



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, SEPTEMBER 15, 2021
5:35 PM
CITY COUNCIL CHAMBERS**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

1. Roll Call

The Chair called the meeting to order at 5:35pm.

Jon Klasna
Ron Benner
Gavin Williams
Evan Bruce
Roger Giese
Dan Koch
Judy Goldsby
Nick Altonaga (City of Laurel)

General Items

2. Approve Meeting Minutes: August 18, 2021

Minutes to be pushed to the October Meeting.

3. Public Hearing: NorthWestern Energy Zone Change

The Planning Director summarized the Zone Change request and presented his staff report and suggested conditions of approval.

The Chair called for Opponents.
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The Chair called for Proponents.
The Chair called for Proponents.
The Chair Called for Proponents.

Roy Ishkanian, Manager of Lands and Permitting, NW Energy.
3524 Glenfinnan Rd, Billings, MT

We are going through this process. The ultimate approval will be at the MT Public Service Commission. We feel good about this project. The Gas Line is just about wrapped up for this site. Purchased the line from Phillips and rehabbed it to serve the station.

See this as important to keep the price of energy level, instead of having extreme variable prices like we've seen across the country.

Ron Benner: What will the noise level be?

Roy: The noise level will actually be low. The noise will be aimed towards the other industrial uses (CHS and Utility Plants) and not the river or other areas. At approximately 400ft it will be 63 decibels.

Question on staffing levels.

- 15-20 full time.

Ron: accesses to the site?

- Roy: Lindy Lane, Strow Rd, and Sewer Plant Rd. Utilize Lindy as the current primary access for the station that is there right now.

Power generation, supply, and location are all important for this facility.

Judy: Where does Lindy Lane come out to?

- Roy: It comes up to the Frontage Rd.

Nick: Any consideration of annexation?

- Roy: Still being discussed by Project Mangers, but you will be the first call.

Roger: Timeline of development?

- Roy: Expect a 3 year timeline, to be done in 2025.

Ron: One concern seeing this was the access to the site through Sewer Plant Rd. and what the costs might be to improve the roadway?

- Roy: Not planned to improve the roadway at this time. Primary access will be through Lindy Lane.

Judy: If someone were to stand on Sewer Plant road looking towards the site, what would we see?

- Main hall building, stacks, Small administrative building (low rise single story like city hall), as well as parking area.

Ron: Height of the smokestacks?

- Roy: I don't actually know the answer but can get back to Nick with that answer.
- (Roy provided the information via email on 9/16/2021 – smokestacks will be 77ft tall).

Gavin Motioned to approve the zone change application for Parcel 1, COS 139 and Parcel 2, COS 1677 with the stated staff conditions

Evan Seconded.

Motion Carried.

4. Public Hearing: 810 W. 7th Street Annexation and Zone Change

Nick presented the findings contained in the Staff report including the stated conditions of approval.

The Chair called for Opponents.

The Chair called for Opponents.
The Chair called for Opponents.

The Chair called for Proponents.

Scott Slothower, 314 1st St. Park City, MT: Nick laid out the situation pretty well. The leech field is extremely small, with the house set back. Not sure how it was initially approved. Worked with Cotter's Sewer to fix it but it was found that the roots from the surrounding trees were choking the leech field making it unusable.

The Chair called for Proponents.
The Chair called for Proponents.

Ron: clarification on addresses?

- We were preparing to sell it last year when the issues with the septic system were found. We ran out of funds last year to continue the process last year. And we are in a better position this year to finalize it.
- The building will go to the Slothowers.

Ron: On the receipt from Cotter's, what if the cost exceeds the \$\$ amount? Will the city have to make up the difference?

- Scott: the not to exceed amount is the Cotter's sewer guarantee that it will NOT exceed that amount.
- From my experience in Steel business, we sometimes give not to exceed amounts as contractors. IF it exceeds that amount, the contractor will eat the amount, That is the assumed intent. This is a BID not to exceed that stated amount.

Ron: Hate to bash the city but the maps are not accurate. The maps on some projects have been COMPLETELY WRONG.

- Scott: Cotter's has located at least part of the water main system.

Members discussed the implications or reasoning behind Not asking adjacent properties to the west to annex as well?

- Nick provided info on his decision not to reach out to adjacent property owners: the adjacent right of way is not punched through fully, it would not be sensible to do a large scale annexation of those houses at this time.

The Chair closed the public hearing.

Ron Motioned to approve the annexation and zoning request for 810 W 7th Street with the conditions stated in the staff report.

Evan Seconded.

Motion Carried.

New Business

5. Sign Review: On the Run (Conomart)

Nick presented the Façade and signage changes for the Conoco, (Now, On The Run).

Gain Motioned to approve the proposed changes to the signage and façade of the On The Run building.
Evan Seconded.
Motion Carried.

Old Business

Other Items

6. Project Update

- Cherry Hills 3rd Filing Approved last night
- Bitterroot Grove Approved. Will be brought to council and Planning Board again
- Golf Course Annexation
- Lucky Louie's Relocation
- Regal Community Park? – Fencing along the property? Enforcement concerns.
- Soda Station site concerns
- Zoning and Nuisance Code violations.
- Nuisance properties within the city limits.

Announcements

7. Adjourn

Meeting Adjourned at 6:54pm.

8. Next Meeting: October 20, 2021

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DATES TO REMEMBER