



Consolidated Land Use Board

March 11, 2026 — 5:30 PM

City – County Complex, Community Room

<https://us02web.zoom.us/j/84889750537?pwd=5kIAsGkkrcdIBdbWs3p8RCbl69r84L.1>

Meeting ID: 848 8975 0537

Passcode: 652083

Phone: 1-669-900-9128

A meeting of the Consolidated Land Use Board is scheduled for March 11, 2026 at 5:30 PM in Community Room of the City/County Complex at 414 E. Callender St. The meeting will be facilitated by Chair Baily Goodwine.

1. Roll Call

2. Approval of Minutes

A. Minutes from the February 11, 2026 meeting

3. General Public Comment

4. Planning Items - NONE

5. Zoning Items

A. Consideration of Zoning Text Amendment – continue the public hearing from February 11, 2026 for an amendment to Chapter 30 Zoning Code related to the Light Industrial and Industrial zoning districts as and recommendation to the City Commission. **Action Requested.**

6. Board Comments

7. Adjournment

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



DATE: March 11, 2026
TO: Consolidated Land Use Board Members
FROM: Jennifer Severson, Planning Director
RE: **Staff Report for Zoning Text Amendment for Uses Allowed in Light Industrial and Industrial Districts**

Recommendation and Summary

Staff requests the Board recommend the City Commission approve the proposed text amendments to the City of Livingston Zoning Ordinance in Chapter 30 of the Livingston Municipal Code by adopting the following motion:

"I move to recommend the City Commission approve the proposed text amendments to Zoning Ordinance in Section 30.40 of the Livingston Municipal Code, as proposed by staff."

The reasons for the recommendation are as follows:

- The City Commission directed Staff to amend the uses allowed in the Light Industrial and Industrial zoning districts to align with amendments made to the Official Zoning Map adopted December 16, 2025 as Resolution 5179.
- These proposed text amendments reflect this request by the City Commission.

Introduction and History

On December 16, 2025 as part of a fourteen-month-long effort to comprehensively update the City's Zoning Ordinance, the City Commission adopted a new Official Zoning Map (Resolution 5179) to support the text amendments adopted on December 2, 2025 (Ordinance 3064). As part of the map amendments, the Commission rezoned several large parcels on the east side of the City as Industrial, including the property on which the Livingston Health Care Hospital is located. The text amendments adopted under Ordinance 3064 do not allow 'Hospital/ Institution' or 'Medical/ Dental Clinic' uses "by right" in the Industrial zoning district. To ensure the existing hospital could continue to exist as a "by right" use as well as to allow for future hospital expansion, the Commission directed Staff to amend the zoning code. Additionally, the Commission expressed



concerns about the incompatibility of residential uses with uses allowed in the LI and I districts. Consequently, the Commission instructed staff to amend the code to *not allow* residential uses in the LI and I zoning districts. No new uses are proposed as part of this text amendment.

Analysis

The proposed amendments include the following revisions:

Table 30.40-1 List of Uses

- Multifamily Dwelling and Co-Living Housing uses were modified from 'Allowed by Right' to 'Not Allowed' in the LI district
- Hospital/ Institution use was modified from "Not Allowed" to "Allowed by Right" in the I district
- Medical/ Dental Clinic was modified from "Conditional Use Permit Required" to "Allowed by Right" in the I district

Table 30.41.2-1 Commercial Development Standards

- LI and I districts were removed from this table

Table 30.41.3-1 Industrial Development Standards

- A new table was created for the LI and I districts so they are distinct from commercial uses

A redlined copy of the draft text amendments to Chapter 30 is included as Attachment A.

Criteria and Guidelines for Zoning Regulations (MCA 76-2-304):

(1) Zoning regulations must be:

(a) made in accordance with a growth policy:

- The proposed text amendments are proposed to align the zoning map amendments approved by Resolution 5179, which were adopted to align the code with the City's Growth Policy.
 - (b) designed to:*
 - (i) secure safety from fire and other dangers;*
- Staff does not anticipate the proposed text amendments will adversely impact public safety with regards to fire and other dangers.



