



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
TUESDAY, MARCH 7, 2019**

City/County Planning Board was held in the Council Chambers and called to order by Chair Judy Goldsby at 10:00 a.m. on March 7, 2019.

Committee Members Present:

Judy Goldsby, Chair Jerry Williams
Evan Bruce John Klasna
Roger Giese

Others Present:

Forrest Sanderson (KLJ)
Nick Altonaga (City of Laurel)

Public Input: *There were none*

General Items

1. Approve the City/County Planning Board minutes of January 3, 2019.

Members were asked to review the meeting minutes from 1/3/19 and make comments if updates are needed. Evan remarked that the roll call as not listed at the top of the document. Members noted that the roll call is included in the section after the public hearing is closed.

Jon Klasna motioned to approve minutes from 1/3/19.

Jerry Williams Seconded.

Motion carried: Approval of Minutes from 1/3/19

New Business

2. Introduce Nick Altonaga, the new City Planner.

Nick Altonaga introduced himself and provided a brief history of his previous life and work experience and noted he is excited to be working with the Planning Board.

Old Business

Judy provided a general summary of old business including the ongoing Goldberg/Yard Office Subdivision project. Forrest discusses why the Goldberg annexation has not yet been accepted:

- “Public Park,” which lacks dedication,
- Lack of road right of ways,
- Unclaimed 30ft strip of land adjacent to Yard Office rd.

These issues will need to be handled, along with a previously identified pre-existing structure on a parcel [Lot 18]. The city is waiting on an acceptable annexation agreement from the developer that speaks to the issues identified by City Staff.

City staff work to answer two main questions during the annexation process:

- Is the annexation in the best interests of the City of Laurel?
- Does this annexation benefit the City of Laurel

Members asked questions regarding the structure, utility connections, the Right of way, and possible ownership concerns.

Forrest reported that the existing structure would need to be brought to city standards, formal agreements will need to be met regarding the upgrades between the developer and the city, and that the area is fully controlled by the developer and will need to comply with Resolution 08-22.

No further questions were asked on the state of Goldberg/Yard Office subdivision. Judy asks about the state of subdivision changes, which Forrest notes that he will cover later in the meeting.

Other Items

No other items to be discussed.

Announcements

Forrest: The April meeting is statutorily required by State law.

Items previously worked on:

Growth MGMT Policy – Currently dated 2013. GB has been notified that it will need to be updated.

- Members will need to decide whether a partial or complete update is necessary.

Subdivision regulations will need to be updated to follow Growth MGMT plan updates. County Commissioners noted that Laurel will need to conform to State and County subdivision laws. Recent changes to the subdivision regulations deal with Agricultural exemptions.

Members asked questions regarding how to best handle recent regulations changes, how the exemptions will function, and how will the land changes effect lots?

Forrest reported that it is best to wait until after the legislative session to see the full changes, agricultural use will require a revocation of covenant, and land changes will affect the full lot.

Staff will need to take an in depth look at Zoning regulations. The Planning Board should review different zoning models and update local codes to suit the needs of the city growth plans. Important questions to consider during this process:

- How can we best develop a code that is easy to access, navigate, and understand?
- How can we develop a quick reference guide containing all the necessary information for developers and residents?
- This type of code has already been achieved in Red Lodge and Sidney

Forrest provided over a summary of guidance changes in floodplain management regulations.

- Staff will now be required to certify that portions of endangered species act have been approved in regards to floodplain applications.

- Further contact with regulators is needed to get further information on compliance and regulations regarding the changes (NEPA and MEPA related) and how it will effect past and current projects.

Capital Improvements Plan:

- It will possibly come before the Planning Board.
- Documents will require a lot of time, effort, and funding.
- Recommended to seek grant funding to support these efforts

The Growth Management Plan is the foundation; Many other projects are guided through the updates to the GMP including:

- Subdivision changes
- Zoning Changes
- CIP Items

The chair will accept a motion to adjourn, as there are no further questions.

John motions to adjourn the meeting

Roger seconds

Motion carries - The meeting adjourned at 10:45 a.m.

3. Next Meeting: April 4, 2019.

Respectfully submitted,

Nicholas Altonaga
City Planner

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DATES TO REMEMBER