

Consolidated Land Use Board Meeting Minutes

Date: May 14, 2025

Time: 5:30 PM

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

Facilitated by: Chair Jessie Wilcox

Staff: Director Jennifer Severson

1. Roll Call

Present: Frank O'Connor, John Kalmon, Forrest Huisman (online), Jessie Wilcox, Quentin Schwarz (non-voting)

2. Approval of Minutes

Voting members of the board approved the November 13, 2024, February 24, 2025 and April 8, 2025 meeting minutes were unanimously approved.

3. General Public Comment

No public comment was received in person or online.

4. Planning Items

There were no planning items scheduled for this meeting.

5. Zoning Items – Zoning of 38 Loves Lane as Mixed Use

Director Severson introduced a zoning map amendment to zone recently annexed property at 38 Loves Lane as Mixed Use (MU). Current uses on the parcel are residential and small-scale suburban agriculture. It is anticipated the property will accommodate a new office building into which existing employees at the Livingston USDA office will be relocated. The office building is subject to Site Plan Review prior to building permit.

Zoning the property as MU aligns with the city's strategies to encourage development near transit routes, promote local businesses, and conserve building values. Staff also noted the importance of a new USDA building to keep local jobs.

If the MU zoning, or any commercial zoning, is approved for the property, staff will recommend the Gateway Overlay District overlay be assigned to the property and will bring that map amendment forward at the next board meeting after commercial zoning is approved.

The board discussed concerns about anticipated increase in traffic on Loves Lane and surrounding road network and the need for a traffic impact study. The board also discussed

responsibility of the property owner to pay to connect to city services at time of building permit for the new office building.

Motion by Kalmon to recommend the City Commission approve Mixed Use zoning on the property at 38 Loves Lane; O'Connor seconded motion.

Public Comment

Chair Wilcox opened the floor for public comment at 20:40 mins. No public comments were made. Public comment was closed.

Wilcox requested a vote on the motion before the board (25:10 mins). Motion to recommend the City Commission approve Mixed Use zoning on the property at 30 Loves Lane passed unanimously (4-0).

6. Board Comments

None

7. Adjournment

The meeting adjourned at 6:05 pm