(ii) promote public health, public safety, and the general welfare; and

- The proposed amendments are not anticipated to negatively impact public health, safety or welfare as all development must comply with zoning setbacks, fire and building codes. Staff finds that the prevention of future residential development in areas with industrial uses may be expected to support the general well-being of the public by ensuring incompatible land uses are segregated.

(iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

- It is not anticipated the proposed text amendments will impact the adequate provision of transportation, water, sewerage, schools, or parks.

(2) In the adoption of zoning regulations, the municipal governing body shall consider:

(a) reasonable provision of adequate light and air;

- It is not anticipated the proposed text amendments will impact the reasonable provision of adequate light or air.

(b) the effect on motorized and nonmotorized transportation systems;

- Staff anticipates that restricting residential development in industrial areas may mitigate potential conflicts between vehicular and industrial truck traffic.

(c) promotion of compatible urban growth;

- Staff does not find the proposed amendments to be incompatible with the City's existing urban growth pattern, as there is very little existing residential development in those areas zoned LI and I. Furthermore, by allowing hospital and clinic uses 'by right' in those zones reinforces existing medical establishment on the east side of the City.

(d) the character of the district and its peculiar suitability for particular uses;

- It is not anticipated that the proposed text amendments will adversely impact the character of the LI and I districts nor their suitability for the intensive types of development that typify industrial uses.



(e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

- It is anticipated that the proposed text amendments will encourage the most appropriate use of land in the City of Livingston, while not adversely impacting the building values in the City.

Therefore, as proposed, staff finds the proposed text amendments to the City's Zoning Code comply with MCA 76-2-304 for Zoning Regulations.

Consolidated Land Use Board Consideration

At its February 11, 2026 meeting, the board questioned the reason the City Commission directed staff at the December 16, 2025 meeting to draft additional amendments to the zoning code that would restrict certain residential uses in the LI and I zoning districts. The board voted unanimously to continue the public hearing at the March 11, 2026 LUB meeting to allow time for board members to view the meeting video from the December 16 City Commission meeting and listen to the discussion related to the proposed text amendments.

Strategic Alignment

The proposed text amendments to the zoning code support the following strategies and objectives identified in the Growth Policy:

Objective 3.2.2: Properly revise the Zoning Ordinance to allow a mixture of differing but compatible land uses.

Staff Recommendation

Based on the reasons stated above, Staff finds the proposed amendments to Chapter 30 comply with the requirements of State statute and align with the goals, objectives and strategies identified in the City's Growth Policy. Staff recommends the Consolidated Land Use Board, acting in its capacity as the Zoning Commission, recommend the City Commission adopt the text amendments to the Livingston Zoning Ordinance as proposed.

Attachments

- A. Redlined Draft Zoning Code Text Amendments
- B. Map of LI and I Zoning Districts

Article IV. District Regulations

Sec. 30.40. List of uses.

Table 30.40-1 designates a list of uses permitted within a zoning district. Designated uses shall be permitted only in the zones indicated. In the case of a use not specifically mentioned in the list of uses in Article IV of this Chapter, the decision regarding whether the proposed use of a structure is allowable in a specific zone shall be made by the Zoning Administrator, such decisions shall be based upon the most compatible uses contained in Article IV of this Chapter.

