

City of Livingston, City Planning Board Minutes

Date: September 15, 2021 at 5:30 PM

In-person meeting held in the Community Room of the Park County Complex

Roll Call: Jessi Wilcox, Shannon Holmes, Melissa Nootz (by phone), Jim Barrett, Stacy Jovick, Torrey Lyons, Taya Cromley.

Approval of Minutes: Holmes moved, Lyons second. Motion passed.

Discussion of Board Positions: Wilcox suggested Stacy Jovick for vice chair, Stacy expressed interest.

Appointment of Stacy Jovick to Vice Chair: Wilcox motioned, Holmes second. Motion passed.

Appointment of Torrey Lyons to Secretary: Wilcox motioned, Jovick second. Motion passed.

Public Works update from Shannon Holmes:

Approved tri-tip development - 20 unit condos on Scenic Trail, originally part of North Town development. Not following grid system. Not maintained by city. First project approved through the new site plan review process. There will be a pre-construction meeting with the owner and contractors soon.

Detailed discussion of development:

2000 square foot units.

More than the required amount of greenspace.

2 car garages for each.

Consideration for garbage pickup and fire access.

Green Acres:

Continuing preliminary engagement process.

Sewer and Water Updates:

Hoping for round 2 of CARES Act funding.

Lots of prospective developers looking at parcels in and outside the city.

Developers have expressed concern with respect to impact fees.

Working with View Vista trailer park to sewer and water extensions. Park has private system, hopes to extend city specified ownership of infrastructure via consecutive services agreement-waived right for annexation.

City annexing isolated parcels extensively.

Prince Trucking considering annexation.

Public works challenged filling staff positions. Two job offers were denied because of lack of affordable housing. Housing still biggest challenge in maintaining a competent workforce.

Brookstone Development: Still in progress. Developer wants to talk to commission about affordable housing from the developer's perspective.

Loves Truck Stop: Wants to talk about zoning with overlay.

Heart K: Rumor of conservation buyer.

New Planning Board Member Interviews:

Jonhathan Hettinger: Interested in participating in how Livingston grows. Worried about affordable housing. Excited about non-freeholder position as it is important for people without property to have a voice in decisions. Worked for the enterprise. Participated in the growth policy. Written about growth and planning. Reported on planning in other communities as well. Believes the city has stepped up in planning in the past few years. Believes the growth policy is a strong document that reflects the voice of citizens. Believes the biggest problem facing the city is housing prices and availability.

Holmes motions to appoint Johnathan Hettinger to the planning board as a non-freeholding member. Second by Cromley. Motion passes.

Administrative Comments by Mathieu Menard:

Options for joint city-county planning board with jurisdiction over the extra-territorial jurisdiction. An alternative option would be an expanded planning board with members from the ETJ. County regulations would supercede city regulations if they wish to move forward with conflict mitigation zoning. The city requested that the county exclude the ETJ from potential conflict mitigation zoning. A new city-county planning board would need to consist of 4 city members, 4 county members, and 1 from a conservation district.

Trails and active transportation plan: Looking glass academy held. Draft should be submitted in the next month and brought to the planning board. Expected that the plan will be brought to the commission for a decision on adoption by the end of the year.

Housing Group: The group is working on a plan with a draft forthcoming soon to include policy recommendations and suggested funding mechanisms.

Downtown Plan: Coordinating with Montana Mainstreet org. Will be aided by MSU architecture studio projects.

Discussion of annexation for loves truck stop.

Additional Planning Board Member Interviews:

Heather Vieira

Desires to be more involved in the community. Growth is going to happen. Owns property. Civil responsibility to be involved. Desires a sense of community. Worked in site planning and zoning. Positive aspect of Livingston is sidewalks. Negative aspect is a lack of maintenance of infrastructure. Understands the perspective of a non-freeholder as she has rented and is a landlord.

Mike Petry

Is a renter and has had experience with housing shortage. Formerly a civil engineer having designed new developments, installed infrastructure for new developments and parks. Noted lack of connectivity and a food desert on the north side of town. Has served community at the Shane Center. Has time to give back to the community. As a positive change, noticed the community come together to raise money for the skatepark. As a negative change, lack of accessibility to the North side as more homes are built. It will be cheaper today to alleviate that problem with additional crossing than it will be in the future.

Nootz motion to nominate Mike Petry to Livingston Planning Board. Cromley second. Motion Passed.

Mathieu Menard:

Planning board nominations will likely be on the City Commission consent agenda in the first meeting in October.

Discussion of Growth Policy Progress:

Spreadsheet displayed with status of strategies.

Board agrees that everything on the recommendations list presented by Menard should be included in staff recommendation to city commission to be included in the strategic plan.

Discussion on county collaboration: Should the city planning board invite county planning board to attend joint meetings more often. This might help educate county residents of issues related to planning and relationship with the City. Menard suggests there be more coordination with the county on the ETJ. Menard- a newly composed board would not likely happen before the start of next year.

Wilcox motions to make a recommendation to the city commission that we endorse the staff's recommendations regarding the prioritization of goals, objectives, and strategies from the growth policy to be included in the strategic plan. Lyons seconds. Motion passes.

Wilcox motions that the board recommendations include the addition of objective 10.2.1 to the list of priorities presented to the City Commission. Lyons seconds. Amendment passes.

Next meeting: October 20, 2021

Meeting Adjourned at 7:57 PM.