

**From:** [Garrett Schultz](#)  
**To:** [Jennifer Severson](#)  
**Cc:** [Scott Freimuth](#); [Sina Seyedian](#)  
**Subject:** Re: Sheep Mountain PUD application review- request for additional info  
**Date:** Monday, April 28, 2025 4:38:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[M-01\\_Lighting Plan\\_ Revised\\_04.28.2025.pdf](#)  
[D-04\\_LAH\\_Sheep Mountain Residences Drawings\\_04.28.2025.pdf](#)  
[E-01\\_Requested Deviations\\_042825.pdf](#)  
[G-02\\_SHPO File Search Request.pdf](#)

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Jennifer,

Please see responses (in ***bold italics***) to your request for additional information below, in addition to the attached accompanying documents.

1. Max Building Heights- I didn't see these identified in feet (not building stories). Can you point me to that info or, if it's not included? If you have elevation drawings that'd be best but, if not, please have Aspekt update the Site Plan and Massing sheet to list max building height(s) in feet. ***In Tab C of the original submittal (pages 18 and 19), Notification of Adjacent Property Owners, the height is described as roughly 45'. For additional clarity, please also see the attached updated sheets (D-04\_LAH\_Sheep Mountain Residences Drawings\_04.28.2025 and M-01\_Lighting Plan\_Revised\_04.28.2025), which denote the buildings as 45'. tall If additional elevation sheets are required, those can be provided as the project progresses further.***
2. ~~Adjust the parcel boundary on the zoning map included in Tab D~~
3. Requested Deviations- please either add details from the Affordable Housing Plan in Tab N to the deviations cited in Tab E that clearly demonstrate the formula for the public benefit you are providing as it corresponds to the developer bonus you are requesting. Or, you can simply add a reference to this info in Tab N to the deviations page in Tab E. ***The Requested Deviations Letter in Tab E has been revised to include additional clarifying information, along with referencing Tab N for further details. The revised letter is attached here. The Waiver of Impact Fees is discussed only in Tab N, and not in Tab E.***
4. SHPO letter- please send me a copy of the information you provided to SHPO for review (similar to what you included in Tab I for FWP). ***The method of requesting a SHPO file search has recently changed from email to an online submittal request at the following website <https://mhs.mt.gov/Shpo/data-portal>. Mapping information (Vic Map, Site Plan, etc.) is not required to be provided, as they perform a search of the entire Section in the legal description. A copy of the file search request, submitted via the website, is included here.***

Please let me know if you have any further questions. Thanks,

Garrett Schultz, P.E.  
Headwaters Engineering, Inc.  
1105 Reeves Road West, Suite 6  
Bozeman, MT 59718  
[gschultz@headwatersmt.net](mailto:gschultz@headwatersmt.net)  
406-570-3676