A = Allowed by Right
C = Conditional Use Permit Required
N = Not Allowed

Table 30.40-1 List of Uses

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
Residential Uses									
One (1) Family Dwelling	A	A	A	A	N ¹	N ¹	N	N	N
Two (2) Family Dwelling	A	A	A	A	N ¹	N ¹	N	N	N
Multifamily Dwelling (3+ units)	N	A	A	A	A	A	A N	N	N
Co-Living Housing	N	A	A	A	A	A	A N	N	N
Accessory Dwelling Unit (ADU)	A	A	A	A	N ²	N ²	N ²	N ²	N ²
Community Uses									
Church	A	A	A	A	A	A	A	A	A
School- Public, Private, and Parochial	A	A	A	A	C	A	C	N	A
School, Trade	N	N	C	N	N	A	A	A	N
Hospital/ Institution	N	N	C	C	N	C	A	N A	C
Medical/ Dental Clinic	N	N	A	A	A	A	A	C A	N
Adult Foster Care Center	C	A	A	A	A	A	A	N	N
Assisted Living	N	C	A	A	A	A	A	N	N
Child Care Center	A	A	A	A	A	A	A	N	N
Armory	N	N	N	N	N	N	N	N	A
Cemetery	N	N	N	N	N	N	N	N	A
Government Office	N	N	A	N	A	A	A	N	A
Public Recreation Facility	N	N	C	C	A	A	A	A	A
Community Garden	A	A	A	A	C	A	A	N	A

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¹ Any number of residential units may be established within, or attached to, an existing building in these districts. No new residential structures may be built unless they meet the definition of Multifamily (3 or more units).

² New ADUs are allowed only if a single-family residential use already exists on the parcel.

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
Emergency Shelter	N	N	N	C	C	A	C	C	A
Utility Substation	C	C	C	C	C	C	C	C	C
Wireless Communication Facility	C	C	C	C	C	C	C	C	C
Public Safety Facility	A	A	A	A	A	A	A	A	A
Commercial Uses									
Radio Station	N	N	A	C	A	A	A	A	A
Veterinarian Clinic	N	N	A	N	N	A	A	A	N
Kennel/ Cattery	N	N	N	N	N	A	A	A	N
Laundromat	N	C	A	A	A	A	A	N	N
Short-Term Rental – Type I	A	A	A	A	A	A	N	N	N
Short-Term Rental – Type II	A	A	A	A	A	A	N	N	N
Motel/ Hotel	N	N	C	N	A	A	A	N	N
Bed and Breakfast	N	C	A	A	A	A	A	N	N
Campground/ Recreation Vehicle (RV) Park	N	N	N	N	N	A	A	N	N
Business and Professional Office	N	C ³	A	A	A	A	A	A	C
Retail	N	C	A	C	A	A	A	C	N
Large-scale Retail	N	N	N	N	C	C	C	C	N
Personal Service Store	N	C	A	C	A	A	A	C	N
Tattoo/ Body Piercing Studio	N	N	A	C	A	A	A	C	N
Alcohol Producing Business	N	N	A	C	A	A	A	N	N
Eating and Drinking Establishment (Sit-Down)	N	N	A	C	A	A	A	N	N
Mobile Food Vendor Park /Food Truck Park	N	N	C	C	A	A	C	C	N
Drive-Through Restaurant	N	N	C	N	N	A	A	A	N
Drive-Through Business (Other)	N	N	A	C	N	A	A	A	N
Bank (No Drive-Through)	N	N	A	C	A	A	A	A	N
Gasoline/ Service Station	N	N	C	N	N	A	C	A	N
Auto Repair Garage	N	N	C	N	C	A	A	A	N
Theater/ Entertainment Venue	N	N	C	N	A	A	A	N	C
Health and Exercise Establishment	N	C	A	A	A	A	A	C	C
Sexually Oriented Business	N	N	N	N	N	C	A	A	N
Casino	N	N	A	N	A	A	A	N	N
Firework Stand	N	N	N	N	N	N	N	N	N
Marijuana Retail Facility	N	N	C	C	C	A	A	A	N
Light Industrial / Industrial Uses									
Mortuary	N	N	C	N	C	A	A	A	N

