



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, NOVEMBER 17, 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 Meeting was called to order at 5:36PM.

Jon Klasna
Ron Benner
Evan Bruce
Roger Geise
Dan Koch
Nick Altonaga (City of Laurel)

Public Input:

Steve Krum 249 4th Ave Laurel, MT

Here to ask the PB to remove its recommendation for the approval of the zone change for the NWE Power Plant. Was after the October City Council meeting that I first heard of the process. Thought that it was tabled by NWE. Was notified by the Sierra Club about the plans and process. NWE planned to move forward with the permitting process even though there was a lack of due diligence.

The proposed plant is across from where my daughter and family live. This would have a dangerous impact on my daughter and her family. Have attended the public meetings since then to keep up with what is going on with those issues. The word has been spread around to get people involved.

Retired from CHS refinery and has some experience with the equipment the plant plans to install. The equipment in question (RICE). Will be the equivalent of 50 BN locomotives sitting on that location, running constantly. It will have some serious noise.

The Electrical generators are to be massive as well. Ones I have experience with 2.5MW were loud, and these will be bigger.

Intake exhausts will be sucking in air making noise. 45Db mufflers proposed but not sure how it will truly impact. This plant will run 24/7/365 and will cause a major impact for the city for noise and exhaust.

Just because people will get used to it doesn't mean it doesn't cause a health impact. The footprint of the plant is very small and will be a very concentrated output. The stack gases could drift into

neighborhoods and directly impact the health of kids and families. The stacks proposed are much shorter than other similar plants.

One thing I found in the LMC is that the safety, health, and welfare of the community should be applied to the development in most codes. *List of codes that mention health and welfare of the community as a focus* (Provided a copy of comments to Planning Director containing specific code references). These are very important for the creation of Subdivisions and looking at Zoning projects. The board is looking very hard at items and is very busy. NWE has been working hard to move the project through the process as quickly as possible including DEQ and PSC.

Zone Change has been removed from the 11/23/2021 agenda after public input by community and other representatives. The noise levels were an estimate. It appears that the information provided to the board was inaccurate or misleading. The plant will be less than an half mile from parts of the city (North and South). The nearby residences are very close to the proposed plant where the zone change will take place.

NWE has not given special consideration about the proximity to the Yellowstone River. This is why I suggest you re-evaluate the recommendations

Dan Koch: Would like to compliment you on the remarks you have made on the subject at multiple meetings.

Evan Bruce: Have you submitted an application to sit on the board?

Kasey Felder 1434 McMullan Lane.

I live nearby and also am here to request you to rescind your recommendation to approve the Zone Change for the proposed NWE plant. Would strongly urge you to rescind the recommendation and suggest we wait until the special committee to make a decision

Aaron Felder, 1434 McMullan Lane.

There is always something to learn. And there is always something to grow. Tonight, is about awareness to you about where we are at in the process. Please take a look at the notes you might have on the project in order to come up with questions on the project. Not here by any means to kick you. There is a lot there. But the river is something that has a lot of meaning. To be able to have a commercial business in such a location so close to the banks of the river. Just want you to think about how it will impact businesses and people nearby.

General Items

2. Approve Meeting Minutes: September 15, 2021

Dan Motioned to approve the meeting minutes from September 15, 2021

Roger Seconded

Motion Carried.

3. Approve Meeting Minutes: October 20, 2021

Ron Motioned to approve the meeting minutes from October 20, 2021.

Jon Seconded.

Motion Carried.

New Business

4. Public Hearing: Annexation Request for 306 W. 12th St (Reschedule)

Jon motioned to table the item until the December

Dan Seconded.

Motion Carried.

5. Sign Review: Canyon Creek Brewing

Nick Presented the item and its reason for inclusion on the agenda.

Ron: Are there plans to continue adding signs to that façade? Will they just be able to add to it?

Questions were raised about the brewery and requiring them to apply for a special review due to serving alcohol.

- Nick will attend to that when their request for a building permit comes in to work on the space.

Ron Motioned to approve the non-illuminated single sign for Canyon Creek Brewing.

Evan Seconded.

Motion Carried.

Old Business

6. Project Review: City Brew / Chen's Express

Scott Worthington, here representing the applicant and general contractor.

Sheet 2.0 – Shared access between Gas station to the north (gas station), dual access. The fact of access to S. Montana Ave to the rear ameliorates traffic headaches. Longer drive thru is for City Brew, shorter one is for Chens. Imagine that the East portion of the site is the problem.

Ron: There are a lot of points of contact with lines of traffic. The bigger issue is the trash enclosure within the ROW, it is a detriment to adjacent property owners, despite being a positive aspect to you.

Dan: It is actually within the street.

Ron: it will be a nightmare to move a garbage truck in that position.

Jon: if the truck is in there, will there be room for the regular vehicles to

Nick presented an idea to shift the building north and build a bypass lane between S 1st and S Montana.

Scott agreed that this could be a good way to remove traffic collision points.

Dan: What about the culvert that was utilized for the old A&W.

Discussion of where the ditches should be and what the drainage looks like in that area.

Discussion of the median in S. 1st Ave and the problems it poses.

Nick clarified that people will have to turn Right (North) on S. 1st Avenue.

Dan suggested that we motion to table until the next meeting when we can have updated plans.

Scott: would be good for Nick to set up a meeting with all parties involved.

Dan motioned to table the sign plan review for the City Brew/Chen's Express until the December 15, 2021, Planning Board Meeting.

Roger Seconded.

Motion Carried.

Ron suggested Scott and the team develop a signage plan for directional traffic. Scott agreed to run that by his colleagues.

Other Items

Nick provided an update on Upcoming meeting items and projects.

Roger: Question on Goldberg Sporting Estates

Dan: Question on Bitterroot Grove PUD?

7. Adjourn

Ron Motioned to Adjourn the meeting.

Roger Seconded.

Motion Carried.

Meeting adjourned at 6:33pm.

Announcements

8. Next Meeting: December 15, 2021

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed 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