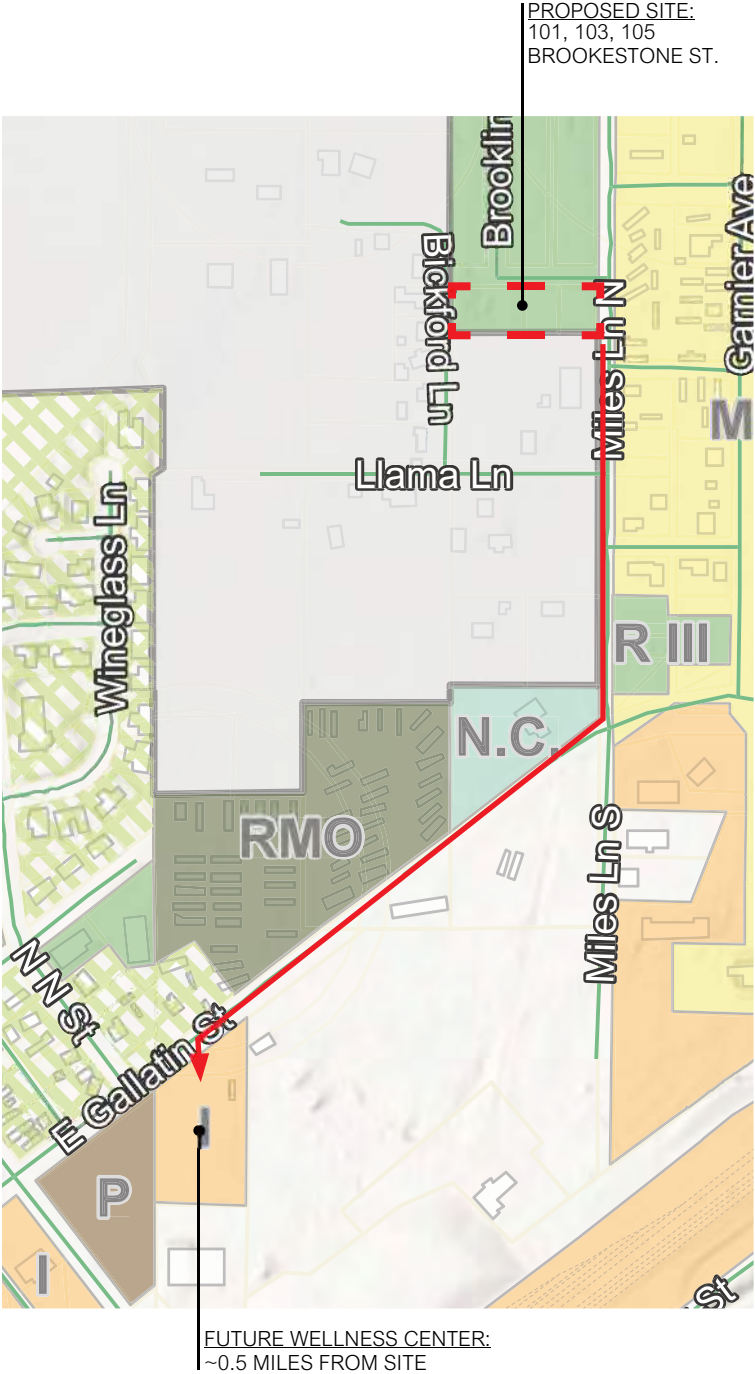
SHEEP MOUNTAIN RESIDENCES PUD

Site Concepts

Livingston, Montana

04.15.2025





101, 103, 105 BROOKESTONE ST. | ZONING



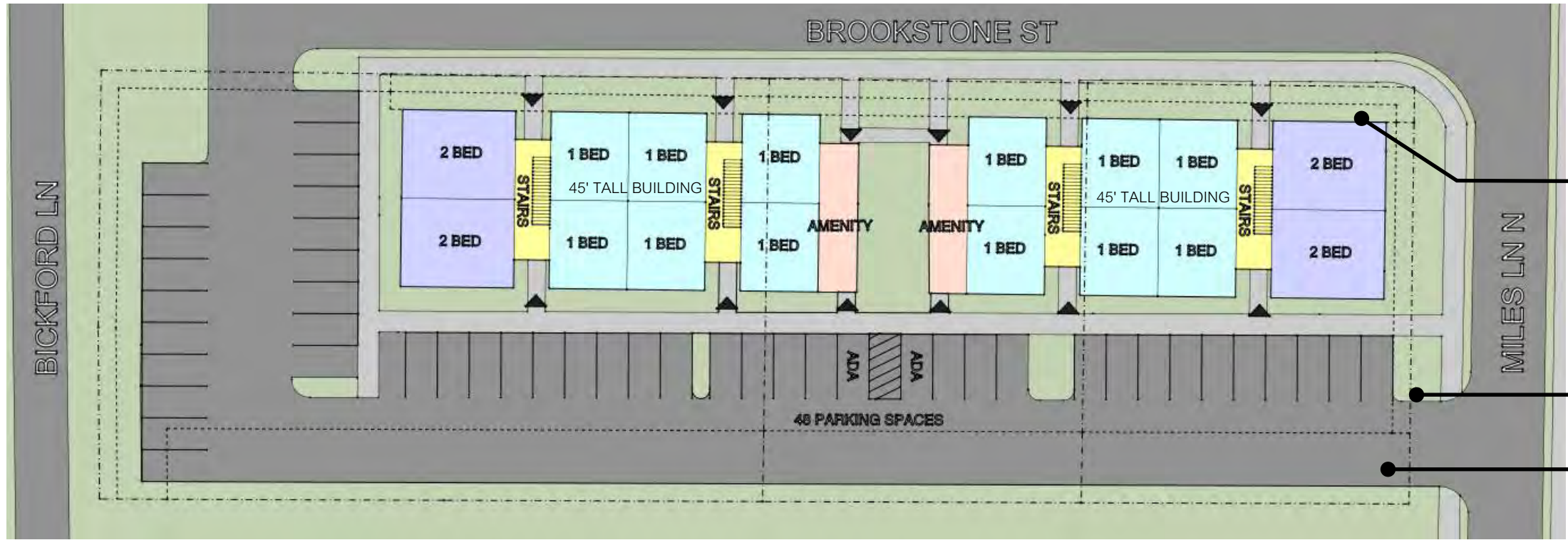
ZONING:	R3
MAX RESIDENTIAL DENSITY:	1 UNIT / 1,150 SF
TOTAL SITE AREA:	44,323 SF
BASE PERMITTED UNIT COUNT:	38.54 UNITS
25% DENSITY INCREASE:	9.64 UNITS
TOTAL PROPOSED UNITS:	48 UNITS
PROPOSED PUBLIC BENEFITS:	
	10% deed restricted Affordable Housing units (min. 2 units)
	-Entire development
	Deed restricted Affordable Housing units at or below 60% AMI
	-Entire development
PARKING:	
RESIDENTIAL:	48 SPACES
1 SPACE/UNIT	
BICYCLE PARKING MINIMUM:	5 SPACES





