

## Consolidated Land Use Board Meeting Minutes

Date: February 24, 2025

Time: 5:30 PM

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

Facilitated by: Chair Jessie Wilcox (until recusal); Vice Chair Baily Goodwine (following Item 6 start)

Staff: Planning Director Jennifer Severson

### 1. Roll Call

Present: Baily Goodwine, Becky Moores, Caitlin Chiller, Forrest Huisman, Frank O'Connor, John Kalmon, Jessie Wilcox

Also Present: Quentin Schwarz (non-voting member, Chair of the City Commission)

### 2. Election of Officers

Board member Wilcox opened the floor for nominations. Wilcox stated she was willing to continue as Chair unless someone else wished to take the position. Board member Goodwine nominated Wilcox as Chair. The motion was seconded by Board member Chiller. Roll call vote was conducted:

Goodwine – Yes

Moores – Yes

Chiller – Yes

Huisman – Yes

O'Connor – Yes

Kalmon – Yes

Schwarz – Not Voting

Wilcox – Yes

Motion passed unanimously. Wilcox was re-elected as Chair.

Board member Chiller then moved to nominate Baily Goodwine as Vice Chair. The motion was seconded by Board member O'Connor.

Roll call vote:

Goodwine – Yes

Moores – Yes

Chiller – Yes

Huisman – Yes

O'Connor – Yes

Kalmon – Yes

Wilcox – Yes

Motion passed unanimously. Goodwine was elected Vice Chair.

### 3. Approval of Minutes

Director Severson stated that there were no minutes to approve at this meeting. The November 13, 2024 minutes will be brought forward for approval at the next Land Use Board meeting.

### 4. General Public Comment

Chair Wilcox opened the floor for general public comment. No general public comments were received in person or online.

### 5. Scheduled Public Comment (this had been mistakenly excluded from the meeting agenda)

Jeanette Blank from Montana Freshwater Partners presented overview of the 2024 Yellowstone River Channel Migration mapping project (update to 2009 map conducted post 2022 flood event). Project was funded by a Dept of Natural Resources and Conservation grant awarded to Park County. Blank briefly explained difference between floodplain maps (regulatory; show extent and depth of water during flood event) and channel migration maps (not regulatory; show where river has moved laterally and where it may move in the future). This project was completed to indicate where future erosion may occur to indicate what locations may be subject to erosion hazard and can assist with decisions about where new development should/ should not be located. Discussed specific areas of concern within the City and in Paradise Valley.

Board members and Blank discussed the fact that that floodplain maps are typically updated after an event to gauge damage and how flood volume and elevation has changed, while channel migration maps are updated to anticipate future hazard areas.

### 5. Planning Items

There were no planning items scheduled for this meeting.

### 6. Zoning Items – Zoning Map Amendment for Livingston Healthcare Parcels Tracts 5B and 1D from LI to MU

Chair Wilcox recused herself from the meeting due to her employment with the applicant, Livingston Healthcare. Vice Chair Goodwine assumed facilitation of the meeting.

Director Severson presented a request from Livingston Healthcare to rezone two parcels totaling approximately 112 acres from Light Industrial (LI) to Mixed Use (MU). The parcels are identified as Tract 5B (approx. 31 acres) and Tract 1D (approx. 81 acres). The properties are located adjacent to the hospital facility.

Director Severson reviewed the staff report and supporting maps. She explained that the current Light Industrial zoning does not permit residential development, whereas the proposed Mixed Use zoning allows for a wide variety of residential and medical-related

uses. The future land use map in the adopted 2021 Growth Policy designates these parcels for mixed use, which supports the proposed change.

Director Severson described how existing utilities are already partially in place, and any further development would be required to meet City infrastructure, public safety, and stormwater requirements. The properties are not currently in the FEMA-regulated 100-year floodplain, though this may change with the upcoming FEMA map update. She noted the request aligns with the growth policy's goals for expanding workforce and senior housing, as well as clustered health services.

Board members discussed the implications of mixed-use zoning. Board member Chiller emphasized the importance of future site planning to consider flood resilience and neighborhood compatibility. Director Severson noted that future site development will be subject to applicable reviews, including site plan review, PUD, or subdivision, depending on the proposal. Chiller also asked about the mixed use designation applied to the subject parcels in the Growth Policy and why they were not initially assigned similar LI designation as the hospital. Severson was unsure of the rationale of the participants in the process to adopt the Growth policy in 2021 (before she worked for the City) but confirmed that the proposed MU zoning aligns directly with the Growth Policy.

Rick Ojala, representing Livingston Healthcare, spoke on behalf of the applicant. He described the long-standing plan for phased development of healthcare-adjacent services, including medical clinics, independent and assisted living, and workforce housing. He stated no specific development is currently proposed, and that future decisions may involve public-private partnerships, land leases, or direct sales and he anticipates the types of housing that will be desired to be developed on the subject parcels would be denser than single family residences. Ojala confirmed they were actively coordinating with Montana Freshwater Partners to better understand site constraints related to floodplain and river channel migration. Board member Moores asked for clarification on the boundary line adjustment recently approved for the parcels. Mr. Ojala explained the division was intended to retain flexibility for future development, keeping the area nearest the hospital (Tract 5B) reserved for high-priority medical uses.

Board member Chiller moved to recommend approval of the zoning map amendment as proposed by staff. Board member O'Connor seconded the motion.

Roll call vote:

Huisman – Yes

Chiller – Yes

Moores – Yes

Goodwine – Yes

O'Connor – Yes

Kalmon – Yes

Schwarz – Not Voting

Motion passed 6–0. The Board recommended approval of the zoning map amendment to the City Commission.

### **7. Board Comments**

Director Severson informed the Board that the November 13, 2024 minutes would be re-prepared following a technical issue that caused the original draft to be lost. She also reminded the Board that the next scheduled meeting is March 12, 2025 and may include a public input session.

### **8. Adjournment**

The meeting adjourned at approximately 6:54 PM.