



Livingston Zoning Commission Minutes

A meeting of the Livingston Zoning Commission was held April 11, 2023 at 5:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. This meeting was facilitated by Chair Jim Baerg.

1. Call to Order (5:36 pm)

2. Roll Call (recording 0:33 mins)

In attendance: Commissioners Jim Baerg, Michal DeChellis, and Wendy Weaver (via zoom); Michael Wojdylak joined late (via zoom); Staff: Jennifer Severson.

3. Approval of March 20, 2023 Minutes (1:17 mins)

- Baerg and DeChellis requested additional discussion details be included in minutes, not just listing speaker names.
- **Motion to approve by DeChellis; second by Weaver (3:33 mins)**
- **Motion passes 3-0.**

4. General Public Comments (4:00 mins)

- None

5. New Business

A. Review and Discussion of Draft PUD Ordinance (Informational; no action required) (5:35 mins)

- Severson requested Commission feedback on draft ordinance details
- Commission discussed: minimum lot size for PUD; development incentives; residential-only PUDs vs. requirement for mixed use in all PUDs? should PUD uses include certain percentage of base zoning district or should PUD be allowed to completely supersede base zoning? What is benefit to developer to create PUD? Potential formulas for public benefit vs. incentives to developer – affordable and workforce housing; live/work units; deed restrictions; active vs. passive open space; future housing authority connection to affordable housing deed restrictions; collaboration with larger businesses on workforce housing; height bonus; buffers around environmental and critical wildlife areas and b/t different use intensities; height bonus vs. viewshed impacts; reduced impact fees
- Katherine Daley (520 S 9th St, Livingston); public comment- mentioned other PUD ordinances to review for guidance; believes PUD works best in more restrictive zoning districts where there are development constraints but high

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demand; PUD ordinance should have clearly defined purpose; suggested density bonuses awarded on sliding scale to level of housing affordability- lower income / AMI = larger bonus; encourage diverse housing types to address variable incomes/ life stages/ buyer needs; recommended simplified application process and review procedure

6. Old Business

- none

7. Board Comments

- none

8. Adjournment (7:09 pm)