



Consolidated Land Use Board

April 9, 2025 — 5:30 PM

City – County Complex, Community Room

<https://us02web.zoom.us/j/89509707160?pwd=ffldOT0La7q60S4rzc580998i6ywoa.1>

Meeting ID: 895 0970 7160

Passcode: 497943

Phone: 1-669-900-9128

A regular meeting of the Consolidated Land Use Board is scheduled for April 9, 2025 at 5:30 PM in Community Room of the City/County Complex at 414 E. Callender St. The meeting will be facilitated by Board Chair Jessie Wilcox.

1. Roll Call

2. Approval of Minutes

A. NONE - NOVEMBER 13, 2024 AND FEBRUARY 24, 2025 MINUTES WILL BE APPROVED AT THE NEXT REGULARLY SCHEDULED LAND USE BOARD MEETING

3. Public Comment

Individuals are reminded that public comments should be limited to item over which the City Commission has supervision, control jurisdiction, or advisory power (MCA 2-3-202)

4. Planning Items

5. Zoning Items

A. NORTHTOWN PLANNED UNIT DEVELOPMENT - ZONING MAP AMENDMENT TO CREATE A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON A PARCEL OWNED BY NORTHTOWN DEVELOPMENT CORP, LEGALLY DESCRIBED AS MINOR SUB 677, S14, T02 S, R09 E, LOT 3B, ACRES 20.01, IN PARK COUNTY, MONTANA AND TO REZONE THE PARCEL FROM R2 MEDIUM DENSITY RESIDENTIAL TO PUD.

6. Board Comments

7. Adjournment



LivingstonMontana.org | PublicComment@LivingstonMontana.org | 406.823.6000

DATE: April 9, 2025
TO: Chair Wilcox and Consolidated Land Use Board Members
FROM: Jennifer Severson,
RE: Staff Report for Northtown Planned Unit Development

Introduction and History

In November 2023, the City adopted its first Planned Unit Development (PUD) Ordinance. A PUD is a zoning district intended to encourage more efficient use of land and public services than is generally attainable under standard zoning application. Conventional area and density requirements are replaced by application of the PUD district to lands upon which an approved plan becomes the basis for control of land development. By allowing for context-sensitive design that conforms to topography and minimizes site impacts, PUD zoning encourages clustered development, diverse housing types, mixed land uses, and natural resource preservation.

Summary

The applicant is proposing a Planned Unit Development (PUD) which, if approved, will be the first PUD in Livingston. The Northtown PUD will be located at the intersection of N. 9th Street and Scenic Trail on a 20-acre parcel of land that is currently zoned RII- Medium Density Residential (See Attachment A, Application Packet). The subject parcel consists of steep terrain and the PUD has been designed to concentrate, or cluster, the development near the lower elevations to protect views of the mountains to the south and minimize disturbance on the steepest parts of the property. As proposed, 64% of the parcel will remain undeveloped as open space, including an approximately 1-acre area for maintained park space.

The PUD will include a mix of 240 studio, one-bedroom and two-bedroom rental apartment units with 12,850 sq. ft. of commercial space on the ground floor of the building closest to Scenic Trail. The location of the commercial uses will provide easy access from the surrounding neighborhood and from residents within the PUD. The PUD will be developed in three phases as shown in Figure 1 below.

The applicant has not requested any deviations from the adopted the City of Livingston Public Works Design Standards and Specifications for the PUD.



Figure 1. Northtown PUD Phasing Plan



Referral Comments (see Attachment B)

Livingston Public Works- Comments were provided about the following: Traffic- additional details and information must be included in the Traffic Study; Sewer- existing sewer infrastructure has adequate capacity for the PUD, but the City needs to camera the clay tile lines to determine structural soundness, and the City should add the 8th St/ Summit sewer to the CIP; Storm Water- flows must be split more evenly between both ponds, the 100-year overflow must be shown, ditches must be appropriately sized and included in HOA maintenance plan, and applicant must verify the additional capacity from Phase 4A of the Northtown Subdivision to the west is included in the design of the ponds for the PUD; Water- must be looped and phasing must be discussed prior to construction of Phase 1 to determine phasing of loop system; Dry Utilities- not allowed in City of Livingston easements; Streets- consider providing an emergency all-weather access connection and easement to the future 64' ROW to the north of the PUD to allow a looped water system to be placed within the easement and provide secondary emergency access/ egress to/ from the PUD; provide sidewalk connections between parking lots and street sidewalks.

Livingston Fire and Rescue- comments provided identify seven new hydrants within the PUD area and confirmed the number and location of the hydrants is acceptable. Comments confirmed each building has a domestic and fire flow but questioned whether the FDCs are located in the same approximate area of the fire lines. The roads are wide enough and provide adequate emergency turnaround space as proposed. All buildings must be sprinkled as required by the building/ fire code.