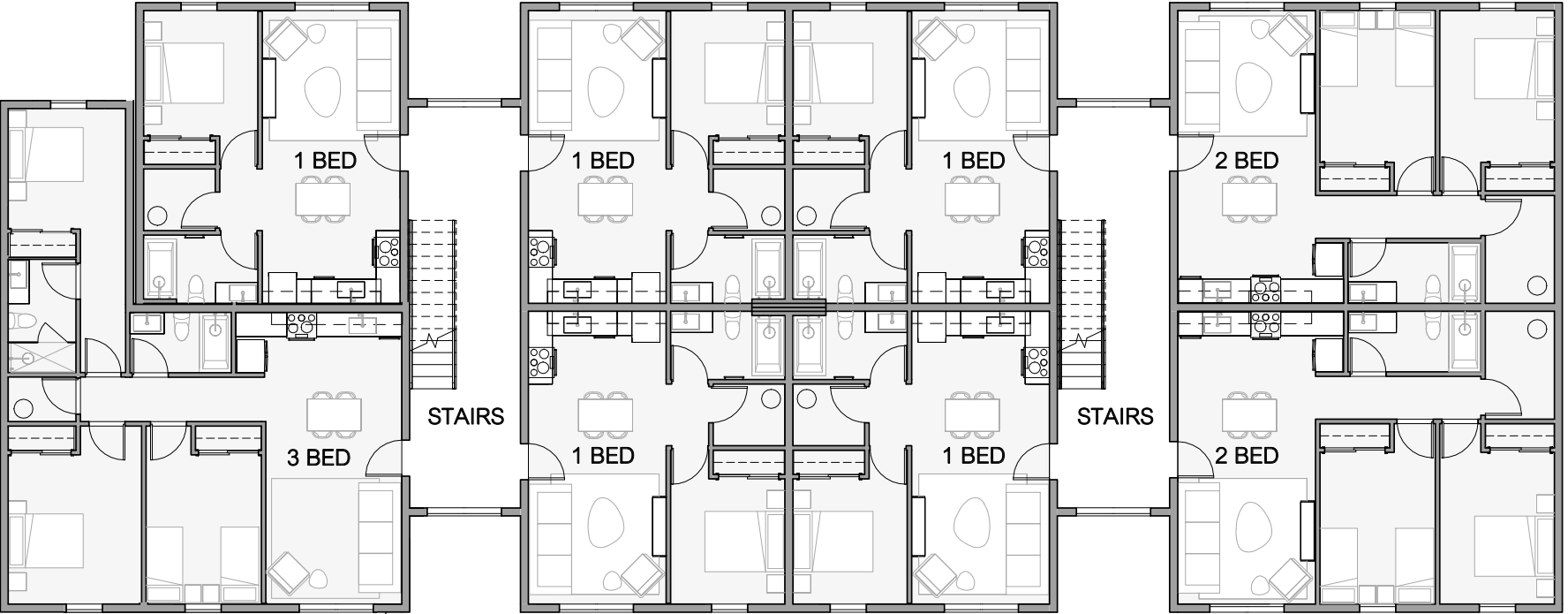
3-STORY 45' TALL BUILDING AREA: (each)	
RESIDENTIAL:	15,700 SF
AMENITY:	500 SF
CIRCULATION:	2,040 SF
	<u>18,240 SF</u>
BUILDING UNIT MIX: (each)	
	(16) 1 Bed Unit 550 SF
	(6) 2 Bed Unit 800 SF
	(2) 3 Bed Unit 1,050 SF
	<u>24 UNITS</u>

