

Consolidated Land Use Board Meeting Minutes

Date: June 11, 2025

Time: 5:30 PM

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

Facilitated by: Chair Jessie Wilcox

Staff: Planning Director Jennifer Severson

1. Roll Call

Present: Jessie Wilcox (Chair), Baily Goodwine (Vice Chair), Caitlin Chiller, John Kalmon, Becky Moores, Forrest Huisman

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

2. Approval of Minutes

Chair Wilcox called for approval of the May 14, 2025 meeting minutes.

- Motion: Vice Chair Goodwine moved to approve the minutes.
- Second: Board member Kalmon.
- Vote: Unanimous in favor. Motion passed.

3. General Public Comment

Chair Wilcox opened the floor for general public comment.

- One member of the public inquired if comments on the Sheep Mountain PUD were appropriate at this time. Chair Wilcox clarified that general comment is for non-agenda items and directed them to wait until the scheduled item.
- No additional public comments were received in person or online.

4. Planning Items

There were no planning items scheduled for this meeting.

5. Zoning Items – Sheep Mountain Planned Unit Development (PUD)

Request: Brookstone Livingston LLC requested a zoning map amendment to rezone approximately 1.02 acres at 101, 103 and 105 Brookstone Street from High Density Residential (R-3) to Planned Unit Development (PUD). The project, titled “Sheep Mountain PUD,” proposes two residential buildings totaling 48 units, all deed-restricted affordable housing at or below 60% AMI for 50 years.

Staff Report:

- Director Severson presented the staff analysis, describing the proposal's compliance with the Growth Policy, affordable housing goals, and PUD ordinance objectives.
- Key project details: two buildings (max height 45 feet, which is less than the 50-foot max allowed in R-3 district), mix of one-, two-, and three-bedroom units, and 1,000 sq. ft. of resident amenity space including laundry and storage.
- Incentives/public benefits: 100% affordable housing (beyond the 10% minimum) in exchange for density bonus (39 units allowed by right, 9 additional granted) and impact fee waivers.
- Staff identified nine recommended conditions of approval, including:
 - Applicant must address Public Works concerns from Referral Letter dated June 4, 2025
 - Agreement between applicant and Brookstone Ditch Company prior to building permit to confirm ditch water rights are maintained.
 - Compliance with fire chief requirements from Referral Letter dated May 7, 2025.
 - Parking area design revisions, compact stall curb adjustments, and ADA accessibility.
 - Landscaping and screening requirements.
 - Establishment of a bus stop and shelter in coordination with Wind Rider Transit.
 - Wildlife-friendly fencing.
 - Annual certification of renter affordability at or below 60% AMI (as required to have impact fees waived for all units).
 - Applicant is subject to terms, conditions and commitments of record.

Applicant Presentation:

- Scott Freimuth (Aspekt Architecture) and Katherine Daly (HRDC, Park County Housing Coalition) emphasized the project's role in providing long-term affordable housing.
- Garrett Schultz (Headwaters Engineering) addressed site constraints, stormwater management, and ditch accommodations.
- Developer Crosby Branch (Boundary Development) explained financial feasibility, intent behind the PUD request, and commitment to transit coordination.

Board Discussion:

- Board members asked about parking ratios, stormwater management, ditch agreements, and public transit feasibility.
- Clarifications were provided that 48 parking spaces meet City minimum requirements, and the development team committed to on-site laundry and amenity space for residents.
- The Board discussed whether requiring a bus shelter was enforceable, given reliance on Wind Rider's decision.

Public Comment:

- Several members of the public spoke in support of the project, citing community housing needs.
- Concerns raised included parking, stormwater, and traffic impacts.

Action:

- Motion: Board member Chiller moved to recommend approval of the zoning map amendment with staff's nine conditions.
- Second: Board member Kalmon.
- Roll Call Vote:
 - Goodwine – Yes

- Moores – Yes
 - Chiller – Yes
 - Huisman – Yes
 - Kalmon – Yes
 - Wilcox – Yes
 - Schwarz – Not Voting
- Motion passed 6–0. Recommendation forwarded to City Commission.

6. Board Comments

Director Severson reminded the Board that the next scheduled meeting is July 9, 2025.

7. Adjournment

The meeting adjourned at approximately 7:45 PM.