

Consolidated Land Use Board Meeting Minutes

Date: September 17, 2025

Time: 5:42 PM

Location: Community Room, City and County Complex, 414 E. Callender St, Livingston, MT

Facilitated by: Chair Jessie Wilcox

Staff: Planning Director Jennifer Severson

Roll Call

Present: Chair Jessie Wilcox, Becky Moores, John Kalmon, Frank O'Connor (Voting Members)

Also Present: Quentin Schwarz (Non voting)

Approval of Minutes

Chair Wilcox called for approval of the June 11, 2025 minutes.

Motion: Moores moved to approve. Second: Kalmon.

Vote: Voice vote. All voting members in favor. Motion passed unanimously.

General Public Comment

No public comment was offered.

Planning Items

Item A: Consideration of Proposed Zoning Code Update (Text Amendment)

Request or Topic: Consideration of proposed zoning code text amendment update.

Staff Report: Planning Director Jennifer Severson provided a detailed presentation of the proposed zoning code update. She reviewed state mandated changes including minimum building height allowances in commercial and industrial districts, reduced parking requirements for residential units, and changes to historic preservation review authority. Severson explained the creation of new zoning districts such as Light Mixed Use and High Density Mixed Use, the renaming of Highway Commercial to General Commercial, and proposed limits to building heights along Park Street to create better transitions with residential neighborhoods. She emphasized the alignment of the zoning code with the City's 2021 Growth Policy and noted that the update introduces clearer definitions, modernizes parking standards, and for the first time addresses short term rentals as a defined use.

Board Questions and Discussion:

Wilcox: Asked whether projects already in review would fall under the current or updated zoning code. Severson clarified that any project submitting a complete building permit application before adoption of the new code would remain under current rules.

Moore: Commented on the importance of providing clear buffers between commercial and residential areas, supporting the Light Mixed Use designation along Park Street.

Kalmon: Sought clarification on height changes in residential districts, expressing concern about maintaining neighborhood character while still allowing flexibility.

O'Connor: Noted that parking reductions could create challenges and asked how the City would address overflow into existing neighborhoods.

Schwarz (non voting): Emphasized the importance of the Growth Policy as the guiding framework and supported modernizing the code to match it.

Public Comment:

Jack Luther, Livingston: Spoke about the importance of historic preservation and maintaining the Historic Preservation Commission's role as an advisory body despite new state limits.

Kris King, Livingston: Expressed concern that certain types of first-floor uses in the downtown commercial district such as residential and appointment only detract from street-level activity and character of commercial district. Also concerned about long-term lack of activity at construction sites becoming blight in the CBD.

Melissa Johansen: Had questions about R2 proposed uses- use table is not consistent with updated definition of R2- business and professional offices should be added to allowed uses in the table.

Katherine Daly: Generally supports direction the update is taking but encourages the board to continue hearing to allow for additional review time by public. Definitions and revised layout should be further refined.

Patricia Grabow: Questioned why Short-Term Rentals were included in the code update process. Mentioned the importance of hotels in the City's history. Does not support including Short-Term Rentals in the code update.

Randy Carpenter: Asked if build-out analysis for existing/proposed zoning has been done. Proposed zoning is not consistent with Growth Policy Future Land Use Map for Open Space, does not support amount of high-density mixed use proposed. Concerned about competition between downtown businesses and commercial uses elsewhere. Does not support short-term rental or environmental protection updates as proposed. Requests board to continue hearing.

Katie Weaver: Questioned parking requirements in different zoning districts, for different uses and how it's enforced.

Written Comments Submitted: Included a mix of support and opposition, with themes such as concern over building heights, support for more housing flexibility, and strong interest in protecting Livingston's historic character.

Action: The Board began section by section discussion of the zoning code update. Members identified areas for refinement and possible recommended changes. Motion was made by Wilcox to continue the meeting until October 8, 2025. Second by Kalmon. All voting members in favor. Motion passes unanimously. No action was taken at this meeting.

Zoning Items

None.

Board Comments

Wilcox reminded members and the public that a follow up workshop would be hosted to review the proposed code in greater detail. Members agreed that additional time was needed to carefully review the full text and prepare recommendations for the City Commission.

Adjournment

The meeting adjourned at approximately 7:43 PM.

Land Use Board

9/17/25

✓ Jack Luther 104 S 5th ST LIV

Kris King 50 425 W. Chinook

Melissa Johansen 405 Brookline, Unit B

Katherine Daly 520 S. 9th St. Weymouth

Patricia Gribau 204 E. Callender