TOTALS:	
RESIDENTIAL:	31,400 SF
AMENITY:	1,000 SF
CIRCULATION:	4,080 SF
	<u>36,480 SF TOTAL</u>
	(32) 1 Bed Unit 550 SF
	(12) 2 Bed Unit 800 SF
	(4) 3 Bed Unit 1,050 SF
	<u>48 UNITS</u>

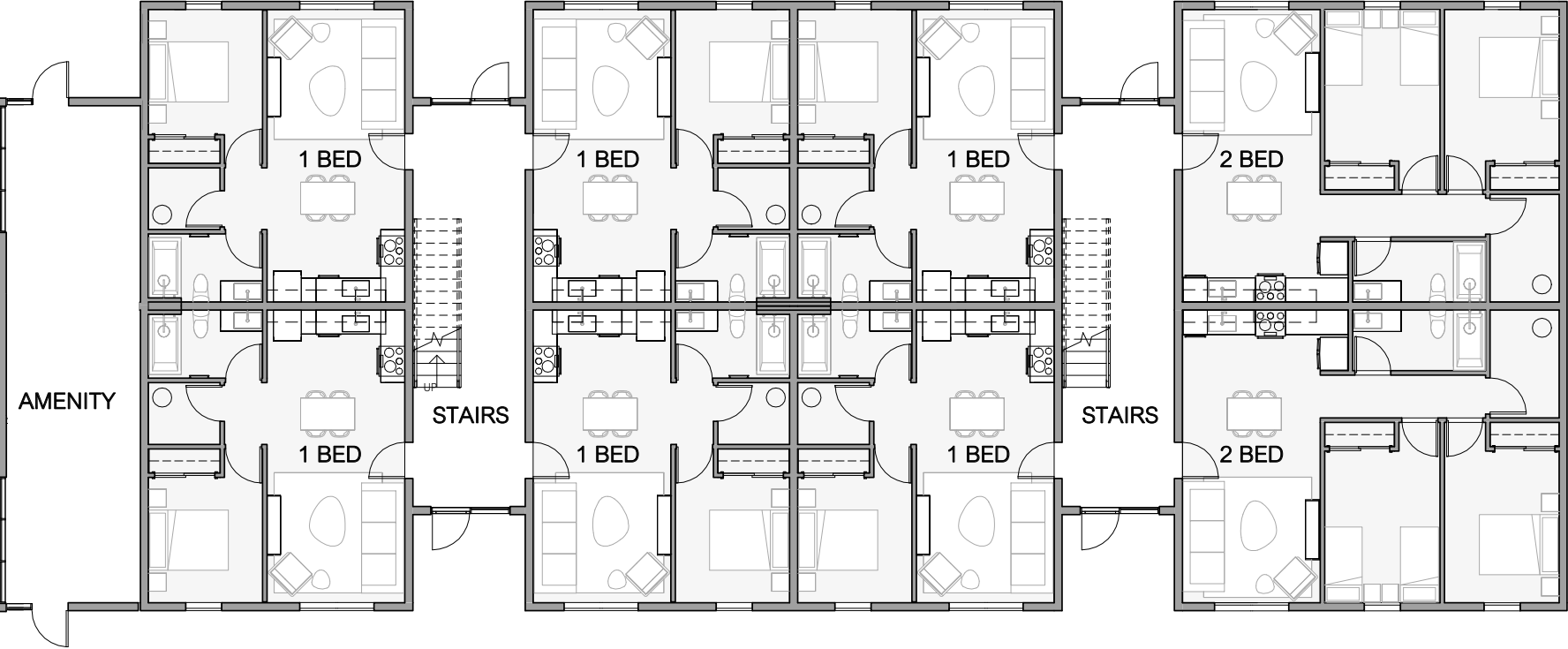


- 10' Northwestern Energy Easement along North portion of site
- 5' Front and side setbacks
- 20' Storm Water Detention Cell Easement along South portion of site

