

**Meeting of the City of Livingston Planning Board
April 20, 2022**

Roll Call: Johnathan Hettinger, Mike Petry, Shannon Holmes, Taya Cromley, Jessica Wilcox, Mija Hamilton, Jim Barrett, Stacy Jovick (via zoom)

Public: Larry Blades, Julie Kennedy, Chris Budeski, Raymond Stinnett, Jess Haas,

Meeting start: 5:38

Public Comment:

Jim Woodhull presents on Discovery Vista subdivision review. He reads staff report.

Lyons asks about alleyways. Says that doesn't seem like a particularly valuable reason. Asks about functionality of not having alleyways.

Woodhull says garbage pickup is one reason, and subdivision regulations will be updated and in the future they will not respond to growth policy.

Lyons asks Holmes about not having alleyways.

Holmes says he asked for block and grid development and having wider streets. Holmes says less wide streets create problems.

Lyons asks about SID and exacerbating the traffic problem.

Woodhull says SID referendum is from recent problem.

Hettinger asks about alleyways impact on ADUs.

Woodhull says it could impact ADU development, but lots are generally large enough.

Hettinger asks about bear-resistant trash cans, as recommended by FWP.

Woodhull says not necessary. Have not had problems.

Holmes says city has not had problems.

Barrett asks about ADUs and the impact of grid system on ADUs.

Woodhull recommends board go to public hearing.

Hettinger asks about parkland requirements.

Woodhull says 20-acre parcel.

Public comment:

Proponents:

Chris Budeski, Madison engineering, representing property owner. 895 Technology Boulevard, Bozeman been involved with Phase 1B. He says that alleyways would require them to lose a row of lots. All infrastructure involved in first phase.

Julie Kennedy, 315 S. Main Street, worked with Discovery Vista LLC. There are no lots available. Demand is incredibly high. Folks appreciate how Discovery Vista was done, executed, maintained by HOA. They're doing a good job of keeping property values up high. Developer has a history of doing strong developments. Kennedy says variety of lot sizes is a strong selling point. Some folks appreciate front load garages. As times goes on, those subdivisions develop character all their own. With time, I think that softens.

Jessica Haas, 923 W. Summit Street, my no. 1 concern is public safety. A wildland fire specialty. The north side of Livingston is a high hazard zone, with potential for loss of life and property. Questions that it would not be a danger. Lots of examples of grass fires, with strong winds. Have to get fire out of way fast. Little room for error, limited egress options. Adding additional units. Increase hazard, may result in an undesirable outcome. Second concern is increased subdivision. The current transportation impact study does not increased traffic loads. Total number of trips will far exceed current study. My recommendation is to pause subdivision approvals until cumulative impact can be assessed. Not only those currently seeking approval.

Larry Blades, 1013 Pryor Lane, on northwest edge. The plan and everything is fine, but the impact was very well stated by Haas. If we have any trouble to get out of this area, limited to Fifth Street, underpass, a nightmare trying to get out of here at different times. Even Fifth Street cannot be relied upon. Train comes, all of a sudden engines in middle of train. Stops entirely. All of us that were in that little turn lane, had to go to underpass, one by one, polite drivers letting us through. What should have been a couple minute trip. I'd like to see how an ambulance is going to do any better. Would have been only other exit. When I first bought my house, there was going to be a walkway, alleyway that has now disappeared. No longer on any of this stuff. Goes back to 14b, an excess that comes into the park. A board member of current HOA. That HOA Phase 2 will have access in the park in current HOA. Will they help with expenses and stuff there? I enjoy the view to the West and don't want to stand in the way.

Close public comment.

Chris Budeski, presentation. Adding alleys in this phase. Putting an Alley behind his house. Would be two more alleys at least. They just don't fit. Work with staff on more rectangular layout. All of the sewer and water infrastructure. Proposing to have four phases in it. Financial

for one. Two smaller phases this summer. Get lots on the market a lot quicker. There's a huge need in Livingston for lots for homes to be built on. Would loop water line through that to have continuity. Especially for this as future. Put in 12-inch water main. Allow for future development. In support of those. Would like to talk about traffic. Sanderson Stewart did traffic impact study. Critical intersections level of service is C or greater. Periodically yes, the train stops and people can't get across the tracks. There isn't any critical failing intersections at this time. Do include existing conditions. Do have that. Some areas north of the tracks that are being developed. Did include existing traffic as well as subdivisions that are being built. For fire protections, grew up in Montana. Provide fire protection for your home, keep plants away from home, keep green grass. Provide protection around home to take care of that. I think that's about it. 86 new homes, could probably have half of those lots. Livingston is definitely in need of lots of people to build their homes. It's a beautiful area to live. Developer is a longtime Livingston resident.