³ See Section 30.54 for home occupation requirements

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
Wholesale Business	N	N	N	N	C	A	A	A	N
Commercial Greenhouse	N	C	C	C	N	A	A	A	N
Auto Salvage and Storage	N	N	N	N	N	N	A	A	N
Warehouse and Enclosed Storage	N	N	N	N	N	A	A	A	N
Machine Shop	N	N	N	N	N	A	A	A	N
Artisan Manufacturing	N	A	A	A	A	A	A	A	N
Limited Manufacturing	N	C	A	A	A	A	A	A	N
General Manufacturing	N	N	C	N	N	N	A	A	N
Intensive Manufacturing	N	N	N	N	N	N	C	A	N
Transportation Terminal	N	N	N	N	A	A	A	A	N
Travel Plaza/ Truck Stop	N	N	N	N	N	A	C	N	N
Open-Air Stadium, Sports Arena, and Amphitheater	N	N	C	N	N	A	A	N	C
Lumberyard	N	N	N	N	N	C	A	A	N
Marijuana Production Facility	N	N	N	N	N	N	A	A	N
Wind-Power Generator	N	N	N	N	N	N	C	C	N

Sec. 30.41. Development Standards.

Sec. 30.41.1. Residential development standards.

Table 30.41.1-1. Residential Development Standards

Zoning District	Low Density Residential (R1)	Med. Density Residential (R2)	High Density Residential - Mixed Use (HMU)	Light Mixed Use (LMU)
Minimum Lot Size	7,000 square feet	3,500 square feet	1,150 square feet	N/A
Minimum Front Street Setback	25 feet	20 feet	5 feet	10 feet
Minimum Side Setback ^{A,B}	15 feet	5 feet	5 feet	5 feet
Minimum Rear Setback	5 feet	5 feet	0 feet	0 feet

Minimum Side Street Setback	15 feet	10 feet	5 feet	10 feet
Maximum Building Height ^c	30 feet (or 36 feet if roof pitch >= 3:12)	30 feet (or 36 feet if roof pitch >= 3:12)	50 feet	36 feet
<p>A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have the same setback as the adjoining rear setback.</p> <p>B) Side setbacks are not required for approved townhouse development.</p> <p>C) Maximum height shall be measured from the pre-disturbance grade.</p>				

Sec. 30.41.2. Commercial development standards.

Table 30.41.2-1. Commercial Development Standards

Zoning District	Central Business District (CBD)	General Commercial (GC)	Light Industrial (LI)	Industrial (I)	Public-Community (PC)
Minimum Lot Size	N/A	3,500 square feet	6,000 square feet	6,000 square feet	N/A
Minimum Front Street Setback	0 feet	0 feet	10 feet	10 feet	20 feet
Minimum Side Setback ^{A,B}	0 feet	0 feet	10 feet	10 feet	5 feet
Minimum Rear Setback	0 feet	0 feet	20 feet	0 feet	5 feet
Minimum Side Street Setback	0 feet	0 feet	10 feet	10 feet	10 feet
Maximum Building Height ^C	60 feet	60 feet	60 feet	60 feet	50 feet

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- A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have at least the same setback as the adjoining rear setback.
- B) Side setbacks are not required for approved townhouse development.
- C) Maximum height shall be measured from the pre-disturbance grade.

