



## Consolidated Land Use Board Meeting Minutes

The regular meeting of the Livingston Consolidated Land Use Board was held on March 13, 2024 at 5:30 PM in the Community Room of the City/County Building at 414 E. Callender Street.

### 1. Call to Order (5:33 PM)

### 2. Roll Call

In attendance: Bailey Goodwin, Caitlin Chiller, Jonathan Hettinger, John Kalmon, Torrey Lyons. Planning Staff: Jennifer Severson.

### 3. Approval of Minutes

No approval of previous meeting minutes necessary as tonight's meeting is the first public meeting of the Board.

### 4. Election of Board Officers – Chair and Vice-Chair

The Consolidated Land Use Board (CLUB) Chair-Elect will facilitate the remainder of the meeting.

Severson explained the roll of the Board Chair and Vice Chair. Hettinger motioned to nominate Jesse Wilcox as Chair-Elect. The nomination was seconded by Goodwin. **Vote passes 4-0. (4:26 minutes)** Severson cautioned the vote to approve Wilcox as Chair would be contingent on Wilcox accepting the nomination.

Election of board Vice Chair was deferred until the April 10, 2024 meeting.

### 4. General Public Comments (7:55 minutes)

Patricia Grabow explained that Livingston is the first entrance to Yellowstone National Park. She asked that Livingston Historic Hotels remain Mixed Use and for them to not be turned into Public Housing.

### 5. New Business

- A. **Affordable Housing Presentation (13:00 minutes)**- Katherine Daly, Park County Housing Coalition (PCHC) Program Manager, presented an overview of the PCHC 2024 Work Plan, including how the City and PCHC are collaborating on housing initiatives, and provided information about housing affordability in the City of Livingston.

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### **Questions from the Consolidated Land Use Board (30:43 minutes):**

Chiller asked how many housing units is Park County short of; Daly responded that the data available for Park County is not wholly reliable and confirmed that PCHC is reluctant to fixate on home numbers, instead she confirmed it's best to focus on how many of the currently available homes are single family residences vs. multi-family or other types.

Hettinger asked about the decline of available homes in the area. Daly said that in 2021 only 20% of households in Park County could afford a home at median list price. In 2024 that number dropped to 10%. The PUD Ordinance that went into effect in 2023 includes density bonuses for housing built and available to families earning 100% area median income (AMI), as well as 60% AMI.

Chiller questioned the disconnect between the housing developers and the need for these homes. Is it more expensive to build single family homes? Daly responded that communicating and educating developers on specific housing needs in Livingston plays a big role in getting more single affordable homes built.

Hettinger added that banks play a major role in development as well. Banks like to give loans for things that were financially successful in the past.

### **Presentation and questions finished. (52:33 minutes)**

- B. CLUB 2024 Tentative Work Plan (53:12 minutes)** - Staff Jennifer Severson briefly discussed potential agenda items and work tasks for CLUB members in the coming months.

Severson stated that a request for proposals for the Zoning code update is in process. The request for proposals was issued March 7<sup>th</sup>. The submission deadline is April 19<sup>th</sup>.

The Consolidated Land Use Board will review the first draft of the Zoning Code update, before the final draft goes to the City Commission.

The Downtown Master Plan draft will also come through the Consolidated Land Use Board for review and recommendation to the City Commission.

The City hosted a Gateway Visioning Workshop on February 26, 2024. The workshop looked at the three primary entry areas into Livingston. Recommendations from the workshop will be submitted to the Consolidated Land Use Board for review. If zoning text amendments are recommended as a result of the workshop, those zoning updates will come through this Board for recommendation to the City Commission.

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### **6. Old Business**

No Old Business.

### **7. Board Comments**

No Board comments.

### **8. Adjournment**

Meeting adjourned at 6:49 PM.