Montana State Historic Preservation Office (SHPO)- comments confirmed the PUD parcel was included in a previous cultural resources inquiry for the Northtown Subdivision in 2022; this agency confirmed no new cultural inventories or resources have been identified since 2022 and did not express concern that any cultural resources will be impacted by the proposed PUD.

Montana Fish, Wildlife and Parks (FWP)- comments confirmed that the area proposed for subdivision is used by pronghorn and mule deer as well as a variety of non-game species, including occasional use by black bear and mountain lions. This agency offered comments for consideration during development of neighborhood covenants to mitigate potential impacts the PUD may have on local wildlife (see application packet Tab I for letter from FWP).

No Concerns- Livingston Building and Police Departments

No Responses Received - Park County Planning Department

Public Comments (see Attachment B) - V. Bond supports the PUD concept but notes a new rail crossing must be installed first. J Massier does not support the architectural design of the PUD buildings. V. Miller does not support the proposed PUD at this location and notes it would be



more appropriate on the outskirts of the City because there is already too much traffic in the City, an overpass is needed to handle vehicular traffic.

Findings of Fact

As stated in Section 30.47, A PUD shall further *a majority of the following objectives*:

1. *Protect natural and cultural resources.* The subject parcel includes steep terrain that is challenging to develop. As proposed, the PUD will cluster development on the southern and western portions of the parcel. This will reduce the amount of earthwork needed than if the development was spread across the entire 20-acre parcel and reducing the area of disturbance will lessen impacts to existing natural resources. Additionally, the clustered development layout increases the area of undeveloped land available for wildlife to pass through unobstructed. The developer has stated that any new fencing will be wildlife-friendly and allow safe crossings for wildlife, as allowed by adjoining ranch operations. No watercourses or wetlands have been identified on the property.

The subject parcel was included in a previous cultural resource inventory as part of the Northtown Subdivision application in February 2022. A letter from the Montana State Historic Preservation Office dated September 6, 2024 confirmed no new cultural properties or inventories were recorded in the PUD area since the 2022 inquiry (see Tab G in the Application Packet). MT SHPO did not indicate any concerns related to cultural resource impacts from the proposed PUD.

Due to the amount of undeveloped land (open space and park land) that will remain on the parcel, combined with the steep topography of the site, with lower elevations near Scenic Trail, it is not anticipated that the PUD will significantly impact natural viewsheds. Renderings of the PUD at build-out with views toward surrounding mountains from different vantage points within the development can be seen in the application packet Tab D, Sheets G0.1, G2.1 and A1.2.

2. *Encourage open space and recreational areas beyond the minimum subdivision requirements.* Traditional subdivisions are required to provide a minimum of 11% of the area to be allocated as parkland. The proposed PUD is approximately 20 acres in size; of that, roughly 63.5% of the 20 acres will be allocated for open space and recreational areas. As stated in the application, 11.7 acres will remain undeveloped open space and another 1.02 acres will be maintained parkland for uses such as a playground and picnic area (exact uses to be determined). It is unclear from the application if the parkland will be available for non-PUD residents; Staff recommends requiring the developer to maintain the parkland space but dedicate its use for the general public, not just for use by PUD residents.
3. *Promote a more effective use of land than the base zoning district would allow, resulting in clustered development and a more condensed network of utilities and streets.* As stated above, the applicant proposes to cluster development on the southern half of the parcel.



Concentrating development on the lower part of the parcel will avoid disturbing the steeper terrain on the northern part of the parcel. The area needed for utilities and streets for the development will also be reduced since the service area will be condensed. The additional height allowed will also allow additional dwelling units to be included in the buildings; without this additional height, approximately 84 units could not be built within the clustered development footprint.

It is important to note that the developer is not proposing density beyond that which is currently allowed “by right” in the RII zoning district. The minimum lot size in RII is 3500 sq. ft. and two dwelling units are allowed per lot (configured as a duplex or as a primary and accessory dwelling unit), for a total of 24 units/ acre allowed “by right” in the RII district. The PUD proposes 240 dwelling units on a 20-acre parcel, which amounts to 12 units/ acre; this is roughly half of the density that would be allowed if the parcel were developed as a traditional subdivision.

