**, the City recently hired a consultant team—the Lokota Group—to update the NCOD Design Guidelines. On March 10th the City Commission approved the public engagement process.



photo by Leah Belair

Speaking to the City Commission, Deputy Director of Community Development Rebecca Harbage said the City is seeking design standards that **respect community heritage and values**, with **clearer language** about what is **required** vs. **advisory**—something that has frustrated neighbors for years when commenting on proposed developments. The new guidelines should provide **predictability** for staff, applicants, and residents alike.

At its March 12 meeting, the Inter-Neighborhood Council voted to write a letter to the City Commission asking it to adopt an **Interim Zoning Ordinance**. See the “UDC Update” article on page 3 for more information about the statutory provisions regarding interim zoning.

The Lakota group will be in Bozeman the week of April 13 to meet with staff and neighbors. More information can be found at engage.bozeman.net/NCODupdate

2026 Parade of Sheds!



Be a part of the NE Neighborhood's signature Fall event! The Parade of Sheds is a self-guided opportunity to tour the funky side of town—our sheds, alleys, yard art, tree-houses, gardens, animals... Usually held in Sept/Oct, it's always a surprise, and always fun! We start the afternoon with a parade, and end with a neighborhood potluck.

Would you like your shed/yard/alley to be a stop on the self-guided tour?

Would you like to be on the FUN 2026 organizing committee?

Contact Amy at aok@mcn.net!

Neighborhood Biz Corner



Megan Lawson, Owner



Black Petal Farm is a small flower farm in downtown Bozeman (in our very own northeast neighborhood!) whose mission is to grow beauty and joy in our community through

locally grown flowers. They sell flower bouquets in the spring and summer as well as their own dahlia tubers and prize-winning sweet pea seeds for those who like to grow their own. Their 6th season is underway! Visit www.blackpetalfarm.com

How does the final UDC UPDATE affect NENA?

by Jason Delmue

On December 16, 2025, the City Commission (by separate motions and votes) revised the then-current draft of the UDC Update, which passed unanimously. The final adopted text and zoning map can be found at Engage.Bozeman.net/UDC and took effect on Feb. 1, 2026. Here are some of the most significant issues as pertain to NENA.

GENERAL CHANGES relevant to NENA:

	R-A	R-B	R-C
Max. # of units in a single bldg	2 in a new structure. Up to 4 in an existing structure as long as not enlarged more than 25%	8	24 unless Type A affordable housing standards met
ADUs allowed?	Yes	Yes	Yes
Max. building height	40'	45'	50'
Max. wall plate height	22'	33'	n/a
Max # town/row houses attached	2	8	n/a

Minimum lot size was removed as a requirement; instead, other constraints will provide limits such as minimum lot width (reduced to 25') and maximum lot coverage.

Sketch Plan process is available for infill sites for **up to two new units**. In the old code, more than one new unit triggered the more extensive site plan process.

NEHMU (NorthEast Historic Mixed-Use) ZONE:

The **height limit** for mixed-use buildings was kept at 50'.

Multi-unit dwellings are listed as a **Principal use** without qualification; however, for a building to have more than four residential units (the max for purely residential buildings), it would need to be a mixed-use building, which requires at least one non-residential principal use.

The maximum allowed **restaurant size** was increased from 1,500 to **3,000 SF**.

Retail up to **2,500 SF** was made a **Principal use**. Greater than 2,500 SF would require a special use permit.

Arts & Entertainment Center (previously not an allowed use) is now a **Principal use**.

The maximum size of a building for **Personal Service** use is **10,000 SF** (down from 15,000 SF).

Town/row house projects can attach a **max of 4 units**.

Lodging House was not made a Principal use (my Fall 2025 Newsletter statement appears to have been in error).

The **purpose statement** was changed to the language that Cathy Costakis took the lead on developing.

CENTENNIAL PARK area Request to Downzone to R-A:

The request from these NENA residents to revise the zone map to make this area **R-A** (instead of converting from R-4 to R-C) was approved by the Commission.

SIMKINS PROPERTIES:

A majority of the City Commission declined to take up, as part of the UDC Update, the request by the owners of the Simkins properties along Broadway and Avocado to be re-zoned B-2M. They articulated that such requests appeared in substance to be requests to re-zone specific parcels that should be made by applications for a zone map amendment.

ZONE MAP CHANGES

- B-3 to R-C on N. Grand (going north from W. Beall) the first three lots on both sides of N. Grand.
- B-3 to REMU the block bordered by Black, Beall, Bozeman, and Lamme.
- M-1 to REMU the block between Lamme and Mendenhall, from the Pearson parcel at Broadway west to Wallace, and west of Wallace, only the MFGR parcel

B-3 DISTRICT

From the inception of the UDC Update process, the proposed maximum height in the B-3 zone, which includes part of NENA and which surrounds the historic B-3C Main Street core, was proposed to be 90'. This was in accord with the last two adopted Downtown Plans. Near the end of the process, it was suggested to reduce this to 70'. Initially, the Commission expressed agreement; however, at the next meeting, the Commission decided that such a change was too much with such little notice and went back to 90', which was adopted in the final UDC.

Currently, not only is the B-3 height limit being discussed, but some in the community are advocating that the Commission adopt an **interim zoning ordinance** as an urgency measure under MCA 76-2-306 covering the entire Neighborhood Conservation Overlay District (NCOD). It would prohibit demolition and new development over 30,000 SF. The contention is that such development may be in conflict with zoning proposals currently underway: (1) update to the NCOD code; (2) update to the Historic Preservation code; and (3) creation of a Local Landmark Program. Any such interim zoning would sunset after 6 months unless extended for one year by two-thirds vote by the Commission. Only two such extensions may be adopted.



Northeast Neighborhood Association
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Don't miss out! Sign up for our e-mail list at NENABozeman.org

NENA Spring 2026 Meeting & Potluck:

Monday, April 13th at the Public Safety Center (901 N. Rouse)

***Potluck starts at 5:30
Meeting begins at 6 PM***

Bring a dish to share and a plate/utensils if you can!

TENTATIVE AGENDA:

- Election of NENA President and Vice President
- City Water Conservation Initiatives & resources (Jessica Ahlstrom, Water Conservation Prog. Mngr)
- Bozeman Creek Visioning/Engagement Process
- Summary of final adopted UDC
- Update on Neighborhood Conservation Overlay District, Historic Preservation, and Landmark Projects



Step Up & Get Involved in the Hood!

The positions of President and Vice President are up for election at the NENA Spring Meeting. Come

cast your vote (or send a proxy), and consider nominating yourself or someone else as an officer! Amy Hoitsma is running for re-election but don't let that stop you from throwing your hat in the ring! The VP position remains open.

NENA is often referred to as the most active of the City's neighborhood associations. You will be supported by many long-serving volunteers! Step up and help lead the neighborhood for the next two years!

Curious? Questions?

Email Amy Kelley Hoitsma @ aok@mcn.net