

Livingston City Commission Strategic Plan & Growth Policy Meeting Minutes

August 5, 2022 1:00PM

Meeting Number: 12

1. 9:05 AM – Call to Order
2. 9:05 AM – Roll Call: In attendance –Commissioner K. Kahle, Commissioner M. Nootz, T. Blurock, W. Windham, J. Willich
3. 9:06 AM – No approval of minutes for this session
4. 9:07 AM – Goals
 - a. WW begins with housing
 - b. MN suggests we follow the Housing Action Plan (HAP)
 - c. KK says its approved as a recommendation but doesn't have regulations
 - d. MN says it's about to reach the funding phase
 - e. KK and WW are part of the Housing Coalition
 - f. WW says the HAP is a nice summation and that it resembles a catalog adding that it's good for education about the issue
 - g. MN says she isn't deeply involved in the HAP, begins discussion of Land Trusts
 - h. KK suggests the HAP is a tool
 - i. WW explains how the Land Trust is a way to create a secondary market, that would be the goal
 - j. WW adds that rent assistance for locals would be an example of a way to create secondary markets
 - k. TB notes that taking apart the HAP seems like a catalog
 - l. KK says it's a tool of legal ways to assist housing in Montana
 - m. TB states that the city can do two things, relax zoning and proactive things, which is what WW is talking about, adding that the city has done a good job with zoning
 - n. WW notes the flow is Land Trust > developer > buyer and that there are different ways to use the land
 - o. WW brings the example of Big Sky and the way the Land Trust creates the secondary market
 - p. WW states that the city isn't the developers, the city wants control over the lots
 - q. WW continues that resort taxes can't be used for housing by state law, but by supporting the sewer connections through the land trust the city gets to decide who rents there
 - r. MN adds that water connections are critical for housing
 - s. WW suggests that the non-profit holds the deed restrictions
 - t. MN questions the difference between affordable and segregated
 - u. WW counters that the accessibility is increased, but they're still at market rate
 - v. TB adds that the big 3 employers have bought employee housing
 - w. KK relates the housing challenges related to work
 - x. JW thinks some of it sounds like working for the company store
 - y. WW states that businesses would like to own housing for tax reasons, but some can't and they're on a waiting list
 - z. MN suggests we remove the HAP and give examples from the tools to use

- aa. WW would like to see active community input for how single-family development occurs
- bb. TB adds that zoning helps the construction cost, but how do you control what it stays, i.e., the house is sold after a year and turns into a VRBO
- cc. WW suggests negotiating for entitlements but that may not be legal under state law
- dd. TB notes the Kaul property being gifted R3 with no assurances, asks if the city can make zoning changes with strings attached
- ee. KK adds density bonus conversation in the Growth Plan
- ff. WW said that was addressed
- gg. MN says that fees weren't added in
- hh. WW adds that there are a set of regulations to build, but there isn't a negotiation point to get higher and best use for the city
- ii. KK adds that the Governor created a housing working group and they're looking at a lot of possible changes
- jj. MN suggests we should be tracking how the state treats land use, adding that we aren't the city that gets remembered in these negotiations because we're not a big city like Bozeman, and we're not rural enough to be "small", ending that nothing we decide will matter if the state says no
- kk. TB poses that we should have goals > incentives > direct actions
- ll. MN says we should also be aware of the city's capacity with staffing
- mm. WW notes that the way we're reacting is backwards, market incentives should be to make downtown dense and new housing needs to be X% affordable
- nn. TB suggests assessing the city land and find the properties to make it work
- oo. MN adds that people really want apartments, at any cost, currently
- pp. MN then asks about housing diversity
- qq. KK agrees that we need more diversity
- rr. JW brings up the revenue per resident for the city and that we have to be careful that we don't add too much of one kind of housing
- ss. WW suggests that perhaps a committee to discuss housing and secondary markets and affordable section 8 as presented in the Growth Policy
- tt. WW adds the economic needs assessment from HRDC would be extremely helpful
- uu. KK asks if the HAP is enough
- vv. MN asks what the cost of a needs assessment is
- ww. WW replies that cost ranges from a few thousand to free, adding that HRDC has funds explicitly for this
- xx. WW shows the Bozeman economic analysis
- yy. KK says to look at it from the county, it stops sprawl, and the city gets the revenue
- zz. MN notes it is 10:00
- aaa. TB asks for a better definition of secondary market
- bbb. WW states if you create incentives for the bottom 1/3 the upper 1/2 will take care of themselves
- ccc. KK notes the city doesn't need to interfere with the primary market
- ddd. TB would like to see a market that preserves lower income / affordable housing
- eee. WW notes that still a market
- fff. MN asks about how workforce housing fits in