4. *Encourage mixed uses in new developments as a means to improve convenience and access to daily necessities by area residents.* The proposed PUD will include 12,850 square feet of commercial lease space, which represents the first floor of the building closest to Scenic Trail, and which will be one of three buildings constructed as part of Phase 1 of the PUD. The upper floors of the mixed-use building, and the remaining buildings in the PUD will consist of residential rental units. Specific details about commercial uses were not included in the application materials; however, during the March 26 Public Work Session, the developer mentioned possible uses may include a coffee shop and coworking space.
5. *Reduce vehicular trip generation through mixed use development and enhanced multi-modal connectivity.* It is anticipated commercial uses in the PUD would serve not only PUD residents, they would likely be frequented by residents in the adjacent Northtown Subdivision and nearby neighborhoods, as well. Staff anticipates the inclusion of neighborhood commercial amenities in the PUD will serve to reduce vehicular trips within the PUD and surrounding neighborhoods and could lead to fewer vehicular trips to the south side of the railroad tracks. It is also anticipated that the proposed street connection between the PUD and the Northtown Subdivision Phase 4A to the west will facilitate walking and bicycling between the single-family residences in the Subdivision and the neighborhood commercial amenities in the PUD. Staff recommends the developer work with transportation providers such as Windrider and Angel Line Senior to establish a sheltered bus stop to be served daily within the PUD.
6. *Encourage affordable/ workforce housing development.* Developer incentives for affordable housing are not being pursued and no designated affordable or workforce housing is proposed in the PUD. However, it is possible that once all phases of the PUD are completed, the addition of 240 residential rental units may slightly reduce market rental rates in the Livingston area.



7. *Support the adopted City of Livingston Growth Policy. The proposed PUD supports the following strategies in the Growth Policy:* Strategy 3.1.1.6: Encourage residential developments to provide neighborhood commercial areas serving residents within walking distance. Strategy 3.1.1.8: Reduce urban sprawl through compact development consistent with the Future Land Use Map of this Growth Policy. Strategy 4.1.3.3 Reduce climate disruption through compact growth and increased transportation choices that reduce the need for driving. Objective 5.1.4: Promote a mix of housing within neighborhoods that supports a variety of household income levels, household age groups, and housing types. Strategy 5.1.1.2: Consider implementing the recommendations of the housing action plan; HAP Recommendation #9: General Zoning Reform & Flexible Development Standards- removing barriers to building a variety of housing choices, which allows for homes of all shapes and sizes for people of all incomes.

Additional Considerations

Commercial Uses

The proposal includes 12,850 sq. ft. of commercial space on the ground floor of Building 1 (see Tab D, Sheet A1.2 in the application packet). As stated above, specific details about commercial uses were not included in the application materials. Commercial uses in the PUD that would not be allowed “by right” in the R2 zoning district (see Attachment C, Livingston Municipal Code Table 30.40 List of Uses) must be appropriately scaled and compatible with other uses in the PUD and with respect to the existing surrounding neighborhoods. Commercial uses should be located, designed and operated to serve primarily the needs of residents within the PUD and secondarily persons residing outside the PUD. Commercial development within the PUD may require Site Plan Review prior to issuance of a building permit and/or a business license for the commercial uses. No Light Industrial uses are proposed in the application; therefore, no LI uses are allowed. Heavy Industrial (I) uses are not allowed in PUDs

Developer Incentives and Public Benefits

The applicant is requesting an increased building height of 40 feet in the PUD, which is the maximum height increase allowed. The applicant is providing roughly 12.8 acres of open space and maintained parkland which is 63.4% of the total 20-acre PUD area. This exceeds the minimum required open space public benefit of 20%. The developer anticipates securing commercial tenants after the initial residential units are established to provide an adequate customer base for the commercial uses. Staff recommends the developer be required to secure tenants for a minimum of 30% of the commercial space as each new PUD phase is completed.

Zoning Considerations

As stated elsewhere in this staff report, as proposed, the PUD supports the following Growth Policy goals, objectives and strategies: Strategy 3.1.1.6: Encourage residential developments to provide neighborhood commercial areas serving residents within walking distance. Strategy 3.1.1.8: Reduce urban sprawl through compact development consistent with the Future Land Use



Map of this Growth Policy. Strategy 4.1.3.3 Reduce climate disruption through compact growth and increased transportation choices that reduce the need for driving. Objective 5.1.4: Promote a mix of housing within neighborhoods that supports a variety of household income levels, household age groups, and housing types. Strategy 5.1.1.2: Consider implementing the recommendations of the housing action plan; HAP Recommendation #9: General Zoning Reform & Flexible Development Standards- removing barriers to building a variety of housing choices, which allows for homes of all shapes and sizes for people of all incomes.

Staff does not anticipate that the requested height allowance up to 40 feet will adversely affect the public and/or the surrounding neighborhood. The proposed site plan shows adequate buffering between the surrounding single-family residential subdivisions and the multi-family development in the PUD. Within the PUD, Building 1 will integrate a mix of commercial and residential uses and the Scenic Trail right-of-way will help buffer some of the impacts of the commercial space from lower density residential uses to the south.

Planning Considerations

As described above, the proposed PUD supports the adopted Growth Policy with respect to applicable density and use goals, objectives and/or strategies identified in the Growth Policy.

The PUD will establish effective multimodal connections within the PUD and to the surrounding transportation network. There is a fixed Windrider bus stop located at the intersection of Scenic Trail and Prairie Drive, about 1/3 of a mile from the entrance to the proposed PUD from Scenic Trail. To further encourage transit use, as stated above, staff recommends the developer work with local transportation providers to establish a sheltered bus stop within the PUD; this would further Growth Policy Strategy 7.2.3.4 to “collaborate with transportation providers such as Angel Line Senior, Windrider, and Disabled Transportation to promote services throughout the community”.

