

Livingston Consolidated Land Use Board

Meeting Minutes

February 11, 2026

**Community Room, City County Complex, 414 E. Callender Street
5:30 PM**

Vice-Chair Baily Goodwine called the meeting to order at 5:33 PM.

1. Roll Call

Present: Baily Goodwine, Becky Moores, John Kalmon, Frank O'Connor, Bill Kuba, Becky Bird (online), and City Commissioner Cindy Daniels.

Absent: Forrest Huisman.

Staff present: Jennifer Severson, Planning Director.

A quorum was present.

2. Approval of Minutes

A. October 8, 2025 Special Meeting Minutes

Motion by Kalmon to approve the October 8, 2025 meeting minutes. Second by O'Connor.

Motion passed unanimously.

B. October 14, 2025 Meeting Minutes

Motion by Kalmon to approve the October 14, 2025 meeting minutes. Second by O'Connor.

Motion passed unanimously.

3. General Public Comment

Chair Goodwine opened general public comment for items not on the agenda. No comments were offered in person or online. Public comment was closed.

4. General Action Items

A. Election of Board Chair and Vice Chair for 2026

Planning Director Jennifer Severson explained that former Chair Jessica Wilcox resigned from the Board after being elected to the City Commission. The Board therefore needed to elect a new Chair and Vice Chair for the 2026 calendar year.

Motion by Kalmon to nominate Baily Goodwine as Board Chair. Second by O'Connor. Motion passes 6 to 0.

Motion by Kalmon to nominate Becky Moores as Vice Chair. Second by Goodwine. Motion passes 6 to 0.

Following the vote, Chair Goodwine assumed facilitation of the remainder of the meeting.

5. Planning Items

None.

6. Zoning Items

A. Consideration of Zoning Text Amendment. Public hearing for an amendment to Chapter 30 Zoning Code related to the Light Industrial and Industrial zoning districts and recommendation to the City Commission.

Staff Report

Planning Director Jennifer Severson presented the staff report summarizing a proposed zoning text amendment to Chapter 30 of the Zoning Code. The amendment was intended to align certain zoning code provisions with zoning map changes adopted by the City Commission in December 2025.

Severson explained that the City completed a comprehensive zoning code update in late 2025 after more than a year of work. The City Commission adopted the zoning text amendments in December, followed by adoption of updated zoning map amendments shortly thereafter. During that process, the Commission directed staff to make several adjustments to the code to ensure consistency between the adopted map and the zoning code text.

Key elements of the proposed amendment included removing multifamily dwelling and co-living housing as allowed uses in the Light Industrial (LI) district, allowing hospital and institutional uses 'by right' in the Industrial (I) district, changing medical and dental clinics from 'conditional' uses to uses allowed 'by right' in the Industrial district, and creating a development standards table specific to the Light Industrial and Industrial zoning districts.

Public Hearing

Chair Goodwine opened the public hearing.

Public Comment

Bruce Whitfield, 320 Alpenglow Ln, CEO of Livingston HealthCare, spoke in support of the proposed amendment. He stated that the changes would help ensure the hospital can expand its facilities in the future without requiring additional approvals for uses that support hospital operations.

Tim Watson, 117 Myers Ln, asked questions regarding potential buffer requirements between industrial or light industrial zoning and adjacent residential areas and whether the proposed changes would allow the hospital to develop facilities such as retirement or assisted living housing.

Chair Goodwine closed the public hearing.

Board Discussion

The Board discussed the relationship between the recent zoning map changes and the proposed text amendments. Board members asked staff to clarify the background of the decision to change certain parcels near the hospital from Light Industrial to Industrial zoning during the City Commission meeting in December.

Board members also discussed the potential implications of the proposed changes for housing availability and whether removing multifamily and co-living housing from the Light Industrial district could limit future housing opportunities.

Additional discussion addressed uses such as assisted living, adult foster care, and child care facilities and how those uses interact with hospital related development. Board members also discussed regulatory floodplain considerations affecting development on the east side of the city.

Several Board members expressed interest in obtaining additional background information regarding the zoning map changes approved by the City Commission in December, before making a recommendation to the City Commission about the proposed zoning text amendments.

Action

Motion by Moores to table the public hearing to a date certain of March 11, 2026.

Second by Goodwine. Motion passes 6 to 0.

7. Board Comments

Board members noted that additional background information regarding the December zoning map amendment would be helpful prior to further consideration of the proposed text amendment.

8. Adjournment

The meeting was adjourned at 6:45 pm