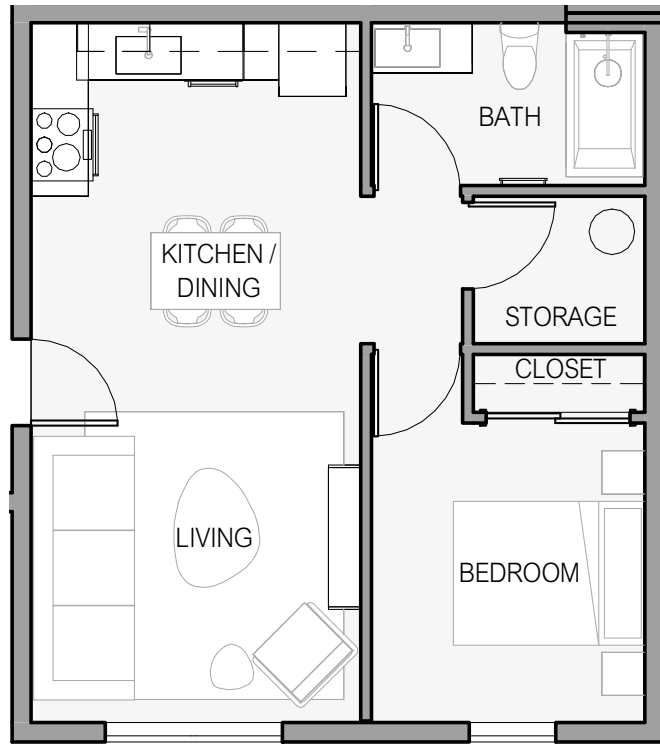
- 1 BED
- 2 BED
- 3 BED
- TENANT AMENITY



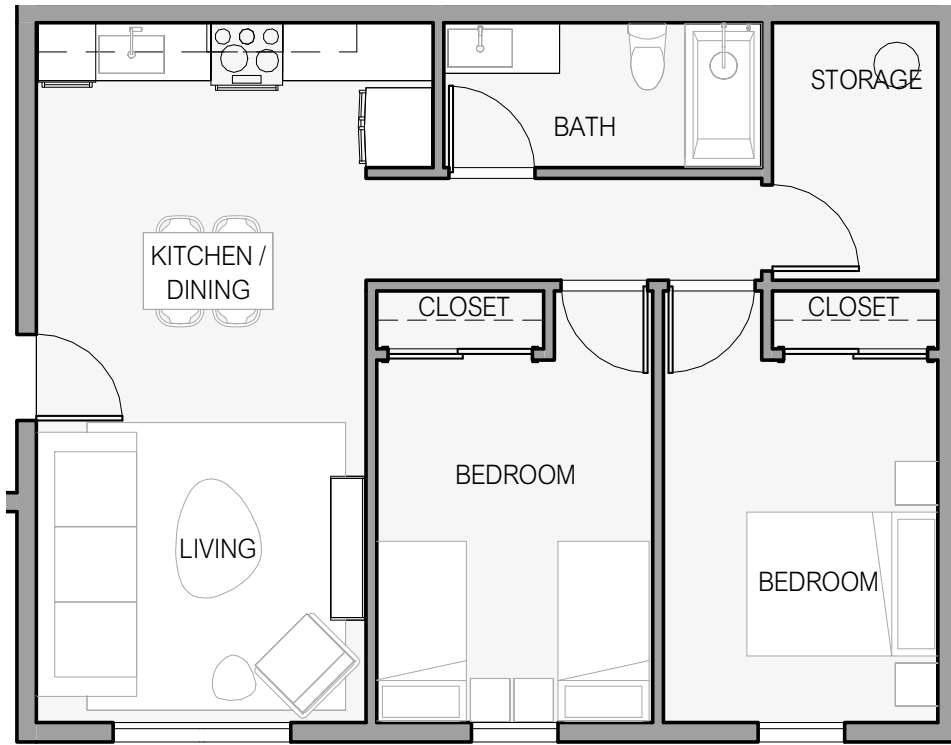
SECOND/THIRD FLOOR



FIRST FLOOR



ONE BEDROOM - 550 SF GROSS  
FLOOR PLAN FOR REFERENCE ONLY, EXACT UNIT SIZE & PLANS TBD.



TWO BEDROOM - 800 SF GROSS  
FLOOR PLAN FOR REFERENCE ONLY, EXACT UNIT SIZE & PLANS TBD.



THREE BEDROOM - 1,050 SF GROSS  
FLOOR PLAN FOR REFERENCE ONLY, EXACT UNIT SIZE & PLANS TBD.