Staff finds the size and type of parkland and open space is adequate for the proposed land uses, densities and dwelling types in the proposed PUD. The applicant will be responsible for future maintenance and conservation of these areas.

Staff does not anticipate the PUD will adversely impact the natural environment, critical wildlife or wildlife habitat, agriculture, public health and safety, and local services. The clustering of development near the western and southern portions of the property will help to minimize disturbance to the existing terrain. There is no active agricultural use of the property.

Due to the vast amounts of connected open space within the PUD boundary, especially around the periphery of the developed areas, it is anticipated that existing wildlife travel corridors will remain mostly unobstructed through the development. As stated in the application packet, new fencing installed on the Open Space boundaries will be wildlife-friendly to allow for continued passage of wildlife. Additionally, enclosed trash receptacles and regular property maintenance required by the



covenants will mitigate potential bear attractants and maintain a low likelihood of human/bear conflicts. Native grasses and shrubs will be maintained by the HOA in undeveloped areas.

To ensure public health and safety and adequate provision of local services to the PUD, Staff recommends the developer be required to install an emergency all-weather access connection within an easement dedicated to the City to connect the northern portion of the PUD to the future 64' ROW to the north. This will provide a secondary emergency access/ egress to and from the PUD and the dedicated easement will allow for a fully looped water system to connect the PUD and adjacent Northtown Subdivision lots.

Fiscal Impact

The developer will be responsible for the cost of installing the infrastructure necessary to support the PUD, and will be required to pay impact fees to support these capacity improvements. Future maintenance of streets and street lights in the PUD will be paid for through a special tax assessment. Finally, additional property taxes collected by the City at full build-out of the PUD will be significant and will potentially offset expenses incurred by the City as a result of providing services to the PUD.

Strategic Alignment

As described above, the proposed PUD aligns with several strategies of the Growth Policy as well as the Park County Housing Action Plan.

Staff Recommendation

Based on the reasons discussed above, Staff finds the proposed Northtown PUD complies with the requirements of City and State statutes and supports the City's adopted Growth Policy. Therefore, Staff recommends the Consolidated Land Use Board recommend the City Commission approve the Northtown Planned Unit Development with the conditions listed below:

1. The developer/ Northtown PUD HOA will be responsible for maintaining the open space and park land and these spaces must be dedicated for use by the general public.
2. Commercial development within the PUD may require Site Plan Review prior to issuance of a building permit and/or a business license for the commercial uses.
3. No Light Industrial or (Heavy) Industrial uses are allowed in the PUD.
4. The developer must secure tenants for a minimum of 30% (4,283 sq. ft.) of the total commercial space (12,850 sq. ft.) as each new PUD phase is completed.
5. New fencing installed along the Open Space boundaries must be wildlife-friendly to allow for continued safe passage of wildlife.



6. Enclosed trash receptacles and regular property maintenance must be required by the covenants to mitigate potential bear attractants and maintain a low likelihood of human/bear conflicts.
7. Native grasses and shrubs will be maintained by the HOA in undeveloped Open Space areas.
8. The developer must install an emergency all-weather access road within an easement dedicated to the City to connect the northern portion of the PUD to the future 64' ROW to the north.

Attachments

- Attachment A: [Northtown PUD Application Packet](#)
- Attachment B: Referral Agency and Public Comments
- Attachment C: Livingston Municipal Code Table 30.40 List of Uses

Northtown PUD – Public Works Referral Comments

Traffic Study

1. The traffic study is relying on background traffic counts from 2022. Attached is a google earth picture of the area from 2022. The previous phase that is on Sweetgrass Lane was partially built out and the triangle previous 3.3 acre phase on Scenic Trail had not been started. Background traffic counts either need to have these phases added in at full build out now, or the counts need to be redone for this phase. If the background traffic numbers from 2022 are still used the growth factor still needs to be used.
2. It appears that the report is estimating 30% of the projected traffic from development is shown as going east to underpass or Bennett street. The am peak hour shows around 22% of traffic going east from the combined totals of Gallatin/Chinook, and Front street intersections with 5th while the PM peak hour counts show approximately 26% coming from the east to the west. Please justify the higher 30% not using the 5th street railroad crossing.
3. It is likely that the eastbound traffic will in large part impact the railroad underpass. We need to know the level of service these impacts will have on that crossing.