ggg. MN also plays devils advocate by stating that some developers just want to build massive amounts of housing regardless of zoning or the health of the city

hhh. WW replies that Salt Lake City is a perfect example of unending tract housing

iii. MN states that she knows our words will be misused to suit individual needs

jjj. WW has a discussion of naive arguments

kkk. MN states there are tons of poorly designed subdivisions we don't want

lll. WW says that site reviews and zoning reviews should handle all but a few exemptions

mmm. TB says the town shouldn't grow with large subdivisions but with incremental growth internally

nnn. MN adds that Missoula has an ad hoc committee for housing

ooo. TB would like to see STRs addressed

ppp. MN states that communities handle STRs based on their own needs

qqq. KK adds that registered STRs pay bed taxes to the city

rrr. KK adds that STRs do different things, but we might just need to bite the bullet and decide on some sort of action

5. 10:30 PM – Break

a. Motion by TB, 2nd by WW, passed unanimously

6. 10:40 PM – Back to Order

a. JW asks if legislative action needs a better definition

b. WW adds the name of a local lobbyist for land use issues

c. MN wants to implement the Growth Policy that keeps our toolbox available

d. WW wants to strengthen site and plan review

e. TB wants to incentivize rule-following for development

f. MN wants to have the commission decide for staff

g. TB believes we should investigate the incentives for city property

h. MN adds that there could be other groups for collaboration

i. MN continues that a topic that comes up is the unused space on the upper floors of buildings downtown and the barriers to owners

j. TB has done two buildings and states the building not on the corners don't bring light or air in unless you cut up the roof

k. WW adds that the buildings are owned by older folks, and they just don't want to develop, adding that it's not cheap

l. TB adds that he developed the Penny's building with parking and an elevator

m. WW has a model for how to address parking

n. TB says open lots shouldn't be just parking, they should be mixed use

o. TB adds that there's a downtown plan to address those issues

p. TB adds that the parking lot for American Bank and the Post office would be a great place to start

q. WW and JW agree that getting land from the Post Office will be harder than getting blood from a stone

r. WW pivots to move on to recap and we all read the vision statement

s. TB changes to economically diverse and vibrant

t. MN like it and says it feels balanced

u. KK suggests we remove the mission, because the vision is the mission

- v. MN knighted JW in agreement of his suggestion of the order of the headings
 - w. MN discusses resilience to access to clean water, concerned about water scarcity, also concerned about being close to a critical tipping point with access
 - x. JW agrees that's a complementary goal
 - y. MN suggests the wildland/wildfire urban interface needs to be addressed
 - z. WW predicts the Army Corps of Engineers will issue a report to change the flood mapping and will make recommendations
7. 11:46 AM – WW's battery is critical
 - a. KK says we're in good shape for Wednesday
 - b. KK poses we do the normal meeting for a re-read
 8. 11:47 AM – Member Comments
 - a. WW none
 - b. TB none
 - c. JW none
 - d. KK none
 - e. MN Happy with progress
 9. 11:47 AM – End of member comments
 10. 11:47 AM – Public Comments – None
 11. 11:47 AM – End of public comments
 12. 11:47 AM – TB motion to close, 2nd by WW, passed unanimously
 13. 11:48 AM – Meeting adjourned

Public in virtual attendance: None