

**Planning & Development Board**  
City/County Complex Community Room, Livingston, MT  
4:00pm, April 19, 2018

**Attendance:** Planning Board Members Peter Fox, Mike Dailey, Frank Schroeder (telephone), Frank O'Connor, Dave Haug; Planning Staff, Lawson Moorman, Mike Inman; Public, Jerry Ladewig, Wendy Riley, Kenneth Cochrane, Tracy Raich, Lauren Eaton, Michelle Uberuaga

**Call to Order and Introductions:** 4:00pm, Peter Fox called the meeting to order.

**Conflict of Interest:** None.

**Review and Approval of Minutes from Previous Meeting:** Schroeder made a motion to approve the minutes with a spelling correction, *Baerg seconded, motion passed unanimously.*

**Public Comment for Items on the Agenda:** Cochrane, Riley Raich and Eaton all commented on the Draft US 89 Hwy 89 South Zoning District. All comments addressed support for the District and predominantly dealt with desire for expansion of the district or particular suggested exemption, such as a permanent exemption for realty signs.

**Discussion of Proposed Draft US Hwy 89 South Zoning District:** Upon Fox's request Inman gave the public an overview of what the Draft District was and what started the process of creating the Draft District. Inman informed the public that the process was still very early on and there would be plenty of opportunity for formal recommendations and comments to the Draft if the Commission chooses to carry the Draft District forward. Schroeder asked about the potential for Commercial zones around existing developed areas such as south of Livingston and Emigrant. Inman stated that there was really no need for Commercial zones as the Draft as written addressed the concerns of onsite developed commercial areas. O'Connor asked if the draft district were adopted, would they impair the ability of the County to regulate more than just signage in the future. Inman assured the Board that a draft district would work as an overlay district for existing Citizen Initiated Zoning Districts and that if the Commission adopted the Draft District and eventually wanted to expand the scope or size of the District they would simply have to go through the same public process they would for a zoning district as the one they would be required to go through for the Draft District being discussed at this meeting.

The Board launched into a discussion about expanding the Draft District from its original proposed boundaries. The Board discussed the potential of expanding the District to incorporate the entire County, everything south of Livingston or just East River Rd and Old Yellowstone Road. After much deliberation the Board agreed that the primary focus was Paradise Valley and that was the area with the most potential for scenic view shed obstructions through signage. The Board asked Staff to create a map that incorporates Old Yellowstone Road and East River Rd as well for discussion at the next meeting.

*Schroeder commented that he felt the draft might be ready to make a recommendation to the Commission and made a motion to schedule Discussion/ Recommendation of the Proposed Draft US Hwy 89 South Zoning District at the regularly scheduled May meeting, Baerg seconded. Motion passed unanimously.*

**Public Comment for Items not on the Agenda:** None.

**Project Updates:** Inman gave updates on the Old Yellowstone Trail project, the Building Active Communities Institute and the potential for a neighborhood planning project for Gardiner with Future West. Fox gave an update on the status of the City/County Joint Planning Committee.

**Old Business:** None.

**New Business:** None.

**Discussion of Next Agenda:** None.

**Adjournment:** Fox adjourned the meeting at 5:20 pm.