Sewer

The proposed development uses 69% of the capacity of an 8" main at minimum grade. This pipe discharges into a 10-inch main on Scenic Drive. The 10" discharges into a 8" on Summit then down 8th in a pvc 8" which eventually becomes a clay tile 8" pipe originally installed in 1954. We have checked the model and due to the grades in Summit and 8th, the pipe can handle the additional flow. The City does need to camera this section of pipe to verify that the pipe can handle the flow from a structural standpoint. It is possible that this pipe will need to be replaced by the City before it can be determined that we can safely add this big of a flow to the pipe. It is recommended that the City add the 8th Street/Summit sewer to the CIP. It may be if the developer wants to continue prior to the City being able to do the project that they may have to upsize the main in 8th to a 10" for impact fee credits.

Storm water.

1. Most of water is directed to the west pond. Will need to be sure to split the flows between the two ponds.
2. 100 year overflow will need to be shown.

3. Ditches will need to be sized and included in HOA to be maintained.
4. Verify additional capacity from phase 4A is included in the design of new ponds.

Water

1. Water needs to be looped.
2. If this project is phased, a discussion will need to be had about water looping as these are not single-family homes but buildings with up to 30 units a piece in them. The current plan shows a3 buildings (70+ units) that does not have a looped water line. A rough sketch has been provided that would give a looped route. Please consider.

Utilities-

Dry utilities will not be allowed in the City of Livingston's easements.









Streets

1. Consider providing an emergency all-weather access connection and easement to the future 64' ROW to north; this will allow for looped water system to be established within this easement and also provide secondary emergency access/ egress to the PUD. This could also be used as a trail connection b/t the PUD and future development and open space to the north.
2. Connect sidewalks from parking lots to street sidewalks.

Untitled Map

Write a description for your map.

Legend

-  Bloom Weed Dispensary Livingston Item A.
-  Feature 1
-  Feature 2
-  Livingston, Montana
-  Northside Park and Dickerson Soccer Fields
-  Park
-  SEGMENT: AERIAL
-  Yellowstone Gateway Museum



Jennifer Severson

Subject: FW: Northtown PUD application - referral request

From: Josh Chabalowski <firechief@livingstonmontana.org>

Sent: Sunday, March 30, 2025 5:40 PM

To: Jennifer Severson <jseverson@livingstonmontana.org>

Subject: Re: Northtown PUD application - referral request

Correction, I count 7 hydrants.

Josh Chabalowski
Fire Chief

From: Josh Chabalowski <firechief@livingstonmontana.org>

Sent: Sunday, March 30, 2025 5:39 PM

To: Jennifer Severson <jseverson@livingstonmontana.org>

Subject: Re: Northtown PUD application - referral request

Looks like 6 new hydrants within the package.

I'm happy with the placement.

I see each building with a domestic and fire flow, just wanted to confirm the FDCs are located in the same approximate area of the fire lines?

Roads are wide enough and we have ample turn around room. As long as everything is sprinkled, I'm good.

Josh Chabalowski
Fire Chief

On Mar 30, 2025, at 17:00, Jennifer Severson <jseverson@livingstonmontana.org> wrote:

Meant to include the updated application information I forwarded last Thursday...see below

Jennifer Severson – Planning Director

City of Livingston

(406) 222-4903

From: Jennifer Severson

Sent: Thursday, March 27, 2025 2:41 PM

To: Shannon Holmes <sholmes@livingstonmontana.org>; Josh Chabalowski <firechief@livingstonmontana.org>; Wayne Hard <whard@livingstonmontana.org>

Cc: Adam Ballew <aballew@livingstonmontana.org>

Subject: FW: Northtown PUD application - referral request

Northtown PUD - Request for Comments

Murdo, Damon <dmurdo@mt.gov>
To: Nick Hammond <nhammond@headwatersmt.net>

Fri, Sep 6, 2024 at 3:01 PM

Hi Nick,

I just a conducted cursory check of your 20 acre project within the area that I previously commented on in 2022. There have been no new cultural properties recorded, and no new cultural inventories. Therefore, I believe my previous letter should still suffice.

If you require a new file search to be conducted and a new letter generated for this subdivision, please upload an updated file search request form and maps to the Montana Cultural Resource Database for review.

Thanks,

Damon Murdo

Cultural Records/Data Manager

Montana Historical Society

State Historic Preservation Office

406/444-7767

dmurdo@mt.gov

mhs.mt.gov

The Montana Historical Society saves Montana's past, shares our stories, and inspires exploration, to provide meaning for today and vision for tomorrow.



[Quoted text hidden]

**Montana Fish, Wildlife & Parks**

Region 3 Headquarters
1400 S 19th Avenue
Bozeman, MT 59718

October 4, 2024

Headwaters Engineering
190 Northstar Lane
Bozeman, MT 59718

RE: Northtown PUD

Montana Fish, Wildlife & Parks (FWP) appreciates the opportunity to comment on the Northtown PUD.

