



**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, APRIL 21, 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 5:44PM.

Roger Giese  
Dan Koch  
Gavin Williams  
Judy Goldsby  
Jon Klasna (Arrived at 5:44pm)

Nick Altonaga (City of Laurel)

**General Items**

2. Approve Meeting Minutes: March 17, 2021

The Chair presented the minutes from March 17, 2021.

Dan Motioned to Approve the minutes from March 17, 2021.  
Evan Seconded.  
Motion Carried.

3. Public Hearing: Lazy KU Subdivision

Nick presented the staff report and information regarding the Major Preliminary Plat Application for the Lazy KU Subdivision.

Judy: What is the situation for Fire suppression?

Aaron Redland, the representative from the developer was present to discuss the item.  
30,000gal tank will be constructed for fire suppression

Judy: What about the individual properties?

Aaron: Each property will have wells and drainfields servicing their properties.  
Aaron: There are CCNRs as well to limit certain types of development.

Lot 12 is up in the air as there are quality concerns. Might have a community septic system.  
What will happen with lot 1?

Aaron: Depends on the market and the demand for these lots.

Roger: Any plans for apartment complexes?

Aaron: Right now, we only plan to do single family homes.

Sidewalks allowed?

Aaron: These are not required for County development.

Dan: Will there be paved roads or gravel roads?

Aaron: the roads will be paved as per the SIA and Plat plan.

The Chair called the meeting back to order.

The Chair Called for Proponents.

Aaron Redland, Project Manager for WWC Engineering. Looking to develop the property into 10 1-acre tracts. It was the only area on her property with drain fields and cisterns, due to water issues throughout the adjacent section land.

DEQ is in process and has the specifications. DEQ should have the comments back to the end of the month. This first went through Billings Planning so it is a few months behind schedule but the property owner is understanding. There will be RSIDs on the Roads and the Parkland.

Dan – Is there wells for potable water?

Aaron: Yes, the future property owner will have to drill their own wells at the time of construction.

Dan – Are all the lots sold?

Aaron: We have 2 left. The others are reserved.

The Chair Called for Proponents.

The Chair Called for Proponents.

The Chair Called for Opponents.

The Chair Called for Opponents.

The Chair Called for Opponents.

Gavin Motioned to approve the Major Preliminary Subdivision of the Lazy KU Subdivision with the Staff Conditions provided in the staff report.

Jon Seconded.

Motion Carried.

### **New Business**

#### **4. Sign Review: Main Street Perk**

The Planning Board reviewed the application for the sign for the Main Street Perk.

Gavin Motioned to Approve the sign for the Main St. Perk.

Evan Seconded.

Motion Carried.

#### **5. Sign Review: Cloudz Vape**

Nick presented the Sign for Cloudz Vape located in the plaza off of SE 4<sup>th</sup> Street. Members discussed the processing for signage and the permitting and costs associated.

Gavin Motioned to Approve the Cloudz Vape Sign Installation.

Jon Seconded.

Motion Carried.

## **Old Business**

### **Other Items**

#### 6. Project Updates

- The proposed Northwestern Energy Power Plant.
  - Possible location
  - Needs of the plant.
  - Water rights
  - Utilities
  - How it will work
- Dyer PUD along E. 8<sup>th</sup> Street.
- Cherry Hills Subdivision. Will be done in 2 Filings.
- West Laurel Interchange Study
- Croell Cement Plant.
- Harmon Subdivision.
- CIP in Process
- Zoning Code Update- Pending, having time.
- W. 4<sup>th</sup> Street properties within the County but on City Utilities. These are a priority for annexation.

Richard: How to incentivize development?

Jon: Should this NW Energy project come to pass, When Bridger Wind Project came through, would we be eligible for Community Impact Money? 64<sup>th</sup> St. – Surprised to see so many soil tests and preparations for subdivisions.

### **Announcements**

Please send in a Letter of Interest for reappointment.

- Jon Klasna
- Ron Benner
- Karl Dan Koch.

#### 7. Adjourn

Jon Motioned to Adjourn the Meeting.

Roger Seconded.

The Meeting was adjourned at 6:53PM.

#### 8. Next Meeting: May 19, 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**