



Consolidated Land Use Board Meeting Minutes

The regular meeting of the Livingston Consolidated Land Use Board was held on June 24, 2024 at 5:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. The meeting was facilitated by Chair Jessie Wilcox.

1. Call to Order (5:42 PM)

2. Roll Call

In attendance: Jesse Wilcox (Chair), Bailey Goodwine, John Kalmon, Frank O'Connor, Forrest Huisman, Becky Moores. Planning Staff: Jennifer Severson.

4. Approval of Minutes

O'Connor motioned to approve the April 10, 2024 LUB minutes. Goodwine seconded the motion. **Motion to approve the April meeting minutes passes 6-0 (recording 1:17 minutes).**

5. General Public Comments (1:25 minutes)

Andrew Field (Box 500 Emigrant) stated that within code 30.46 (Building Standards) there is a section under K.1.c that he feels does not belong in building design standards because it is more of an Economic analysis rather than concrete design standards.

Patricia Grabow (204 E Callender) explained how she voted against annexation when she was on the city commission. Grabow stated that she wants Livingston to be a thriving town along I-90, and she is excited that the Gateway Zones are being looked at.

Jem Blueher (95 Willow Dr) questioned why he was receiving Certified Mailing about the Zoning Map Amendments. Severson Stated that the City is required to notify properties within 300 feet of properties that will be affected by the Zoning Map Amendment.

Tammy Lewis (84 Fox Run) asked for clarification on what kind of financial impact the Zoning Map Amendment will have on businesses in the Gateway areas. Severson stated that there is no Economic Analysis involved in a map amendment, but Tammy can contact City staff if she has more in-depth questions.

6. New Business

A. Zoning Map Amendment (23:45 minutes)

Severson presented an overview of the Zoning Map Amendment and Gateway overlay zones. The Growth policy recommended the City establish community gateways, make renovations that celebrate the City's character, and review update

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and enforce the policy and procedures within Livingston's Gateways. Design standards are only applicable to Commercially zoned properties or Commercial developments. The only thing the Overlay district governs is the design, signs, and buildings; it does not affect the uses of the properties. The dark green zones provided in the information packet show potential overlay zones. The board has multiple options: recommend denial of the proposed Gateway overlay zones, recommend the city commission to approve it- as proposed by staff, or the board can recommend it with proposed changes that the board decides to make (what properties are included in the overlay). This will be brought before the City Commission on July 16th.

Moore questioned if there any pending applications that would be affected by the map update? Severson stated there are no pending applications that would be affected.

Is there any urgency in passing this amendment now? Severson answered that there are notices that have to be met in advance and that is why the meeting had to be pushed back.

Kalmon asked if future property is annexed into the City, would those properties look to the growth policy to determine if the property is in the Gateway Overlay area? Severson stated that the City of Livingston will recommend future properties to be zoned and the overlay to be applied as well (if adjacent or within certain zoning/gateway areas).

Forrest asked if the Planning Department has heard from any of the properties that will be involved in this change? Severson stated that she has not heard from any of the property owners other than Andrew Field and various owners that have adjacent properties (within 300 feet).

Goodwine stated that she believes it is a good thing that the properties within the Gateway Overlay Zones might be more consistent or have signage/monuments erected celebrating Livingston.

Wilcox stated her appreciation for the work that Crescendo did, and the community members that participated in the Growth Policy update.

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Conditional Approval of Zoning Map Amendment: O'Connor motioned to approve the Gateway Overlay Map Amendment- as proposed by the City Staff. The motion was seconded by Huisman. **(54:30 minutes)**

Public Comments (54:45 minutes)

Bruce Whitfield (320 Alpenglow Ln) stated that he would like to oppose the amendment because there would be new design regulations for his property. If he wanted to add a building to his current property it would not look the same as the building(s) that he already has.

Patricia Grabow (204 E Callender St.) reiterated her support for the new map amendment. She stated that the growth policy and the Gateway Overlay Zones will help protect Livingston and the history here.

Andrew Field (Box 500 Emigrant) Stated that this decision feels rushed and hasty, and is likely to get the City in trouble. He advised against it.

Severson also stated that PFL/Fed-ex was annexed into the City when the 2021 Growth Policy was put into place.

Manny Goetz (302 Old Clyde Park Rd) questioned what considerations have been taken for Affordable Housing? He stated that anything that gets approved with additional building standards creates unaffordability.

Richard Smith (486 Lodge View) questioned that the only additional properties that were added were those that were annexed into the city, but PFL was annexed 22 years ago.

Sarah Stands (217 S E St) commented on behalf of the Park County Environmental Council to express strong support of this much needed district. She questioned why Old Clyde Park Rd is not a part of a Gateway Overlay Zone?

Severson responded that Old Clyde Park Rd is not included in the map update because it is not in Livingston and it is all residential development right now.

Tammy Lewis (84 Fox Run) wanted to clarify if a certain property is annexed into the City will the owner be required update their buildings to comply with the new code?

Severson responded that there is a certain grandfather clause that does not require developed buildings to update their appearance to adhere to the new regulations.

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O'Connor motioned to approve the Gateway Overlay Map Amendment- as proposed by the City Staff. The motion was seconded by Huisman. The motion passes 6-0. (1:22:20 minutes)

Old Business

None.

7. Board Comments (1:22:35 minutes)

None.

8. Adjournment (7:14 PM)