The area is used by big game including pronghorn and mule deer. A variety of nongame species are present. Black bears or mountain lions may use the area occasionally. To help lessen the impact of this development to local wildlife populations, FWP offers the following general comments for you to consider during construction and development of neighborhood covenants:

1. Include requirements for bear-resistant garbage facilities. In addition to garbage, other items can attract bears, including pet food, gardens and fruit trees, birdseed (which should be discouraged from April 1st through November), barbecue grills, and compost piles (unless limited to grass, leaves, and garden clippings). To maximize human safety, these additional items should be addressed in a subdivision's covenants.
2. Property owners should be aware that feed or supplements (such as salt blocks), are attractants and are against state law (MCA 87-6-216) for public safety and wildlife health.
3. Pets should be controlled and not be allowed to roam. Under current state law it is illegal for dogs to chase hoofed game animals and the owner may be cited for their dogs' behavior (MCA 87-6-404).
4. Homeowners should understand that wildlife, particularly deer and elk, will feed on green lawns, gardens, flowers, and ornamental shrubs and trees. Homeowners should consider landscaping with native vegetation that is less likely to suffer feeding damage, and/or incorporate protection for new landscaping.

For further questions or concerns, please reach out to the following FWP personnel.

Michael Yarnall, wildlife biologist (406-224-1162, michael.yarnall@mt.gov)

Jen Smitham, R3 public comment coordinator (406-495-3262, jsmitham@mt.gov)

Thank you again for the opportunity to comment.

Sincerely,

Nathan Lance
Acting Region 3 Supervisor

From: [Jim Woodhull](#)
To: [Jennifer Severson](#)
Subject: RE: Northtown PUD application - referral request
Date: Monday, March 24, 2025 12:05:45 PM
Attachments: [image002.png](#)

The Building Department has no concerns with the North Town PUD.

From: Jennifer Severson
Sent: Friday, March 14, 2025 9:36 AM
To: Shannon Holmes <sholmes@livingstonmontana.org>; Jim Woodhull <jwoodhull@livingstonmontana.org>; Josh Chabalowski <firechief@livingstonmontana.org>; Wayne Hard <whard@livingstonmontana.org>; Katherine Daly <kdaly@thehrdc.org>
Cc: Adam Ballew <aballew@livingstonmontana.org>
Subject: Northtown PUD application - referral request

Good Morning,

Can you please review the Northtown PUD application and provide a written record of comments/ concerns/ questions to me **by noon on Friday March 28**? (available online here: https://www.livingstonmontana.org/sites/default/files/fileattachments/building_amp_planning/page/2241/000_northtown_apartments_pud_submittal_red.pdf)

Thanks very much- enjoy your weekend!
Jennifer

Jennifer Severson, AICP – Planning Director
City of Livingston
220 E. Park St.
Livingston, MT 59047
(406) 222-4903
jseverson@livingstonmontana.org



From: Wayne Hard
To: Jennifer Severson
Subject: RE: Northtown PUD application - referral request
Date: Friday, March 28, 2025 9:32:32 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)

Good morning Jen,

I don't think I really have any concerns. Thanks for asking!

Wayne

From: Jennifer Severson <jseverson@livingstonmontana.org>
Sent: Thursday, March 27, 2025 14:41
To: Shannon Holmes <sholmes@livingstonmontana.org>; Josh Chabalowski <firechief@livingstonmontana.org>; Wayne Hard <whard@livingstonmontana.org>
Cc: Adam Ballew <aballew@livingstonmontana.org>
Subject: FW: Northtown PUD application - referral request

Good Afternoon,

The applicant provided additional information, some minor revisions to the PUD application I sent around on March 14 for referral. Please see below notes that ID exactly what was revised...so you don't have to spend much/ any time reviewing new info that is not a concern for you.

The revised complete application can be viewed online here:

https://www.livingstonmontana.org/sites/default/files/fileattachments/building_amp_planning/page/2241/000_northtown_apartments_pud_submittal_red.pdf

Please return any referral comments you have to me by tomorrow if at all possible. If you don't have concerns, can you please shoot me an email confirming that so I can include it in the staff report?

Also, FYI- the applicant is working on updated viewshed renderings and a trails map that ID's existing trail connections- if you would like me to forward any of that additional info to you, please let me know. I'm trying not to fill up everyone's inboxes with multiple revisions if they aren't relevant to your review.

Shannon- is there anyone else besides you and Adam that I should send the trails map to?

thx

Jennifer Severson

From: William Muhlenfeld <bill@northtownlivingston.com>
Sent: Wednesday, March 26, 2025 1:56 PM
To: Jennifer Severson
Subject: Fwd: New comment from **Victoria Bond**

Just received this

**Bill Muhlenfeld, Owner/Partner
NorthTown Development Group
406-522-8700**



----- Forwarded message -----
From: Northtown PUD <info@northtownlivingston.com>
Date: Wed, Mar 26, 2025 at 1:54 PM
Subject: New comment from Victoria Bond
To: <bill@northtownlivingston.com>

Your name
Victoria Bond
Address
159 MERIDETH RANCH RD Map It
Email
victorialbond@yahoo.com
Your Comment:
A great idea but we need to have another railway crossing to accommodate new growth on northside of rail tracks

03/26/2025

Jennifer Severson

From: William Muhlenfeld <bill@northtownlivingston.com>
Sent: Monday, March 31, 2025 10:57 AM
To: Jennifer Severson
Subject: Fwd: New comment from **Joanna Massier**

just received this comment.