NOTE: MASSING FOR REFERENCE ONLY, EXACT ROOFLINE, MATERIALS,  
AND ORIENTATION TBD.





NOTE: MASSING FOR REFERENCE ONLY, EXACT ROOFLINE, MATERIALS,  
AND ORIENTATION TBD.



April 28, 2025

Jennifer Severson  
City of Livingston  
Department of Planning  
220 E. Park St.  
Livingston, MT 59047

**Re: Sheep Mountain Residences PUD– Requested Deviation**

Dear Mrs. Severson,

The Subject Property for the proposed Sheep Mountain Residences PUD is described as Brookstone Major Subdivision # 610, Lots 8 - 10, located in the NW ¼ of Section 07, T02S, R10E PM, in Park County, Montana. The 1.02-acre site is currently vacant land, zoned R-III.

Per Table 30.41 of the City of Livingston Zoning Regulations, the minimum lot area per dwelling unit in the R-III Zoning District is 1,150 square feet. Since the Subject Property is 44,327 square feet, 38.5 dwelling units are allowed by right, per the Zoning Regulations. To accommodate the planned PUD's goal of providing affordable housing in the City of Livingston, the developer is respectfully requesting a deviation from the listed minimum lot area per dwelling in the R-III Zoning Regulations.

With the PUD application, the developer is proposing two public benefits (more than 10% deed restricted affordable housing units, and deed restricted affordable housing units at or below 60% AMI), as detailed in Tab N, "Affordable Housing Action Plan," of the PUD submittal.

In recognition of the public benefit of deed restricted affordable housing units, a developer incentive, in the form of a 25% residential density increase, is allowed according to Section 30.47 Planned Unit Development Regulations of the City of Livingston's Municipal Code. Since 100% of the units will be deed restricted affordable housing units, the "10%" public benefit is applied multiple times, until maxing out the residential density bonus at 25%. Forty-eight dwelling units are proposed, which is an increase of just under 25% more than what would be allowed per the Zoning Regulations.

We believe our application demonstrates that this project will not adversely affect the public or surrounding neighborhoods. If you have any questions or comments, please contact me at 406-570-3676.

Sincerely,



Garrett Schultz P.E.  
Headwaters Engineering, Inc.  
[www.headwatersmt.net](http://www.headwatersmt.net)

H:\2119\001\DOCS\PUD\E-01\_Requested Deviations.docx

## File Search Request Form

**Contact Name:** Garrett Schultz

**Organization:** Headwaters Engineering

**Address:** 1105 Reeves Road West, Suite 6

**City/State/Zip:** Bozeman, MT 59718

**Telephone:** 406-570-3676

**Email:** [gschultz@headwatersmt.net](mailto:gschultz@headwatersmt.net)



**MONTANA**  
HISTORICAL SOCIETY

**State Historic  
Preservation Office**  
225 North Roberts Street  
PO Box 201201  
Helena, MT 59620-1201

**Submit Form:** <https://svc.mt.gov/adsams/DocumentSubmission.aspx>

**Learn More:** [Requesting File Search and Cultural Resource Data: What to Submit QR1](#)

**Project Name:** Livingston Affordable Housing Planned Unit Development

**Describe the proposed project:** To create a 47-unit affordable housing planned unit development across Lots 8-10 of the Brookstone Major Subdivision.

**Land Use:** Vacant

**County:** Park County

**Agency Involved:**  
(Private,FWP,BLM) Private

**Land Ownership:** Brookstone Livingston LLC

### Project Area Location Information

Township(N/S)	Range (E/W)	Section(s)
2 S	10 E	7

### File Search Fee Structure

\$35 / section

*Please complete this form and attach a map showing the proposed project location. Feel free to attach additional project information if available.*

*All fields must be completed in order to process your request.*

*All sections must be added up and entered in to the box below before a file search will take place.*

*An invoice will be sent with your file search results.*

Total Sections to be searched:

