



## Planning Board Minutes

The regular meeting of the Livingston Planning Board was held April 19, 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 Stacy Jovick.

### 1. Call to Order (5:37 pm)

### 2. Roll Call (recording 0:13 mins)

In attendance: Board Members Stacy Jovick, Torrey Lyons, Mija Hamilton; Taya Cromley, Jessie Wilcox and Shannon Holmes (via zoom); Staff: Jennifer Severson.

### 3. Approval of March 15, 2023 Minutes (0:53 mins)

- Motion to approve by Barrett; second by Hamilton (3:33 mins)
- Motion passes 8-0
- Jovick requested additional discussion details be included in minutes, not just listing speaker names.

### 4. General Public Comments

- None

### 5. New Business

#### A. Review and Discussion of Draft PUD Ordinance (Informational; no action required) (3:14 mins)

- Severson requested Board feedback on draft ordinance details
- Board discussed: minimum lot size for PUD 1.0 acre? should this be set in the ordinance or should there be no minimum size and let the market determine whether or not a PUD is worth it to a developer? potential for the City to re-evaluate and change PUD ordinance in the future; suggested 0.5 acre PUD size in zoning districts that allow most intensive development (Highway Commercial, CBD, Mixed Use) but 1 acre minimum lot size for other districts where less intensive development is allowed under zoning code such as RII-Medium Residential; tie increased PUD density allowance/ bonus to density allowed in base zoning district instead of superseding base zoning; administrative burden to process PUDs on smaller lot sizes; infrastructure challenges to development on larger vacant parcels on outskirts of the city; residential-only PUDs vs. requirement for mixed use in all PUDs? Policy to require PUD Ordinance to come back before advisory boards and City Commission in 1 year to review

## **Planning Board Minutes**

effectiveness/ what works/ what doesn't; developer incentives- density bonus; height bonus vs. viewshed impacts; reduced impact fees; deed restrictions for developer bonuses; Potential formulas for public benefit vs. incentives to developer; tying development bonuses to base zoning; purview of planning board vs. zoning commission review; utility infrastructure demands of new development; traffic impacts and studies; City of Livingston development standards; calculated PUD demands vs City infrastructure capacity; PUD phasing;

### **6. Old Business**

- None

### **7. Board Comments (1:42:20 mins)**

- Public Works Project List
- Jovick asked about possibility of Major City Subdivisions/ Names can be added to City Street Sweeping Map
- Next Planning Board Meeting will be May 17, 2023

### **8. Adjournment (7:23 pm)**