**Bill Muhlenfeld, Owner/Partner
NorthTown Development Group
406-522-8700**



----- Forwarded message -----

From: Northtown PUD <info@northtownlivingston.com>
Date: Mon, Mar 31, 2025 at 10:52 AM
Subject: New comment from Joanna Massier
To: <bill@northtownlivingston.com>

Your name
Joanna Massier
Address
1011 River Dr Map It
Email
Joannamassier@gmail.com
Your Comment:
The proposed development is an eyesore, with the same soulless apartment living design as thousands of other big developments across the US. I would be disappointed to see this go through without a strong adjustment to the design to decrease it's impact and increase it's resemblance to other apartments in town, such as my own at Yellowstone River Residences. If we go through with this development in its current look, we might as well put a Walmart in next to it and resign ourselves to the look of the interchange for the town.

03/31/2025

Jennifer Severson

From: William Muhlenfeld <bill@northtownlivingston.com>
Sent: Monday, March 31, 2025 5:02 PM
To: Jennifer Severson
Subject: Fwd: New comment from Vicki Miller

Just got this.

**Bill Muhlenfeld, Owner/Partner
NorthTown Development Group
406-522-8700**



----- Forwarded message -----

From: Northtown PUD <info@northtownlivingston.com>
Date: Mon, Mar 31, 2025 at 5:00 PM
Subject: New comment from Vicki Miller
To: <bill@northtownlivingston.com>

Your name
Vicki Miller
Address
1112 Ridgeview Trl Map It
Email
flyfishr4@gmail.com
Your Comment:
This type of development does not belong at this location. It would be more suitable on a location on land located on the outskirts of the city. As usual the city council does not look at the fact that no over pass has been built to handle the traffic from the north side of town. All we get are excuses and studies, which have been done. Congestion is a common everyday experience, but the city commissioners keep approving more and more building in our area. With this project of 240 additional apartments the mere minimum of cars/trucks will be 240 and not taking in the consideration of most residents will have at least 2 vehicles. This doesn't even take in consideration of the homes yet to be built in the already approved lots that have been approved. Why are the commissioners and city manager trying to make us another Bozeman? Livingston is a special town but we are losing our identity. Not at all pleased with the way our town is going. I am totally against this proposal at this site.

03/31/2025

Table 30.40 designates a list of uses permitted within a zoning district. Designated uses shall be permitted only in the zones indicated.

Table 30.40

List of Uses

A = Allowed S = Special Exception Permit Required N = Not Allowed												
	R-I	R-II	RII-MH	R-III	RMO	NC ¹	MU	ϷCBD	HC	LI	I	P
One (1) Family Dwellings *	A	A	A	A	A	A	A	A	A	N	N	N
Two (2) Family Dwellings	N	A	A	A	N	A	A	A	A	N	N	N
Multifamily Dwellings	N	A	A	A	N	A	A	A	A	N	N	N
Accessory Dwellings	A	A	A	A	A	N	A	N	A	N	N	N
Townhouses	N	A	A	A	N	N	A	A	A	N	N	N
Tiny Homes	A	A	A	A	A	N	A	N	A	N	N	N
Accessory Buildings	A	A	A	A	A	A	A	A	A	A	A	A
Mobile Homes	N	N	A	N	A	N	N	N	N	N	N	N
Modular Homes	A	A	A	A	A	N	A	A	A	N	N	N
Churches	S	S	S	A	N	A	S	N	A	N	N	N

Schools, Public, Private and Parochial	A	A	A	A	A	A	S	N	S	N	N	Item A.
Schools, Trade	N	N	N	N	N	S	S	A	A	A	A	N
Hospitals/Institutions	N	N	N	A	N	S	S	N	S	A	N	S
Medical/Dental Clinics	N	N	N	A	N	A	A	A	A	A	S	N
Adult Foster Care Center ³	N	A	A	A	N	N	A	A	A	A	N	N
Personal Care Center	N	A	A	A	N	A	A	A	A	N	N	N
Child Care Center	A	A	A	A	A	A	A	A	A	A	N	N
Veterinarian Clinics	N	N	N	N	N	N	A	N	A	A	A	N
Kennels and Catterys	N	N	N	N	N	N	N	N	A	A	A	N
Laundromat	N	N	N	N	A	A	A	A	A	A	N	N
Bed and Breakfasts	A	A	N	A	N	A	A	A	A	N	N	N
Motels/Hotels	N	N	N	N	N	N	N	A	A	A	N	N
Travel Trailer Parks	N	N	N	N	N	N	N	N	A	N	N	N
Business and Professional Offices	N	N	N	S	N	A	A	A	A	A	A	S
Retail	N	N	N	N	N	A	A	A	A	A	S	N
Large-scale Retail	N	N	N	N	N	N	N	S	S	S	S	N