Lyons says the definition of a variance. There is a particular constraint new to a specific property...

Woodhull says this is different because it is a difference between variance definitions.

Lyons asks for variation.

Hettinger reads subdivision regulations.

Kardoes says the shape of the property changes it. Kardoes says undue hardship is the lot size.

Lyons says that the subdivision regulation.

Kardoes and Holmes say current setup.

Lyons says that it's not compelling.

Kardoes says it is harmful to not have as many lots as possible.

Holmes says that this lot layout looked dramatically different. They tried to block and grid with the remaining parcel.

Kardoes says they are attempting to transition from an undesirable design to a better design. This is the last of the annexed property.

Wilcox asks about future development.

Holmes says they are doing public right of ways for any potential change in the future.

Wilcox says that she is concerned about wildfire, impact on traffic. Her questions aren't answered about emergency exits.

Jovick asks about process for future development.

Holmes says he would recommend future areas have alleys. This is a special design. Holmes says this is a good compromise.

Petry says that he believes that it would reduce the housing stock and that this is a good-faith effort by developer to better comport with what city desires.

Lyons says that alleys promote pedestrian and walkability. Lyons says that people who live there are likely to be willing to drive.

Hettinger says that not having alleyways would not facilitate ADUs, which are a part of housing solution. He also expresses concerns about wildlife.

Kardoes says it wouldn't stop ADUs. You have to weigh alleyways vs. ADUs. He also says

Cromley asks about emergency access location.

Woodhull points it out.

Wilcox asks about emergency evacuation.

Kardoes says there are a lot of different problems: traffic, emergency access, wildfire, and trains. Everything works as it's supposed to work when there's not a train. They are well within wait times.

Wilcox says people don't move.

Kardoes says it's a behavioral issue. Emergency response has not been a problem. Old Clyde Park Road is a valid option for wildfire escape. So is Meigs Roads. Kardoes says property taxes will not pay for the development or any development.

Barrett asks about 8 inch vs. 12 inch, from phase line to city limits.

Five-minute break.

Meeting resumes at 7:21.

Petry asks about threshold for ADU lot size. And if we can encourage ADUs.

Woodhull says that it may not make sense to have density.

Lyons says that it might not make sense for ADUs.

Petry says that ADUs can help facilitate mortgages.

Kardoes says that nothing to do to facilitate ADUs. We've made it as easy as we can as a city.

Holmes makes a motion to approve this subdivision as presented to the planning board.
Cromley seconds.

Jovick asks about transit stop.

Budeski says there is a good location near the trail.

Jovick asks about impact fees.

Woodhull says \$13,000 a single family home. There is generally a homeowner, a builder and a developer.

Cromley says it's not ideal but it's a dramatic improvement. It could be built outside the city.

Lyons says this expansion outward is controversial and any time we don't allow expansion into the county. I think county residents wanted to see whatever growth happened enjoyed by us city folks. I'm sympathetic to all of the points. Any decisions to disallow development would go elsewhere in the county.

Hettinger says we are asking to abandon best practices. We know alleyways are better. 86 new homes build in this way will not help housing problem.

Barrett says he recommends alleyways and accommodates the best practices. There is an opportunity for this to be reconfigured. I can't in good conscience support this.

Holmes moves to approve variance request, as presented.

Vote:

Jovick - For

Cromley - For

Hettinger - Against

Petry - For

Barrett - Against

Holmes - For

Hamilton - For

Lyons - Against

Wilcox - Against

Motion passes 5-4.

Holmes motions to approve overall subdivision to city commission. Hamilton seconds.

Vote:

Jovick - For

Cromley - For

Hettinger - Against

Petry - For

Barrett - Against

Holmes - For

Hamilton - For

Lyons - Against

Wilcox - Against

Motion passes 5-4.

Planning update:

Kardoes says interviewed a candidate for Planning Director today, extending offer, hoping to have an answer back in the next week or so. Before we make any changes, wait for planning director to be in place.

Public Works update:

Holmes says two people have been doing wastewater plant. Trying to find more people. Exciting projects, include 6th and 7th street project. ARPA grant application was scored no. 1 to get 165 homes in Green Acres off septic systems. PFL in discussion on further development in that area. Starbucks moving forward. Eagles Landing, Tri-Trip looking for new homes by end of late May. Haug annexation approved by city commission. Lahren annexation on Loves Lane likely to go through site plan process. Met with developer that did Fairfield project. Plans for second hotel on that site. Salaznsky elevator building. Start city-wide spring clean-up.

Kardoes says the grant for Green Acres is \$2 million. A huge deal. City has lost 34 employees to housing. Only have 80 employees.

Planning update: Loop road through Fed Ex will likely be a subdivision. Not likely next coming month, but perhaps as early as June.

Meeting adjourned: 7:57 p.m.