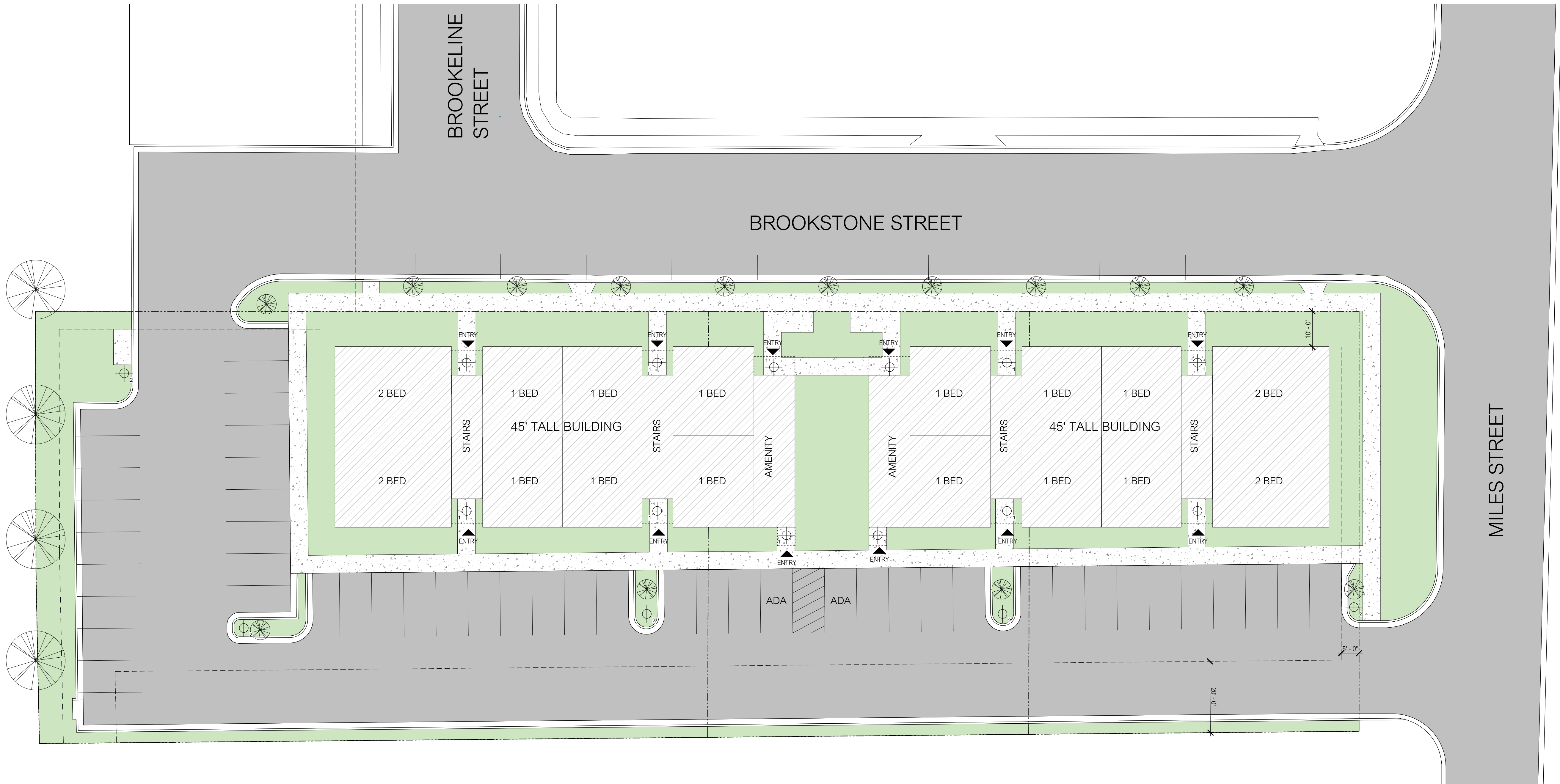
1

Total amount to be paid to SHPO:

**\$35.00**





Autodesk Docs//LAH - Sheep Mountain Residences,LAH.rvt



**1/A10** SITE PLAN  
1/16" = 1'-0"

**LIGHTING LEGEND**

-  EXTERIOR SURFACE MOUNT LED DOWNLIGHT
-  EXTERIOR LED BOLLARD PARKING LOT LIGHTING

ALL SITE LIGHTING TO COMPLY WITH LIVINGSTON MUNICIPAL CODE CHAPTER 18

**ΔSPEKT.**  
ARCHITECTURE & DESIGN

1103 North Pinecrest Dr.  
Bozeman, MT 59715  
aspektarch.com  
406.317.5333

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**REVISIONS**

No.	Description	Date
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**PROJECT**

**LAH**  
SHEEP MOUNTAIN  
RESIDENCE

101, 103, 105 BROOKSTONE ST,  
LIVINGSTON, MT 59047

**SHEET**

SITE LIGHTING PLAN  
04.15.2025

**A10**

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