R11

Personal Service Stores	N	N	N	N	N	A	A	A	A	A	S	Item A.
Eating and Drinking Establishments (Sit-Down)	N	N	N	N	N	A	A	A	A	A	A	N
Drive-Thru Restaurants	N	N	N	N	N	N	N	N	A	A	A	N
Banks	N	N	N	N	N	A	A	A	A	A	A	N
Mortuary	N	N	N	N	N	S	S	A	A	A	A	N
Wholesale Businesses	N	N	N	N	N	S	N	A	A	A	A	N
Commercial Greenhouses	N	N	N	N	N	A	S	N	A	A	A	N
Gasoline Service Stations	N	N	N	N	N	N	N	N	A	N	A	N
Auto Repair Garage	N	N	N	N	N	N	N	S	A	N	A	N
Automobile Dealerships	N	N	N	N	N	N	N	N	A	A	A	N
Auto Salvage and Storage	N	N	N	N	N	N	N	N	S	N	A	N
Warehouse and Enclosed Storage	N	N	N	N	N	N	N	N	A	A	A	S
Machine Shop	N	N	N	N	N	N	N	N	A	S	A	N
Artisan Manufacturing	N	N	A	A	N	A	A	A	A	A	A	N
Limited Manufacturing	N	N	N	N	N	S	A	A	A	A	N	N
General Manufacturing	N	N	N	N	N	N	N	N	A	A	N	N

Intensive Manufacturing	N	N	N	N	N	N	N	N	A	A	N	Item A.
Cidery	N	N	N	N	N	A	A	A	A	A	N	N
Microbrewery/Microdistillery	N	N	N	N	N	A	A	A	A	A	N	N
Winery	N	N	N	N	N	A	A	A	A	A	N	N
Bowling Alley	N	N	N	N	N	S	S	S	A	S	N	S
Theater	N	N	N	S	N	S	S	S	A	A	N	S
Open-Air Stadiums, Sports Arenas and Amphitheaters	N	N	N	S	N	S	S	S	A	A	N	S
Lumberyards	N	N	N	N	N	N	N	N	A	A	A	N
Transportation Terminals	N	N	N	N	N	N	N	A	A	A	N	N
Radio Stations ⁴	N	N	N	N	N	A	A	A	A	A	A	A
Utility Substations	S	S	S	S	S	S	S	S	S	S	S	S
Armory	N	N	N	N	N	N	N	N	N	N	N	A
Cemetery	N	N	N	N	N	N	N	N	N	N	N	A
Government Offices	N	N	N	N	N	A	A	A	A	N	N	A
Public Recreation Facility	A	A	A	A	N	S	S	A	A	A	S	A

Health and Exercise Establishment	N	N	N	N	N	A	A	A	A	A	S	Item A.
Marijuana Production Facility	N	N	N	N	N	N	N	N	N	A	A	N
Sexually Oriented Business	N	N	N	N	N	S	N	S	S	A	A	N

1. NC-Any number of residential units may be established within a building that also contains a commercial use.
 2. CBD—Any number of apartment units may be established in an existing commercial building. No new residential structures may be built unless they meet the definition of "High Density Residential."
 3. Adult Foster Care Center.
 - a. No more than four (4) residents;
 - b. Staff member must be on board twenty-four (24) hours a day.
 4. Radio Stations do not include radio towers or wireless communication facilities as defined by the Federal Communications Commission.
- * This includes manufactured homes as defined by Ordinance 1813.

(Ord. 1506, 11/16/82; Ord. 1516, 8/2/83; Ord. 1517, 10/18/83; Ord. 1529, 7/16/84; Ord. 1538, 11/20/85; Ord. 1544, 2/4/86; Ord. 1556, 9/16/86; Ord. 1799, 12/19/94; Ord. 1810, 7/3/95; Ord. 1813, 8/21/95; Ord. 1891, 9/7/99; Ord. 1949, 10/18/04; Ord. 1977, 9/18/06; Ord. 2000, 4/7/08; Ord. No. 2022, § 2(Exh. A), 9/7/10; Ord. No. 2029, § 1(Exh. A), 4/19/11; Ord. No. 2046, § 1(Exh. A), 9/17/13; Ord. No. 2090, § 1, 10/6/20; Ord. No. 2097, § 1, 1/5/21; Ord. No. 3003, § 1, 4/6/21; Ord. No. 3013, § 2, 8/17/21; Ord. No. 3017, § 1, 10/5/21; Ord. No. 3025, § 1, 10/21/21; Ord. No. 3023, § 1, 1/4/22; Ord. No. 3041, 5/16/23; Ord. No. 3046, § 1, 2/6/24)