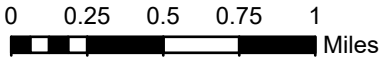
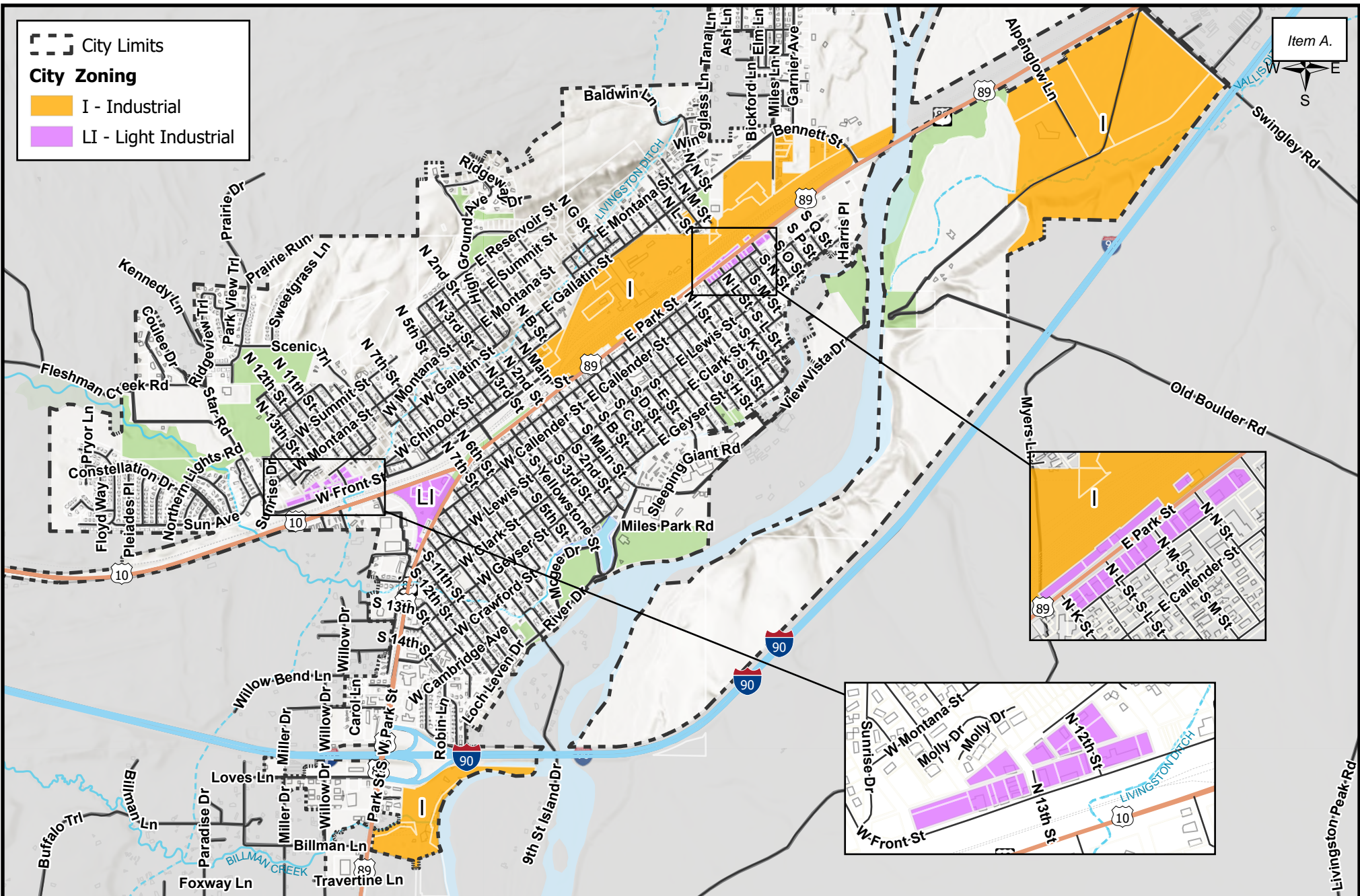
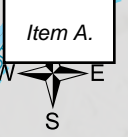
Sec. 30.41.3. Industrial development standards.

Table 30.41.3-1. Industrial Development Standards

<u>Zoning District</u>	<u>Light Industrial (LI)</u>	<u>Industrial (I)</u>
<u>Minimum Lot Size</u>	<u>6,000 square feet</u>	<u>6,000 square feet</u>
<u>Minimum Front Street Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Side Setback^{A,B}</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Rear Setback</u>	<u>20 feet</u>	<u>0 feet</u>
<u>Minimum Side Street Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Maximum Building Height^C</u>	<u>60 feet</u>	<u>60 feet</u>

- A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have at least the same setback as the adjoining rear setback.
- B) Side setbacks are not required for approved townhouse development.
- C) Maximum height shall be measured from the pre-disturbance grade.

 City Limits
City Zoning
 I - Industrial
 LI - Light Industrial



Industrial and Light Industrial Zoning

