



MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, MAY 19, 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
Evan Bruce
Dan Koch
Judy Goldsby
Nick Altonaga (City of Laurel)

General Items

2. Approve Meeting Minutes: April 21, 2021

Evan noted that he is not noted on the roll call.

Dan Motioned to approve the Minutes from April 21, 2021 with the addition of Evan to the roll call.
Ron Seconded.
Motion Carried.

3. Public Hearing: Bitterroot Grove Townhome Planned Unit Development

Planning Directory Nick Altonaga presented his staff report that included a summary of the project, his recommended conditions of approval, and other details.

The Chair called for Proponents.

Forrest Mandeville, Planner for the Applicant. Columbus, MT. He is in support the conditions stated by the City Planner, would be willing to work with the city departments moving forward.

The Chair Called for proponents.
The Chair Called for proponents.

The Chair Called for Opponents.
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The Chair Called for Opponents.

The Chair opened discussion to the Planning Board members.

Ron: A couple questions including:

- The North side of the road has curb and gutter, will E 8th Street have curb and gutter?

This will be a great improvement, but the high-density development will add a lot of traffic to already bad-quality roads. Fir and Juniper (especially Fir) are some of the worst roads in town.

The City will have to improve the adjacent intersections. The project will have 1.5-2 cars per unit. E 8th street is not built out properly to handle this. Will not approve the project if curb, gutter, and sidewalk are not included.

How will the private water line function?

Darrell Dyer, the applicant: The Water line will be one line in one line out.

Ron: Where is the parkland? I bring this up a lot, where will the parkland be? Is there a walking path coming in?

Darrell: Yes it is a walking path around the back side of the townhomes.

Ron: How will firetrucks maneuver?

Forrest Mandeville: We are proposing improvements along Fir, Juniper, and E 8th that will help sight line issues in the immediate vicinity.

The Sidewalk requirements come from the Annexation Policy and what is required.

We meet the limit for open space under the PUD code, minimum 20%. We have about 34%.

Ron: What about up on E. 8th street? Do we need an easement to expand the right of way?

Nick: Forcing an easement or dedication of right of way on the parcel could be considered a hardship when not done for the rest of the roadway. We are also a product of the historic surveys that platted the roadways.

Ron: We want to make sure that this is done the first time, We always say "we'll get it right next time"

Nick: I will be bringing up E. 7th Street up during the upcoming CIP process. E 7th Street would be a major help with the traffic and congestion issues. Also the Hazel abandonment was done in order to not give up any useable right-of-way for this development. It was a compromise between abandoning E 7th and Hazel. Hazel also does not extend north above E 8th Street.

Dan: We have areas where standards are not met, One side of a road having curb and sidewalk, and others not.

I also have concerns about the lines for fire and water needs

Forrest: Everything has to meet DEQ and City standards for water.

Ron: Would the city have issues servicing the area with Sewer and water? I know we had issues with the other subdivision to the east.

Nick: No concerns were raised during the design conference. But I will check on the numbers and go through the notes.

Ron: Last page of the report discusses retention pods for stormwater. I didn't see those on the map.

Forrest: Those will be drainage swales that will fill if necessary, not boulder pits.

Ron: with the adjacent development, those are boulder pits that are not aesthetically pleasing. I want to ensure it will not be an eyesore.

Jon: What type of path are the trails?

Forrest: They will be wide enough for city maintenance vehicles but are not meant for private residential vehicle use. Should have a gravel or other semi-porous surface.

Ron: I would like to see the documents cleaned up and fixed before coming back for approval.

Evan: Concerns about the voting rules in the Bylaws and the verbiage in the document.

Judy: If anyone has any more comments, please get them to Nick prior to the next meeting.

Members discussed how to enforce nuisance codes and similar city regulations.

The Chair closed the Public Hearing.

Ron Motioned to table the decision on the applications for, Annexation, Variance, and PUD until the meeting on June 16th.

Jon Seconded.

Motion Carried.

New Business

Old Business

Other Items

4. Project Updates

Members discussed other projects going on in and around Laurel.

Announcements

5. Adjourn

The Chair Adjourned the Meeting at 6:25pm.

6. Next Meeting: June 16, 2021

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[arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

DATES TO REMEMBER