

Livingston Land Use Board

Regular Meeting Minutes

October 8, 2025

Community Room, City County Complex, 414 E. Callender Street

5:30 PM

Chair Jessica Wilcox called the meeting to order at 5:30 PM. The meeting was a continuation of the public hearing on the proposed Zoning Code Update that began on September 17, 2025.

1. Roll Call

Present: Chair Jessica Wilcox, Frank O'Connor, John Kalmon, Baily Goodwine, Forrest Huisman (via Zoom), City Commission Chair Quentin Schwarz

Absent: Becky Morris

Staff present: Jennifer Severson, Planning Director

A quorum was present.

2. Approval of Minutes

September 17, 2025 Minutes: Motion to approve by Goodwine. Second by O'Connor. Chair Wilcox noted that Huisman was not in attendance at the September 17 meeting and therefore did not vote. **Motion passed 4 to 0.**

3. General Public Comment

Lindie Gibson, 304 S. 2nd Street, spoke in opposition to proposed downtown curb extensions (bulb outs). Gibson described Livingston's shift from a highway stop to a destination community and emphasized the importance of the small, walkable downtown. She stated that visitors value the town's simplicity and charm and expressed concern that curb extensions could complicate traffic flow and alter the historic character of downtown.

Patricia Grabow, 204 E. Callender Street, also opposed the proposed bulb outs. Grabow stated she owns downtown property and has participated in several downtown planning efforts over the years. She noted that curb extensions were debated in past studies and not adopted, and expressed concern that they could negatively affect traffic circulation, deliveries, and overall downtown function.

No additional public comment was received.

4. Planning Item – Park County Housing Coalition 2025 Work Plan

Katherine Daly, Program Manager for the Park County Housing Coalition with HRDC, presented remotely on the Coalition's 2025 work plan and recent accomplishments. Daly thanked the City of Livingston and other funding partners for supporting the Coalition's work and reviewed the mission to increase access to affordable housing across Park County.

Daly explained that the Coalition's work is guided by the 2022 Housing Action Plan adopted into local growth policies and described recent projects, housing market trends, and strategies focused on development partnerships, policy tools, and housing stability.

She referenced housing studies estimating the need for approximately 85 additional dwelling units per year in Livingston to meet workforce and economic demand.

Board members asked questions regarding demand projections, rising homeowner insurance costs, and long term housing affordability. Daly acknowledged increasing costs for both renters and homeowners and discussed the growing pressures affecting housing security.

Public comment following the presentation included appreciation for the Coalition's work and the information provided. **No action was requested on this item.**

5. Zoning Item – Proposed Zoning Code Update (Continued)

The zoning code update and associated text amendments were continued from the previous meeting to allow for additional review and public input. Planning Director Jennifer Severson provided a recap of concerns and comments provided by community members at the September 30 public open house for the proposed code update.

Public Comment:

Jeanette Blank with Montana Freshwater Partners (PO Box 338), emphasized the importance of including adequate riparian setbacks in the code amendments.

Tara Eddy (604 S 9th St), discussed a petition included in the staff packet signed by members of the public who do not support riparian setbacks, particularly along Fleshman Creek, because these would encroach into private property and existing developed lots.

Hertha Lund, attorney from Bozeman who represents concerned property owners along Fleshman Creek who oppose riparian setbacks and stated her belief that imposing riparian setbacks could be considered a 'taking' of private property rights.

Board discussion and response:

Board members questioned who at the City would be responsible for conducting inspections for Short Term Rental licenses and how that would be funded. The board also discussed the distinction between Type 1 and Type 2 STRs proposed in the code update as well as allowances for 'grandfathering' in existing STRs in the City. The board also discussed how STRs could affect community character in primarily residential neighborhoods.

The board also discussed concerns expressed by both private property owners and environmental interest groups about riparian setbacks and what could be considered adequate distance for setbacks along the different waterways (Billman Creek, Flesman Creek and the Yellowstone River).

Chair Wilcox noted the volume of material and ongoing community interest and recommended continuing the public hearing.

Motion to continue the public hearing to October 14, 2025 at 3:30 PM by Wilcox. Second by Goodwine. Motion passed 4 to 0.

6. Board Comments

Board members discussed the importance of continued public engagement on zoning updates and balancing community character with housing and development needs.

7. Adjournment

The meeting was adjourned.